

Proceedings of the 164th meeting of State Expert Appraisal Committee held on 10.04.2018 in the Committee Room, Punjab Pollution Control Board, Nabha Road, Patiala.

Following were present in the meeting: -

Sr. No.	Name	Designation
1.	Sh. Yogesh Gupta	Chairman
2.	Dr. Adarsh Pal Vig	Member
3.	Er. Parminder Singh Bhogal	Member
4.	Er. Gurinder Jit Singh	Member
5.	Er. Nirmal Singh Kahlon	Member
6.	Sh. A.K. Bhatia	Member
7.	Dr. V.K. Singhal	Member
8.	Dr. Pawan Krishan	Member
9.	Sh. Deepak Sethi	Member
10.	Sh. K.L.Malhotra	Member
11.	Sh. Sandeep Pal Singh	Member
12.	Sh. Samarjit Kumar Goyal	Secretary

At the outset, Secretary, SEAC welcomed the members of the Committee in its 164th meeting. Thereafter, the agenda was taken up for consideration.

Item No.164.01: Confirmation of the proceedings of the 163rd meeting of State Level Expert Appraisal Committee held on 13.03.2018

It was informed that the proceedings of the 163rd meeting of State Level Expert Appraisal Committee held on 13.03.2018 were circulated to the all concerned through vide letter 274-287 dated 22.03.2018. No observation has been received from any of the member. As such, the SEAC confirmed the proceedings of the said meeting.

In reference to the email received from Sh. A. K Bhatia, Member (SEAC), matter regarding providing hard copy of the application to the members (SEAC) was deliberated and it was unanimously agreed upon that only soft copy of

the application shall be sent through email and hard copy of the agenda of the meeting through courier. It was further deliberated and decided that already prevailing practice of sending soft copy of the EC/TOR application immediately after receipt/acceptance to Punjab Pollution Control Board for site inspection and endorsing the same email having set of application as an attachment to all the members of SEAC shall be continued. In case of projects such as, expansion project which are not assigned to Punjab Pollution Control Board for site inspection, a complete set of EC/TOR application shall be emailed to all the members of SEAC immediately upon receipt & acceptance of the same.

Item No.164.02: Action taken on the proceedings of 163rd meeting of State Level Expert Appraisal Committee held on 13.03.2018.

The details of the action taken on the proceedings of 163rd meeting of State Level Expert Appraisal Committee held on 13.03.2018 were seen by the SEAC.

Item No.164.03: Application for environmental clearance under EIA notification dated 14.09.2006 for Integrated Industrial Estates namely " Super Mega Industrial Estate" in the revenue estate of Village Chamaru & Mehtabgarh, Tehsil Rajpura, Distt. Patiala by M/s Vividha Infrastructure Pvt. Limited (Proposal No. SIA/PB/NCP/17956/2016)

The SEAC observed that: -

M/s Vividha Infrastructure Pvt. Limited was issued Terms of Reference to the project proponent vide letter no. 337 dated 24.04.2017 for preparing EIA report for the project namely "Super Mega Industrial Estate" in the revenue estate of Village Chamaru & Mehtabgarh, Tehsil Rajpura, Distt. Patiala

The project proponent has submitted EIA report online on 07.03.2018.

The case was considered by SEAC in its 163rd meeting held on 13.03.2018, which was attended by the following on behalf of project proponent:

- (i) Sh. Amninder Singh Rathore, Chief Liaisoning Officer, Promoter Company

- (ii) Smt. Sumitra Dutta, FAA, M/s CPTL, Chandigarh, Environmental Consultant of the promoter Company.

Environmental consultant of the promoter company presented the salient features of the project. The SEAC observed that drainage pattern of the project has not been studied properly and also disposal arrangement suggested for storm water is not proper. EIA study report and presentation given by the project proponent is not satisfactory.

After detailed deliberations, SEAC decided to defer the case till the project proponent submits the amended EIA report incorporating the above observations of the SEAC.

Accordingly, the decision of SEAC was conveyed vide letter No. 408 dated 27.03.2018 to the project proponent.

The project proponent submitted (offline) drawings of the drainage pattern and storm water layout along with its disposal arrangements of the project. Revised EIA has also been submitted (online) in reply to the aforesaid observations.

The case was considered by the SEAC in its 164th meeting held on 10.04.2018, which was attended by the following on behalf of project proponent:

- (i) Sh. Rajesh Sharma, COO, Promoter Company
(ii) Smt. Sumitra Dutta, FAE, M/s CPTL, Chandigarh, Environmental Consultant of the promoter Company.

The SEAC allowed the project proponent to present the EIA of the project. Environmental Consultant of the promoter company presented the salient features of the EIA of the project as under: -

Brief details of the project

1.	Category/Item No. (in schedule)	8(b): Township & Area development project
2.	Name and Location of the project	Industrial Mega Project, Village Chamaru & Mehtabgarh, Tehsil Rajpura, Distt. Patiala
3.	Cost of the project	Rs. 170 crore

4.	Total Plot area, Built-up Area and Green area	<p>The details of the area development project is as under:</p> <table border="1" data-bbox="831 309 1401 1312"> <thead> <tr> <th data-bbox="831 309 906 376">S. No.</th> <th data-bbox="906 309 1129 376">Particulars</th> <th data-bbox="1129 309 1401 376">Area (Acres)</th> </tr> </thead> <tbody> <tr> <td data-bbox="831 376 906 450">1.</td> <td data-bbox="906 376 1129 450">Land area</td> <td data-bbox="1129 376 1401 450">255.28 acres</td> </tr> <tr> <td data-bbox="831 450 906 539">2.</td> <td data-bbox="906 450 1129 539">Area Under Plots</td> <td data-bbox="1129 450 1401 539">138.879 acres (54.40%)</td> </tr> <tr> <td data-bbox="831 539 906 629">3.</td> <td data-bbox="906 539 1129 629">Area For Green</td> <td data-bbox="1129 539 1401 629">18.11 acres (7.09%)</td> </tr> <tr> <td data-bbox="831 629 906 719">4.</td> <td data-bbox="906 629 1129 719">Area Under Recreation</td> <td data-bbox="1129 629 1401 719">18.073 acres (7.08%)</td> </tr> <tr> <td data-bbox="831 719 906 792">5</td> <td data-bbox="906 719 1129 792">School Site</td> <td data-bbox="1129 719 1401 792">10.397 acres (4.07%)</td> </tr> <tr> <td data-bbox="831 792 906 882">6</td> <td data-bbox="906 792 1129 882">Dispensary</td> <td data-bbox="1129 792 1401 882">6.943 acres (2.72%)</td> </tr> <tr> <td data-bbox="831 882 906 994">7</td> <td data-bbox="906 882 1129 994">Industrial Training Centre</td> <td data-bbox="1129 882 1401 994">7.033 acres (2.75%)</td> </tr> <tr> <td data-bbox="831 994 906 1128">8</td> <td data-bbox="906 994 1129 1128">Exhibition Area Cum Parking</td> <td data-bbox="1129 994 1401 1128">6.965 acres (2.73%)</td> </tr> <tr> <td data-bbox="831 1128 906 1218">9</td> <td data-bbox="906 1128 1129 1218">Road & Paved</td> <td data-bbox="1129 1128 1401 1218">33.159 acres (12.99%)</td> </tr> <tr> <td data-bbox="831 1218 906 1312">10</td> <td data-bbox="906 1218 1129 1312">Open Service Area</td> <td data-bbox="1129 1218 1401 1312">15.721 acres (6.16%)</td> </tr> </tbody> </table>	S. No.	Particulars	Area (Acres)	1.	Land area	255.28 acres	2.	Area Under Plots	138.879 acres (54.40%)	3.	Area For Green	18.11 acres (7.09%)	4.	Area Under Recreation	18.073 acres (7.08%)	5	School Site	10.397 acres (4.07%)	6	Dispensary	6.943 acres (2.72%)	7	Industrial Training Centre	7.033 acres (2.75%)	8	Exhibition Area Cum Parking	6.965 acres (2.73%)	9	Road & Paved	33.159 acres (12.99%)	10	Open Service Area	15.721 acres (6.16%)
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5.	Population	<p>(i) Industrial population of 13900 Persons. (ii) Recreational centre/School / Training Center & Industrial Exhibition Population of 5003 Persons</p>																																	
6.	Water Requirements & source	<table border="1" data-bbox="783 1541 1401 2029"> <thead> <tr> <th data-bbox="783 1541 1070 1675">Break up of water requirement</th> <th data-bbox="1070 1541 1401 1675">Source</th> </tr> </thead> <tbody> <tr> <td data-bbox="783 1675 1070 1765">Total: 1128 KLD</td> <td data-bbox="1070 1675 1401 1765">-</td> </tr> <tr> <td data-bbox="783 1765 1070 1854">Domestic:700 KLD</td> <td data-bbox="1070 1765 1401 1854">Ground Water</td> </tr> <tr> <td data-bbox="783 1854 1070 2029">Fresh: 624 KLD</td> <td data-bbox="1070 1854 1401 2029">280 KLD domestic + 344 KLD for green area when rain harvested water is</td> </tr> </tbody> </table>	Break up of water requirement	Source	Total: 1128 KLD	-	Domestic:700 KLD	Ground Water	Fresh: 624 KLD	280 KLD domestic + 344 KLD for green area when rain harvested water is																									
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		<p>Flushing: 420 KLD</p> <p>Green Area: 428 KLD</p>	<p>not available</p> <p>Reuse after treatment</p> <p>84 KLD treated waste water +344 KLD Rain Harvested/ fresh water in an area on 19.23 acres</p>
7.	Disposal Arrangement of Waste water	<p>Total = 560 KLD at inlet of STP & 504 KLD at outlet of STP.</p> <p>SBR technology based STP of capacity 600.00 M³/day(Modules of 250 KLD+250 KLD & 100 KLD) will be provided and 420 KLD treated domestic water will be utilized for flushing and 84 KLD onto land for plantation</p>	
8.	Rain water harvesting detail	<p>Adequate rainwater harvesting will be provided. Total 7825 KLD (three tanks of 2625 KLD each) will be provided for collection of rain water.</p>	
9.	Solid waste generation and its disposal	<p>a) 3000 kg/day</p> <p>b) Solid wastes will be appropriately segregated (at source by providing bins) into Bio-degradable Components, recyclable, and non-compostable components. Mechanical composter will be provided for the Bio-degradable components. The recyclable fraction will be send directly to recyclers and remaining waste will be disposed of through MC, Rajpura.</p> <p>c) Waste construction material will be recycled and excess construction debris will be disposed at designated places in tune with the local norms.</p> <p>d) Dewatered /dried sludge from STP will be used as manure</p>	

10	Hazardous Waste	Used oil from DG sets will be sold to registered recyclers												
11.	Energy Requirements & Saving	a) 2.5 MW from State Grid. b) Solar lights will be provided for street lighting i.e. Solar cell powered street lights, CFL/LED Lamps will also be used. Total 300 KWh/day of energy will be saved through use of said energy.												
12.	Environment Management Plan along with Budgetary break up phase wise and responsibility to implement	Environment Management Cell will be responsible for implementation of the Environment Management Plan <table border="1"> <thead> <tr> <th>Description</th> <th>Capital Cost in lacs</th> <th>Recurring Cost in lacs (per annum)</th> </tr> </thead> <tbody> <tr> <td>Construction</td> <td>289 lacs</td> <td>14.5 lacs</td> </tr> <tr> <td>Operation</td> <td>-</td> <td>17.5 lacs</td> </tr> <tr> <td>Monitoring of Air, Noise water in both phases.</td> <td>Rs. 1.4 lacs.</td> <td>Rs. 0.80 lacs</td> </tr> </tbody> </table>	Description	Capital Cost in lacs	Recurring Cost in lacs (per annum)	Construction	289 lacs	14.5 lacs	Operation	-	17.5 lacs	Monitoring of Air, Noise water in both phases.	Rs. 1.4 lacs.	Rs. 0.80 lacs
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13.	CSR activities alongwith budgetary break up and responsibility to implement	Rs. 20 Lacs for CSR activity to provide water distribution network from borewell provided by the sister concern in village Choti Badi Nangal.												

After presentation, SEAC raised the following queries: -

1. Whether project proponent has made any arrangement for the disposal of trade effluent generated from the industries to be set up in the project.
2. Whether artificial recharging will be carried out for the storm water and proposed number of storm water collection tanks are required to be increased for the management of storm water.
3. The project proponent has proposed to provide about Rs. 20 Lacs for CSR activity to provide water distribution network from borewell provided by the sister concern in village Choti Badi Nangal, which is too less in comparison to the 2% of the project cost.

4. What type of activities/projects be allowed in the Industrial Mega Project?

Sh. Rajesh Sharma, Chief Operating officer of M/s Vividha Infrastructure Pvt. Ltd. submitted an undertaking in reply to the above queries raised by the SEAC, which was taken on record by the SEAC. The undertaking submitted by project proponent states as under: -

1. That the industrial units inside Vividha Infrastructure Private Limited project shall have Zero Effluent Discharge. It will be clearly mentioned and agreed upon in the documentation which will be duly entered into between the prospective unit occupants/owners and our organization.
2. That they have submitted Storm Water Management Plans whereby they have initially shown three Storm Water Collection Tanks. They hereby, undertake that as per discussion in the Environmental Clearance meeting, they will convert the mentioned capacity into 5 tanks with Raw Earthen Base so that those tanks can be used as Artificial Recharge Tanks.
3. That they shall undertake CSR (Corporate Social Responsibility) works to the tune of Rs. 50,00,000/- (Rupees fifty lakh only) for water distribution and borwell at village Choti Bari Nangal, near Mullanpur (Chandigarh) and Rs. 50,00,000/- (Rupees fifty lakh only) for activities related to control of Air / Water/ Soil Pollution or any other environment protection activity will be submitted to PPCB Fund.
4. That no industry covered under the Schedule I of the EIA Notification, 14.09.2006 Notification, 2006 either Category "A" or "B" will be allowed in the proposed project premises. Only the projects covered under 8-B like warehousing etc will be allowed.

The SEAC observed that the project proponent has provided adequate and satisfactory clarifications to the observations raised by it. Therefore, the Committee awarded 'Silver Grading' to the project proposal and decided that case be forwarded to SEIAA with the recommendations to grant environmental clearance for area development project namely "Super Mega Industrial Estate" having total project area 255.28 acres at village Chamaru & Mehtabgarh, Tehsil Rajpura, Distt. Patiala subject to the condition that project proponent shall submit the NOC to be obtained from MC, Rajpura regarding disposal of Solid waste at the dumping site to SEIAA and

following conditions in addition to the proposed measures:

PART-A – Conditions common for all the three phases i.e. Pre-Construction Phase, Construction Phase and Operation Phase & Entire Life:

- (i) 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.
- (ii) A first aid room will be provided in the project both during construction and operation phase of the project.
- (iii) Construction of the STP, solid waste, e-waste, hazardous waste, storage facilities tubewell, DG Sets, Utilities etc, earmarked by the project proponent on the layout plan, should be made in the earmarked area only. In any case the position/location of these utilities should not be changed later-on.
- (iv) The environmental safeguards contained in the application of the promoter / mentioned during the presentation before State Level Environment Impact Assessment Authority/State Expert Appraisal Committee should be implemented in letter and spirit.
- (v) Ambient air & noise levels should conform to prescribed standards both during day and night. Incremental pollution loads on the ambient air quality, noise especially during worst noise generating activities, water quality and soil should be periodically monitored during construction phase as well as operation & entire life phase as per the MoEF&CC guidelines and all the mitigation measures should be taken to bring down the levels within the prescribed standards.
- (vi) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest (Conservation) Act, 1980 and Wildlife (Protection) Act, 1972 etc. shall be obtained, by project proponents from the competent authorities including Punjab Pollution Control Board and from other statutory bodies as applicable. The project proponent shall also obtain permission from the NBWL, if applicable.
- (vii) The State Environment Impact Assessment Authority, Punjab reserves the right to add additional safeguards/ measures subsequently, if found necessary, and to take action including revoking of the environmental clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguards/ measures in a time bound and satisfactory manner.
- (viii) A proper record showing compliance of all the conditions of environmental clearance shall be maintained and made available at site at all the times.
- (ix) The project proponent shall also submit half yearly compliance reports in respect of the stipulated prior environmental clearance terms & conditions including results of monitored data (both in hard & soft copies) to the

respective Regional office of MoEF, the Zonal Office of CPCB, the SPCB and SEIAA, Punjab on 1st June and 1st December of each calendar year.

- (x) Officials from the Regional Office of Ministry of Environment & Forests, Chandigarh / State Level Environment Impact Assessment Authority / State Level Expert Appraisal Committee / Punjab Pollution Control Board who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents / data by the project proponents during their inspection. A complete set of all the documents submitted to State Environment Impact Assessment Authority should be forwarded to the APCCF, Regional Office of Ministry of Environment & Forests, Chandigarh.
- (xi) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by State Environment Impact Assessment Authority, Punjab.
- (xii) Environmental clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation Vs. Union of India in Writ Petition (Civil) No. 460 of 2004 as may be applicable to this project and decisions of any Competent Court, to the extent applicable.
- (xiii) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF&CC, SEIAA, Punjab the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels for all the parameters of NAAQM standards shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
- (xiv) The inlet and outlet point of natural drain system should be maintained with adequate size of channel for ensuring unrestricted flow of water.
- (xv) The unpaved area shall be more than or equal to 20% of the recreational open spaces.
- (xvi) Environmental Management Cell shall be formed during operation phase which will supervise and monitor the environment related aspects of the project.

PART-B – Specific Conditions:

I. Pre-Construction Phase

- (i) "Consent to establish" shall be obtained from Punjab Pollution Control Board under Air (Prevention & Control of Pollution) Act, 1981 and Water (Prevention & Control of Pollution) Act, 1974 and a copy of the same shall be submitted to the Ministry of Environment & Forests / State Level Environment Impact Assessment Authority before the start of any construction work at site.
- (ii) All required sanitary and hygienic measures should be in place before starting

construction activities and to be maintained throughout the construction phase.

- (iii) The approval of competent authority shall be obtained for structural safety of the buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightning.
- (iv) 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, disposal of waste water & solid waste in an environmentally sound manner, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- (v) All the industrial units inside the project shall be Zero Effluent Discharge units. A condition shall be imposed in the agreement to be made with the prospective unit occupants / buyers at the time of allotment of plots clearly stating Zero Effluent Discharge (ZLD) shall be maintained by individual industrial unit allotted the plots in the industrial estate.
- (vi) No industry covered under Schedule I of the EIA Notification, 14.09.2006, either Category "A" or "B" will be allowed in the proposed project premises. Only the projects covered under Category 8-B like warehousing etc may be allowed.

II. Construction Phase:

- (i) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (ii) Disposal of muck during construction phase should not create any adverse effect on the neighbouring communities and be disposed off after taking the necessary precautions for general safety and health aspects of people with the approval of competent authority. The project proponent will comply with the provisions of Construction & Demolition Waste Rules, 2016. Dust, smoke & debris prevention measures such as wheel washing, screens, barricading and debris chute shall be installed at the site during construction including plastic / tarpaulin sheet covers for trucks bringing in sand & material at the site.
- (iii) Construction spoils, including bituminous material and other hazardous material, must not be allowed to contaminate watercourses. The dump sites for such material must be secured, so that they should not leach into the groundwater.
- (iv) Vehicles hired for bringing construction material to the site and other machinery to be used during construction should be in good condition and should conform to applicable air emission standards.
- (v) The project proponent shall use only treated sewage/wastewater for construction activities and no fresh water for this purpose will be used. A

proper record in this regard should be maintained and available at site.

- (vi) Fly ash based construction material should be used in the construction as per the provisions of Fly Ash Notification of September, 1999 and as amended on August, 2003 and notification No. S.O. 2804 (E) dated 03.11.2009.
- (vii) Water demand during construction should be reduced by use of ready mixed concrete, curing agents and other best practices.
- (viii) Adequate treatment facility for drinking water shall be provided, if required.
- (ix) The project proponent shall provide electromagnetic flow meter at the outlet of the water supply, outlet of the STP and any pipeline to be used for re-using the treated wastewater back into the system for flushing and for horticulture purpose/green etc.
- (x) The project proponent will provide dual plumbing system for reuse of treated wastewater for flushing/ HVAC purposes etc. and colour coding of different pipe lines carrying water/wastewater/ treated wastewater as follows:
 - a. Fresh water : Blue
 - b. Untreated wastewater : Black
 - c. Treated wastewater : Green
(for reuse)
 - d. Storm water : Orange
- (xi) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- (xii) Separation of drinking water supply and treated sewage supply should be done by the use of different colors.
- (xiii) **(a)** Adequate steps shall be taken to conserve energy by limiting the use of glass, provision of proper thermal insulation and taking measures as prescribed under the Energy Conservation Building Code and National Building Code, 2005 on Energy conservation.
(b) Solar power plant by utilizing atleast 30% of the open roof top area in the premises shall be installed for utilizing maximum solar energy. Also, solar lights shall be provided as proposed for illumination of common areas.
- (xiv) The diesel generator sets to be used during construction phase should conform to the provisions of Diesel Generator Set Rules prescribed under the Environment (Protection) Act, 1986.
- (xv) Separate wet & dry bins at ground level and for common areas for facilitating segregation of waste, collection centre and mechanical composter (with a minimum capacity of 0.3kg/tenement/day) shall be provided for proper

collection, handling, storage, segregation, treatment and disposal of solid waste.

- (xvi) Artificial Recharge Tanks (minimum 5 tanks with Raw Earthen Base as proposed) shall be provided. Recharging wells for roof top run-off shall have provision of adequate treatment for removing suspended matter etc. before recharging as per the CGWA guidelines. Run-off from areas other than roof top such as green areas and roads/pavement etc. may also be recharged but only after providing adequate treatment to remove suspended matter, oil & grease etc. and ensuring that rainwater being recharged from these areas is not contaminated with pesticides, insecticides, chemical fertilizer etc.
- (xvii) (a) Green belt of adequate width as proposed shall be provided so as to achieve attenuation factor conforming to the day & night standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. A minimum of one tree for every 80 sqm of land shall be planted and maintained. The existing trees may be counted for this purpose. Preference should be given to planting native species. Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of three trees for every one tree that is cut) shall be done with the obligation to continue maintenance.
- (b) A green buffer of 15 m width with suitable variety of plants in consultation with the experts, shall be provided all around the Cosminar, a historical monument, existing within the project site as proposed in the EIA.

III. Operation Phase and Entire Life

- i) "Consent to operate" shall be obtained from Punjab Pollution Control Board under Water (Prevention & Control of Pollution) Act, 1974 & Air (Prevention & Control of Pollution) Act, 1981 and a copy of the same shall be submitted to the Ministry of Environment & Forests / State Level Environment Impact Assessment Authority at the time of start of operation. Every individual industrial unit established in the industrial estate shall obtain separate CTE/CTO under Water (Prevention & Control of Pollution) Act, 1974 & Air (Prevention & Control of Pollution) Act, 1981 from Punjab Pollution Control Board.
- ii) The total water requirement for domestic purposes in the project will be 700 KL/day (excluding green area requirement), out of which 280 KL /day shall be met through own tubewell and remaining 420 KL/day through recycling of treated wastewater.
- iii) a) The total wastewater generation from the project will be 560 KL/day, which will be treated in SBR technology based STP of capacity 600 KL/day (Modules of 250 KLD+250 KLD & 100 KLD) to be installed within the project premises. As proposed, reuse of treated wastewater and discharge of surplus treated wastewater shall be as below: -

Season	Reuse for flushing (KLD)	For irrigation purposes (KLD)	Discharge into sewer (KLD)
Summer	420	84	0
Winter	420	84	0
Rainy	420	84 (storage to be used for green area subsequently)	0

- iv) The project proponent shall ensure safe drinking water supply to the habitants.
- v) A proper record regarding groundwater abstraction, water consumption, its reuse and disposal shall be maintained on daily basis and shall maintain a record of readings of each such meter on daily basis.
- vi) Rainwater harvesting/recharging systems shall be operated and maintained properly as per CGWA guidelines.
- vii) The facilities provided for collection, segregation, handling, on site storage & processing of solid waste such as wet & dry bins, collection centre & mechanical composter etc. shall be properly maintained. The collected solid waste shall be segregated at site. The recyclable solid waste shall be sold out to the authorized recyclers for which a written tie-up must be done with the authorized recyclers. Organic waste shall be composted by mechanical composter with a minimum capacity of 0.3kg/tenement/day and the inert solid waste shall be sent to the concerned collection centre of integrated municipal solid waste management facility of the area. A proper record in this regard shall be maintained.
- viii) Hazardous waste/E-waste should be disposed off as per Rules applicable and with the necessary approval of the Punjab Pollution Control Board. Every individual industrial unit established in the industrial estate shall obtain separate authorization under HWM Rules, 2016 from Punjab Pollution Control Board
- ix) 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.
- x) The project proponent before allowing any occupancy shall obtain completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab.
- xi) The green belt along the periphery of the plot shall achieve attenuation factor

conforming to the day and night noise standards prescribed for residential land use.

- xii) Solar power plant and other solar energy related equipments shall be operated and maintained properly.
- xiii) A report on the energy conservation measures conforming to energy conservation norms should be prepared incorporating details about machinery of air conditioning, lifts, lighting, building materials, R & U Factors etc. and submitted to the respective Regional office of MoEF, the Zonal Office of CPCB and the SPCB/SEIAA in three months time.

PART C – General Conditions:

I. Pre-Construction Phase

- i) This environmental clearance will be valid for a period of seven years from the date of its issue or till the completion of the project, whichever is earlier.
- ii) The project proponent should advertise in at least two local newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded environmental clearance and copies of clearance letters are available with the Punjab Pollution Control Board. The advertisement should be made within seven days from the day of issue of the clearance letter and a copy of the same should be forwarded to the Regional Office, Ministry of Environment & Forests, Chandigarh and SEIAA, Punjab.
- iii) The project proponent shall obtain permission from the CGWA for abstraction of groundwater & digging of borewell(s) and shall not abstract any groundwater without prior written permission of the CGWA, even if any borewell(s) exist at site.
- iv) The project proponent shall obtain CLU from the competent authority.
- v) A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parishad/ Municipal Corporation, Urban local body and the local NGO, if any, from whom suggestions / representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.

II. Construction Phase

- i) The project proponent shall adhere to the commitments made in the Environment Management Plan for the construction phase and Corporate Social Responsibility and shall spend minimum amount of Rs. 289 Lacs towards capital investment, Rs. 14.5 Lacs/annum towards recurring expenditure and Rs. 1 crore towards CSR activities as proposed in addition to the amount to be spent under the provisions of the Companies Act 1956.

III. Operation Phase and Entire Life

- i) **a)** The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of environmental management plan is transferred to the occupier/residents society under proper MOU under intimation to SEIAA, Punjab. The project proponent shall spend minimum amount of Rs. 17.5 Lacs/annum towards recurring expenditure as proposed in the EMP.
- b)** The project proponent shall adhere to the commitments made in the proposal for CSR activities and shall spend a minimum amount of Rs. 1 crore Lacs towards following CSR activities:
- (i)** Rs. 50 lacs shall be spent for water distribution and borwell at village choti bari nangal near mullanpur (Chandigarh).
- (ii)** Rs. 50 Lacs shall be deposited in the Environmental Protection Fund of the PPCB for activities related to control of Air / Water/ Soil Pollution or any other environment protection activity.
- ii) The diesel generator sets to be provided shall conform to the provisions of Diesel Generator Set Rules prescribed under the Environment (Protection) Act, 1986. The exhaust pipe of DG set if installed must be minimum 10 m away from the building or in case it is less than 10 m away, the exhaust pipe shall be taken upto 3 m above the building.

Item No.164.04: Application for environmental clearance under EIA notification dated 14.09.2006 for expansion of a group housing project namely "Joynest MOH 1" in the revenue estate of Village Chatt, Zirakpur by M/s Amazing Real Estate Pvt. Ltd., S.C.O 2, Urban Plaza, Sushma Square, Zirakpur, Proposal No. SIA/PB/NCP/71352/2017

The SEAC observed that: -

Earlier, the environmental clearance was granted to the project proponent i.e. M/s Amazing Real Estate Pvt. Ltd. for the construction of a group housing project namely "Joynest MOH 1" in an area of 43164.716 sqm and having total built up area as 84344.673 sqm. (1056 flats and 06 shops) in the revenue estate of Village Chatt, Zirakpur, Tehsil Dera Bassi, Distt. SAS Nagar, Punjab vide letter no. SEIAA/2716 dated 28.06.2016 subject to the conditions mentioned therein. Now, the project proponent has applied for obtaining environmental clearance under EIA notification dated 14.09.2006 for expansion of group housing project namely "Joynest MOH 1" in the revenue estate of Village Chatt, Zirakpur. The project is covered under category building construction 8 (a) of the Schedule appended to the said notification.

On scrutinizing the application, following Essential detail was sought online to which the project proponent has replied as under:-

Sr. NO.	EDS raised online	Reply submitted by Project Proponent
1.	Project proponent has mentioned that treated waste water will be sold to contractors for construction purpose till they get permission from GMADA. But as per decision taken by SEIAA & SEAC in their 10 th combined meeting, the project proponent, in the absence of public water supply and public sewer, shall submit a sustainable proposal for the arrangements to be made for utilization of treated waste water and adhoc measures such as short term agreement with farmers for utilizing treated waste water onto land for irrigation of crops or supplying the treated wastewater to construction projects for use in construction activity etc. are not be accepted as regular mode of disposal arrangements.	The project has been accorded EC by SEIAA, Punjab and they have submitted a bank guarantee of RS. 15 lacs with PPCB, Punjab as per condition of SEIAA, Punjab for treated waste water disposal.

Regarding requirement of certified report of status of compliance of stipulated conditions of EC in case of expansion projects, MoEF&CC, New Delhi in continuation of its Circular No.J-11011/618/2010-1A(II)(1) dated 30/05/2012 has decided as under:-

- ❖ Now it has been decided that in order to get the certified compliance report on time, the Member Secretary of the sectoral Expert Appraisal Committee (EAC) shall make a request to the concerned Regional office of the Ministry at the time of issue of ToR for the said project.
- ❖ Regional Offices of the Ministry are requested to submit certified compliance report within one month of receipt of such requests from the Member Secretary of the sectoral EAC. In case the inspection is not carried out within one month, the certified compliance report from the

concerned Regional Offices of Central Pollution Control Board (CPCB) or the Member Secretaries of the respective State Pollution Control Boards shall also be accepted for deliberations by the sectoral EAC.

The project proponent has submitted a copy of compliance of earlier granted environmental clearance issued by Northern Regional Office of MoEF at Chandigarh vide no. 16-09/2016(ENV)/383 dated 10.10.2017, after visit to the project site on 13.09.2017. It has been concluded in the report that implementation of some environmental safeguard needs sincere attentions with time bound action for the following observations: -

- i) Monitoring data of noise, air and water quality are being submitted with the six monthly reports.
- ii) Green belt development at the project site requires attention.
- iii) Copy of the Consent to Establish under Air and Water Act has not been submitted yet.
- iv) Permission to abstract ground water has not been submitted yet.
- v) Greywater water was not being collected in the tanks were allowed to percolate in ground water via open ditch.
- vi) Copy of the CLU has not been submitted yet.
- vii) Necessary infrastructure and hygienic facilities were not made available for the construction labours.

The case could not be taken up by SEAC in its 160th meeting due to paucity of time. The SEAC decided to defer the case & to take up the same in its next meeting.

The case was considered by the SEAC in its 161st meeting held on 16.01.2018, which was attended by the following on behalf of the project proponent:

- (i) Sh. Bhupinder Singh Bedi, Manager, Corporate Affairs, Promoter Company
- (ii) Sh. Sital Singh, CEO, M/s CPTL, Chandigarh, Environment consultant of the promoter company.
- (iii) Sh. Sumitava Dutta, FAE, M/s CPTL, Chandigarh, Environment consultant of the promoter company.

Sh. Bhupinder Singh Bedi submitted an authority letter wherein he alongwith Sh. Deepak Gupta, Environmental Advisor have been authorized by Sh. Bharat Mittal, Director of the Promoter Company to attend the meeting of SEAC 16.01.2018. The same was taken on record by the SEAC.

After detailed deliberations, the SEAC decided that a team comprising of SEAC Members Sh. N.S. Kahlon & Sh. Sandeep Viridi will visit the site to verify the compliance of earlier granted environmental clearance as well as construction status with respect to expansion component of the project and submit a report within ten days so that further action in the matter may be taken and the case be placed in the next meeting of SEAC after the report from the Committee is received.

SEAC Members (Sh. N.S. Kahlon & Sh. Sandeep Viridi) were requested vide letter No. 141-142 dated 30.01.2018 to visit the project and submit the project report. The said members of the SEAC have visited the project on 10.02.2018 and has sent the visit report through email dated 13.03.2018.

The case was considered by the SEAC in its 164th meeting held on 10.04.2018, which was attended by the following on behalf of the project proponent:

- (i) Sh. Bhupinder Singh Bedi, Manager, Corporate Affairs, Promoter Company
- (ii) Sh. Sumitava Dutta, FAE, M/s CPTL, Chandigarh, Environment consultant of the promoter company.

Visiting SEAC Members informed that project proponent has constructed the site office and sales office at the site. Construction of work in Towers A, B, C, K, L and M was in progress. The work at the remaining towers is yet to be started. Most of the conditions of environmental clearance are being complied with by the project proponent. However, the conditions of toilets constructed at the site for the labour was found very shabby. To this query of SEAC, project proponent informed that toilets constructed at the site for the labours have been cleaned properly.

Thereafter, the SEAC allowed the project proponent to present the project. Environmental Consultant of the promoter company presented the salient features of the EIA of the project as under: -

Brief details of the project

1.	Category/Item No. (in schedule)	8(a): Building & Construction project			
2.	Name and Location of the project	"Joynest MOH 1" in the revenue estate of Village Chatt, Zirakpur			
3.	Total Plot area, Built-up Area and Green area		Old	New	Total
		Plot area (Sqm)	43164	362	43526
		Built up area	84344	30717	115061
		Green area	6474	4486	10960
		Total No. of flats	1056	-88	968
	Shops	6	-	6	
4.	Population	(i) Flats population of 4840 Persons. (ii) Shops population 12 persons.			
5.	Water Requirements & source	Break up of water requirement	Source		
		Total: 1028 KLD Domestic:968 KLD Green Area:60 KLD	i) Fresh : 750 KLD- ii) Ground Water Flushing: 218 KLD- Reuse after treatment Green Area 10960 sqm : 60 KLD- Re-use after treatment.		
6.	Treatment & Disposal Arrangement of Waste water	Total = 774 KLD at inlet of STP & 696 KLD at outlet of STP SBR technology based STP of capacity 800.00 M ³ /day will be provided. 218 KLD treated domestic water will be utilized for flushing and 60 KLD onto land onto land for plantation. Remaining surplus treated waste water will be discharged into public sewer.			
7.	Rain water harvesting detail	11 no. of rainwater harvesting pits will be			

		provided as per the norms of CGWA.						
8.	Solid waste generation and its disposal	<p>a) 1938 kg/day</p> <p>b) Solid wastes will be appropriately segregated (at source by providing bins) into Bio-degradable and Non-Bio-degradable components. Chute System will be provided for collection of waste.</p> <p>c) Mechanical composter will be provided for the Bio-degradable Components.</p> <p>d) Non Bio-degradable & recyclable waste will be sent directly to recyclers and remaining inert waste will be sent to the dumping site.</p> <p>e) Dewatered /dried sludge from STP will be used as manure.</p>						
9	Hazardous Waste	Used oil from DG sets will be sold to registered recyclers						
10.	Energy Requirements & Saving	<p>a) 5000 KW from State Grid.</p> <p>b) DG Sets 1 x 240, 2 x 125 & 2 x 500 KVA.</p> <p>c) Solar lights will be provided for street lighting i.e. Solar cell powered street lights, CFL/LED Lamps & Solar water heater will also be used. Total 652 KWh/day of energy will be saved through use of said non-conventional energy.</p> <p>d) 30% (2817 sqm) of the roof top area shall be used for solar power generation.</p>						
11.	Environment Management Plan along with Budgetary break up phase wise and responsibility to implement	<p>General Manager (Projects) will be responsible for implementation of the Environment Management Plan and thereafter, association of the residents or MC/GMADA whosoever take over the project will be responsible for the implementation of EMP.</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Capital Cost in lacs</th> <th>Recurring Cost in lacs (per annum)</th> </tr> </thead> <tbody> <tr> <td>Construction</td> <td>164.5 lacs</td> <td>9.5 lacs</td> </tr> </tbody> </table>	Description	Capital Cost in lacs	Recurring Cost in lacs (per annum)	Construction	164.5 lacs	9.5 lacs
Description	Capital Cost in lacs	Recurring Cost in lacs (per annum)						
Construction	164.5 lacs	9.5 lacs						

		Operation	-	10.5 lacs
		Monitoring of Air, Noise water in both phases.	Rs. 5.9 lacs.	Rs. 6.9 lacs
12.	CSR activities alongwith budgetary break up and responsibility to implement	Rs. 15 Lacs for CSR activity to provide Sports facilities, drinking water and toilets in govt. schools of village Chhat. Director of the company will be responsible for the implementation of CSR activities.		

The SEAC raised the following queries to which project proponent replied as under: -

Sr. No.	Query	Reply of the Project Proponent
1	What is the distance of the project from the Sukhna Wild Life Sanctuary?	The project site is more than 12 Km from the Sukhna Wild Life Sanctuary and therefore, NBWL NOC is not required.
2.	Detailed calculation for rain water harvesting to be provided.	The project proponent submitted the detail calculation for rain water harvesting in which 23 no. rain water harvesting pits each of size 3 x 3 x 3 mtr has been proposed. The said detailed calculations were taken on record by the SEAC.
3.	The project proponent has proposed Rs. 15 Lac for CSR activity to provide Sports facilities, drinking water and toilets in govt. schools of village Chhat, which is too less.	The project proponent submitted an undertaking mentioning that CSR amount will be increased upto 20 Lacs, which was taken on record by the SEAC. Out of this Rs 10 Lac will be deposited in the Environment Protection Fund started in the Punjab Pollution Control Board.

The SEAC observed that the project proponent has provided adequate and satisfactory clarifications to the observations raised by it. Therefore, the Committee awarded 'Silver Grading' to the project proposal and decided that case be forwarded to SEIAA with the recommendations to grant environmental clearance for expansion of group housing project namely "Joynest MOH 1" having plot area 43526 sqm and built up area 115061 sqm (968 flats and 6 shops) in the revenue estate of Village Chatt, Zirakpur subject to the following conditions in addition to the proposed measures:

PART-A – Conditions common for all the three phases i.e. Pre-Construction Phase, Construction Phase and Operation Phase & Entire Life:

- (i) 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.
- (ii) A first aid room will be provided in the project both during construction and operation phase of the project.
- (iii) Construction of the STP, solid waste, e-waste, hazardous waste, storage facilities tubewell, DG Sets, Utilities etc, earmarked by the project proponent on the layout plan, should be made in the earmarked area only. In any case the position/location of these utilities should not be changed later-on.
- (iv) The environmental safeguards contained in the application of the promoter / mentioned during the presentation before State Level Environment Impact Assessment Authority/State Expert Appraisal Committee should be implemented in letter and spirit.
- (v) Ambient air & noise levels should conform to prescribed standards both during day and night. Incremental pollution loads on the ambient air quality, noise especially during worst noise generating activities, water quality and soil should be periodically monitored during construction phase as well as operation & entire life phase as per the MoEF&CC guidelines and all the mitigation measures should be taken to bring down the levels within the prescribed standards.
- (vi) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest (Conservation) Act, 1980 and Wildlife (Protection) Act, 1972 etc. shall be obtained, by project proponents from the competent authorities including Punjab Pollution Control Board and from other statutory bodies as applicable. The project proponent shall also obtain permission from the NBWL, if applicable.
- (vii) The State Environment Impact Assessment Authority, Punjab reserves the right to add additional safeguards/ measures subsequently, if found

necessary, and to take action including revoking of the environmental clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguards/ measures in a time bound and satisfactory manner.

- (viii) A proper record showing compliance of all the conditions of environmental clearance shall be maintained and made available at site at all the times.
- (ix) The project proponent shall also submit half yearly compliance reports in respect of the stipulated prior environmental clearance terms & conditions including results of monitored data (both in hard & soft copies) to the respective Regional office of MoEF, the Zonal Office of CPCB, the SPCB and SEIAA, Punjab on 1st June and 1st December of each calendar year.
- (x) Officials from the Regional Office of Ministry of Environment & Forests, Chandigarh / State Level Environment Impact Assessment Authority / State Level Expert Appraisal Committee / Punjab Pollution Control Board who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents / data by the project proponents during their inspection. A complete set of all the documents submitted to State Environment Impact Assessment Authority should be forwarded to the APCCF, Regional Office of Ministry of Environment & Forests, Chandigarh.
- (xi) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by State Environment Impact Assessment Authority, Punjab.
- (xii) Environmental clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation Vs. Union of India in Writ Petition (Civil) No. 460 of 2004 as may be applicable to this project and decisions of any Competent Court, to the extent applicable.
- (xiii) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF&CC, SEIAA, Punjab the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels for all the parameters of NAAQM standards shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
- (xiv) The inlet and outlet point of natural drain system should be maintained with adequate size of channel for ensuring unrestricted flow of water.
- (xv) The unpaved area shall be more than or equal to 20% of the recreational open spaces.
- (xvi) Environmental Management Cell shall be formed during operation phase which will supervise and monitor the environment related aspects of the project.

PART-B – Specific Conditions:

II. Pre-Construction Phase

- (i) "Consent to establish" shall be obtained from Punjab Pollution Control Board under Air (Prevention & Control of Pollution) Act, 1981 and Water (Prevention & Control of Pollution) Act, 1974 and a copy of the same shall be submitted to the Ministry of Environment & Forests / State Level Environment Impact Assessment Authority before the start of any construction work at site.
- (ii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- (iii) The approval of competent authority shall be obtained for structural safety of the buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightning.
- (iv) 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, disposal of waste water & solid waste in an environmentally sound manner, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

III. Construction Phase:

- (i) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (ii) Disposal of muck during construction phase should not create any adverse effect on the neighbouring communities and be disposed off after taking the necessary precautions for general safety and health aspects of people with the approval of competent authority. The project proponent will comply with the provisions of Construction & Demolition Waste Rules, 2016. Dust, smoke & debris prevention measures such as wheel washing, screens, barricading and debris chute shall be installed at the site during construction including plastic / tarpaulin sheet covers for trucks bringing in sand & material at the site.
- (iii) Construction spoils, including bituminous material and other hazardous material, must not be allowed to contaminate watercourses. The dump sites for such material must be secured, so that they should not leach into the groundwater.
- (iv) Vehicles hired for bringing construction material to the site and other machinery to be used during construction should be in good condition and should conform to applicable air emission standards.
- (v) The project proponent shall use only treated sewage/wastewater for construction activities and no fresh water for this purpose will be used. A

proper record in this regard should be maintained and available at site.

- (vi) Fly ash based construction material should be used in the construction as per the provisions of Fly Ash Notification of September, 1999 and as amended on August, 2003 and notification No. S.O. 2804 (E) dated 03.11.2009.
- (vii) Water demand during construction should be reduced by use of ready mixed concrete, curing agents and other best practices.
- (viii) Adequate treatment facility for drinking water shall be provided, if required.
- (ix) The project proponent shall provide electromagnetic flow meter at the outlet of the water supply, outlet of the STP and any pipeline to be used for re-using the treated wastewater back into the system for flushing and for horticulture purpose/green etc.
- (x) The project proponent will provide dual plumbing system for reuse of treated wastewater for flushing/ HVAC purposes etc. and colour coding of different pipe lines carrying water/wastewater/ treated wastewater as follows:
 - a. Fresh water : Blue
 - b. Untreated wastewater : Black
 - c. Treated wastewater (for reuse) : Green
 - d. Treated wastewater (for discharge) : Yellow
 - e. Storm water : Orange
- (xi) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- (xii) Separation of drinking water supply and treated sewage supply should be done by the use of different colors.
- (xiii) **(a)** Adequate steps shall be taken to conserve energy by limiting the use of glass, provision of proper thermal insulation and taking measures as prescribed under the Energy Conservation Building Code and National Building Code, 2005 on Energy conservation.
(b) Solar power plant by utilizing atleast 30% of the open roof top area in the premises shall be installed for utilizing maximum solar energy. Also, solar lights shall be provided as proposed for illumination of common areas.
- (xiv) The diesel generator sets to be used during construction phase should conform to the provisions of Diesel Generator Set Rules prescribed under the Environment (Protection) Act, 1986.
- (xv) Chute system, separate wet & dry bins at ground level and for common areas

for facilitating segregation of waste, collection centre and mechanical composter (with a minimum capacity of 0.3kg/tenement/day) shall be provided for proper collection, handling, storage, segregation, treatment and disposal of solid waste.

- (xvi) A rainwater harvesting plan shall be designed where the re-charge bores (minimum one per 5000 sqm of built up area) shall be provided. Recharging wells for roof top run-off shall have provision of adequate treatment for removing suspended matter etc. before recharging as per the CGWA guidelines. Run-off from areas other than roof top such as green areas and roads/pavement etc. may also be recharged but only after providing adequate treatment to remove suspended matter, oil & grease etc. and ensuring that rainwater being recharged from these areas is not contaminated with pesticides, insecticides, chemical fertilizer etc.
- (xvii) Green belt of adequate width as proposed shall be provided so as to achieve attenuation factor conforming to the day & night standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. A minimum of one tree for every 80 sqm of land shall be planted and maintained. The existing trees may be counted for this purpose. Preference should be given to planting native species. Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of three trees for every one tree that is cut) shall be done with the obligation to continue maintenance.

IV. Operation Phase and Entire Life

- i) "Consent to operate" shall be obtained from Punjab Pollution Control Board under Air (Prevention & Control of Pollution) Act, 1981 and Water (Prevention & Control of Pollution) Act, 1974 and a copy of the same shall be submitted to the Ministry of Environment & Forests / State Level Environment Impact Assessment Authority at the time of start of operation.
- ii) The total water requirement for the project will be 1028 KL/day, out of which 750 KL /day shall be met through own tubewell and remaining 278 KL/day through recycling of treated wastewater.
- iii) a) The total wastewater generation from the project will be 774 KL/day, which will be treated in a STP based on SBR technology of capacity 800 KL/day to be installed within the project premises. After evaporation and other losses, treated sewage available for reuse/discharge will be 696 KLD. During rainy season, 30 KLD water will be added in the sewer system as wet weather flow. As proposed, reuse of treated wastewater and discharge of surplus treated wastewater shall be as below:

Season	Reuse for flushing (KLD)	For irrigation purposes (KLD) in an area of 10960 sqm	Discharge into sewer (KLD) after obtaining NOC from MC
Summer	218	60	418
Winter	218	18	460
Rainy	218	15	493

- 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. Only, the surplus treated wastewater shall be discharged into sewer after maintaining the proper record.
- iv) The project proponent shall ensure safe drinking water supply to the habitants.
- v) The wastewater generated from swimming pool(s) shall not be discharged and the same shall be reused within the premises for purposes such as horticulture, HVAC etc.
- vi) A proper record regarding groundwater abstraction, water consumption, its reuse and disposal shall be maintained on daily basis and shall maintain a record of readings of each such meter on daily basis.
- vii) Rainwater harvesting/recharging systems shall be operated and maintained properly as per CGWA guidelines.
- viii) The facilities provided for collection, segregation, handling, on site storage & processing of solid waste such as chute system, wet & dry bins, collection centre & mechanical composter etc. shall be properly maintained chute system provided for collection of solid waste. The collected solid waste shall be segregated at site. The recyclable solid waste shall be sold out to the authorized vendors for which a written tie-up must be done with the authorized recyclers. Organic waste shall be composted by mechanical composters with a minimum capacity of 0.3kg/tenement/day and the inert solid waste shall be sent to the concerned collection centre of integrated municipal solid waste management facility of the area. A proper record in this regard shall be maintained.
- ix) Hazardous waste/E-waste should be disposed off as per Rules applicable and with the necessary approval of the Punjab Pollution Control Board.
- x) 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.
- xi) The project proponent before allowing any occupancy shall obtain completion and occupancy certificate from the Competent Authority and submit a copy of

the same to the SEIAA, Punjab.

- xii) The green belt along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use.
- xiii) Solar power plant and other solar energy related equipments shall be operated and maintained properly.
- xiv) A report on the energy conservation measures conforming to energy conservation norms should be prepared incorporating details about machinery of air conditioning, lifts, lighting, building materials, R & U Factors etc. and submitted to the respective Regional office of MoEF, the Zonal Office of CPCB and the SPCB/SEIAA in three months time.

PART C – General Conditions :

I. Pre-Construction Phase

- i) This environmental clearance will be valid for a period of seven years from the date of its issue or till the completion of the project, whichever is earlier.
- ii) The project proponent should advertise in at least two local newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded environmental clearance and copies of clearance letters are available with the Punjab Pollution Control Board. The advertisement should be made within seven days from the day of issue of the clearance letter and a copy of the same should be forwarded to the Regional Office, Ministry of Environment & Forests, Chandigarh and SEIAA, Punjab.
- iii) The project proponent shall obtain permission from the CGWA for abstraction of groundwater & digging of borewell(s) and shall not abstract any groundwater without prior written permission of the CGWA, even if any borewell(s) exist at site.
- iv) The project proponent shall obtain CLU from the competent authority.
- v) A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parishad/ Municipal Corporation, Urban local body and the local NGO, if any, from whom suggestions / representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.

II. Construction Phase

- i) (a) The project proponent shall adhere to the commitments made in the Environment Management Plan for the construction phase and shall spend minimum amount of Rs. 164.5 Lacs towards capital investment & Rs. 9.5 Lacs/annually towards recurring expenditure.
(b) Rs. 20 Lacs shall be spent towards CSR activities in addition to the

amount to be spent under the provisions of the Companies Act 1956 as per the following detail: -

- i. Rs. 10 Lac will be deposited in the Environment Protection Fund started in the Punjab Pollution Control Board as proposed during presentation before the SEAC.
- ii. Rs.10 Lacs to provide sports facilities, drinking water and toilets in Govt. Schools of Village Chatt.

III. Operation Phase and Entire Life

- (i) The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of environmental management plan is transferred to the occupier/residents society under proper MOU under intimation to SEIAA, Punjab. The project proponent shall spend minimum amount of Rs. 10.5 Lacs/annually towards recurring expenditure as proposed in the EMP.
- (ii) The diesel generator sets to be provided shall conform to the provisions of Diesel Generator Set Rules prescribed under the Environment (Protection) Act, 1986. The exhaust pipe of DG set if installed must be minimum 10 m away from the building or in case it is less than 10 m away, the exhaust pipe shall be taken upto 3 m above the building.

Item No.164.05: Application for environmental clearance under EIA notification dated 14.09.2006 for establishment of group housing project namely Ubber Mews Gate located at Khanpur, Kharar, SAS Nagar Mohali by M/s Ubber Reality, SCO-1, VIP Enclave, Habitpur Road, Sector 5 Sadde Majra, DeraBassi- Proposal No. SIA/PB/NCP/71296/2017.

The SEAC observed that: -

M/s Ubber Reality has applied for obtaining environmental clearance under EIA notification dated 14.09.2006 for establishment of a group housing project namely Ubber Mews Gate located at Khanpur, Kharar, SAS Nagar Mohali. The project is covered under category building construction 8 (a) of the Schedule appended to the said notification.

Environmental Engineer, PPCB, RO, Mohali was requested vide email dated 14.12.2017 to send the construction status of the project site. Environmental Engineer, PPCB, RO, Mohali vide letter no. 5770 dated 19.12.2017 has reported as under:-

The proposed site of the project was visited by AEE on 15.12.2017 and Sh. Ranjit Singh, representative of the promoter company was contacted. During the visit, it was observed as under:

1. The proposed site of the promoter company is located on Kharar-Kurali Road, Kharar, SAS Nagar. As per the boundaries of the proposed site shown by the representative of the promoter company, the project is near the Kharar-Kurali road on one side, Jamuna Apartments on second side and a closed unit namely Kharar Textile Mills on the remaining two sides.
2. The promoter company has constructed boundary wall only on two sides and is yet to construct boundary wall on remaining two sides.
3. There is no air polluting industry located within a radius of 500 m from the site of the project. However, there an closed unit namely Kharar Textile Mills located adjoining to the site of the project.
4. The promoter company was in the process of construction of a structure on the front side of the project and also, some excavation work has also been done on the front side. The representative of the promoter company informed that the said area in which construction and excavation has been done is not a part of the main project and is commercial area, which is a separate project. Further, a mobile office has also been established in the said area.





Construction work of a structure and a mobile office installed at the front side of the project.

Following were present on behalf of the project proponent in the 161st meeting of SEAC held on 16.01.2018:

- (i) Sh. Ranjit Singh , Liaison Officer, Promoter Company
- (ii) Sh. Sital Singh, CEO, M/s CPTL, Chandigarh, Environment consultant of the promoter company.
- (iii) Sh. Sumitava Dutta, FAE, M/s CPTL, Chandigarh, Environment consultant of the promoter company.

Sh. Ranjit Singh submitted an authority letter wherein he alongwith Sh. Deepak Gupta, Environmental Advisor have been authorized by Sh.Harjinder Singh, Authorized Signatory of the Promoter Company to attend the meeting of SEAC on 16.01.2018.The same was taken on record by the SEAC.

From the perusal of visit report sent by PPCB, RO, Mohali, the SEAC observed that the project proponent has already started the construction work at site in violation of EIA notification, 2006. To this observation of SEAC, the representative of the promoter company informed that the said area in which construction and excavation has been done, is not a part of the main project but is an independent commercial project.

After detailed deliberation, the SEAC decided that the project proponent will submit documentary evidence to prove his contention which will be verified by the concerned Regional Officer of PPCB in Mohali who had sent the earlier report so as to take further action in the matter. The officer should send a clear cut report categorically stating as to whether it is a case of violation of EIA notification 2006 or not.

The project proponent vide letter no.135 dated 30.01.2018 was requested to submit documentary evidence to prove his contention which will be verified by the concerned Regional Officer of PPCB in Mohali who had sent the earlier report so as to take further action in the matter. The copy of the same letter was endorsed to Environmental Engineer, PPCB, Regional Office, Mohali to send a clear cut report categorically stating as to whether it is a case of violation of EIA notification 2006 or not.

Environmental Engineer, PPCB, RO, Mohali vide its email dated 13.02.2018 reported as under:-

"It is intimated that the promoter company has submitted a copy of some receipts dated 08.02.2018 (which has been taken on record by the SEAC) of proposed SCO plans, issued by the Municipal Council, Kharar as documentary evidence in this Office. The said receipts are in the name of different project proponents/ persons, i.e. Sh. Amit Kumar, M/s Ubber buildtech and M/s Rajdhani projects. Sh. Deepak Gupta, Environmental Consultant of the promoter company was contacted telephonically, and he informed that these receipts are for the payment made to the MC, Kharar, for approval of the layout plans of the SCOs which are to be constructed in front of the project namely Ubber Mews Gate located at Khanpur, Kharar. He further intimated that the said showrooms (SCOs) are got approved individually by their respective owners from the MC, Kharar and the same are not a part of the main project and is a separate commercial area. However, the promoter company has not submitted any approved layout plans/ site plans of either the main project or the said commercial area.

The matter was also discussed with Sh. Rajbir Singh, SDO, MC, Kharar, telephonically (#9872700075) and he informed that the above mentioned

commercial area is separate from main project "Ubber Mews Gate" and the layout plans of individual SCOs are approved separately by the Municipal Council, Kharar."

From the perusal of the report of Environmental Engineer, PPCB, RO, Mohali, the SEAC in its 162nd meeting observed that the above mentioned commercial area is separate from the main project "Ubber Mews Gate". The SEAC further observed that the project proponent has submitted a copy of layout plan wherein boundary of the residential project as well as the boundary of the commercial project has been marked with different colors & the commercial project is not a part of the residential project for which the environmental clearance has been applied and the layout plan has been duly signed by the project proponent. SEAC allowed the project proponent to present the salient features of the project.

Following were present on behalf of the project proponent in the 162nd meeting of SEAC held on 15.02.2018:

- (i) Sh. Ranjit Singh, Laision Officer, Promoter Company
- (ii) Sh. Sumitava Dutta, FAE, M/s CPTL, Chandigarh, Environment consultant of the promoter company.

Sh. Sumitava Dutta presented the salient features of the project as under:-

Sr.no.	Project Details	
1.	Type of Project	Group Housing
2.	Category	8 (a)
3.	Total Project land Area	21317 sqm
4.	Built-up Area	46622 sqm
5.	No. of Flats / Shops	431 flats
6.	Population	2155 Persons

- The area of the site has been earmarked as residential area in Master Plan.
- The maximum total water requirement will be 309 KLD which includes domestic water demand@ 291 KLD (@200 lpcd) and green area demand@18 KLD. The fresh water requirement at the max will be 194 KLD which will be met through own tubewell and remaining 97 KLD will be met through recycling of treated wastewater. The treated waste water from STP of MC Kharar will be used during construction stage of the project.

- The total wastewater generation from the project will be 233 KLD, which will be treated in an STP of capacity 350 KLD (keeping in view of the quantity of wet weather flow). The STP will be designed on SBR technology. The treated waste water @233 KLD will be used in three different seasons as under:

Season	Reuse for flushing (KLD)	For green area (KLD)	Discharge into MC sewer (KLD)
Summer	97	18	118
Winter	97	8	128
Rainy	97	5	131

- The position of Municipal sewer is at a distance of 173 mtr from project site and the same has been marked on the layout plan. The project proponent has submitted letter no. 1195 dated 17/11/2017 issued by EO, MC, Kharar wherein it has been mentioned that sewer facility of MC Kharar is not available in the vicinity of site. However, to implement the project scheme of 100 % water supply & sewerage disposal in the jurisdiction of MC Kharar, the project is under progress. After the sewer is laid in the vicinity of the project, the firm can connect its 335 KLD treated waste water line with Municipal sewer.
- About 3208 sqm area will be developed as green area at site. Only herbal pesticides will be used for gardening purposes and usage of chemicals will be avoided. Ornamental trees with spreading branches and shade shall be planted in parks.
- For ground water monitoring, two number ground water samples were collected i.e. one from depth of 290 ft (deep aquifer) and the other from depth of 80 ft (shallow aquifer). Analysis reports of the samples revealed that concentration of different parameters are within the permissible limits as prescribed in the IS: 10500.
- The ambient air quality monitoring at the project site reveals that the concentration of different parameters in ambient air are within the permissible limits as prescribed in the NAAQM. The noise levels during noise level monitoring carried out at site during day time and night time are within the

permissible limits.

- The total quantity of solid waste generation will be 862 kg/day (400 gm/capita/day). Solid waste will be collected separately as biodegradable and Non-biodegradable waste as per the MSW Rules, 2016. Chute system will be provided to transfer the segregated solid waste from different floors. Biodegradable waste will be composted through Mechanical Composter. The non-biodegradable waste & Recyclable waste will be sold to authorized vendors. Inert waste will be sent to Municipal dumping site. The project proponent has submitted letter no. 1194 dated 17/11/2017 issued by EO, MC, Kharar wherein it has been mentioned that solid waste generated will be collected by MC, Zirakpur on depositing the requisite charges as framed by Deptt. of Local Bodies, Govt. of Punjab.
- The total load of electricity required for the project will be 2300 KW which will be taken from the PSPCL. There is a proposal to install 3 nos. silent DG Sets (1x 500 KVA, 1x 240KVA & 1x 125 KVA) as stand-by arrangement. Used oil to be generated from the DG sets will be stored in HDPE tanks and sold to the authorized recyclers.
- Total collection of rain water in a year has been estimated as 10301 cum/yr over an area of 21317 sqm (includes roof top@ 7748 sqm, green area@3208 sqm & roads & paved area @10361 sqm) by taking annual rainfall @770 mm and 334 cum/yr by taking peak rain fall @50 mm in one hour. Accordingly, six number of rain water harvesting pits (with infiltration rate of 10 lps each) have been proposed to recharge the rain water as per norms of CGWA.
- Storm Water drainage system & collection system, screening at the inlet, Oil & Grease Trap-cum-desilting chamber, filtration chamber & shallow impoundment will be provided for managing storm water other than roof top. The recharge well casing will be capped from the top so as to prevent direct overflow of storm water into the recharge well. The storm water other than roof top, which will be available, has been estimated as 170 m³ by taking rainfall intensity as 100 mm in two days with run off coefficient as 0.2 & area @40% of total site area. Shallow unlined surface impoundments (with graded gravel packing allowing for natural gravity seepage) capable of storing 225

m³ of water will be provided.

- Solar energy will be used for street lights as well as in the parks in phased manner. LED lamps and energy efficient electrical gadgets shall be used. As per the energy saving detail, using 10 solar lights, 300 LED bulbs in common area & solar water heaters of 500ltr, total energy saved per day will be 207 KWh per day. 30% of the total roof top area i.e. 2324 sqm will be used for generation of solar power@ 232 KW.
- Partner of the company will be responsible for implementation of EMP till the handing over of the project to MC or association of residents.
- For implementation of EMP, Rs. 79.5 lacs as capital cost, Rs. 6.5 lacs as recurring cost & Rs. 5.90 lacs /annum for monitoring of air, noise & water as recurring cost will be incurred in construction phase whereas in operation phase, Rs. 10.5 lacs as recurring cost, Rs. 6.90 lacs /annum for monitoring of air, noise & water as recurring cost will be incurred.
- Rs. 10 lacs shall be spent for providing open GYM in park in Khanpur, Kharar as a part of CSR activity. The Partner of the company will be responsible for its implementation

After detailed deliberations, the SEAC observed that the project proponent has proposed to take adequate and satisfactory measures for the control of environmental degradation and also has given satisfactory clarifications to the observations raised by the SEAC. Therefore, the Committee awarded 'Silver Grading' to the project proposal and decided that case be forwarded to SEIAA with the recommendations to grant environmental clearance for establishment of a group housing project namely Ubbet Mews Gate in a total plot area of 21317 sqm having total built up area as 46622 sqm located at Khanpur, Kharar, SAS Nagar Mohali, subject to the following conditions:-

PART-A – Conditions common for all the three phases i.e. Pre-Construction Phase, Construction Phase and Operation Phase & Entire Life:

- (i) Any appeal against this environmental clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days of the grant of Environmental Clearance to the project, as prescribed under Section 16 of the National Green Tribunal Act, 2010.
- (ii) A first aid room will be provided in the project both during construction and

- operation phase of the project.
- (iii) Construction of the STP, solid waste, e-waste, hazardous waste, storage facilities, tubewell, DG Sets, Utilities etc shall be provided in the areas earmarked by the project proponent on the layout plan. In any case the position/location of these utilities should not be changed later-on without prior written permission.
 - (iv) The environmental safeguards contained in the application of the promoter / mentioned during the presentation before the State Level Environment Impact Assessment Authority/State Expert Appraisal Committee shall be implemented in letter and spirit.
 - (v) Ambient air & noise levels should conform to the prescribed standards both during the day as well as the night time. Incremental pollution loads on the ambient air quality, noise especially during worst noise generating activities, water quality and soil should be periodically monitored during construction phase as well as operation & entire life phase as per the Ministry of Environment, Forests & Climate Change guidelines and all the mitigation measures should be taken to bring down the levels within the prescribed standards.
 - (vi) All other statutory clearances such as the approvals for the storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest (Conservation) Act, 1980 and Wildlife (Protection) Act, 1972 etc. shall be obtained by project proponents from the competent authorities including Punjab Pollution Control Board and from other statutory bodies as applicable.
 - (vii) The State Environment Impact Assessment Authority, Punjab reserves the right to add additional safeguards/measures subsequently, if found necessary, and to take action including revoking of the environmental clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguards/ measures in a time bound and satisfactory manner.
 - (viii) A proper record showing compliance of all the conditions of environmental clearance shall be maintained and made available at site at all the times.
 - (ix) The project proponent shall also submit half yearly compliance reports in respect of the stipulated prior environmental clearance terms & conditions including results of monitored data (both in hard & soft copies) to the respective Regional office of MoEF, the Zonal Office of CPCB, the SPCB and SEIAA, Punjab on 1st June and 1st December of each calendar year.
 - (x) Officials from the Regional Office of Ministry of Environment & Forests, Chandigarh / State Level Environment Impact Assessment Authority / State Level Expert Appraisal Committee / Punjab Pollution Control Board who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents / data by the project

proponents during their inspection. A complete set of all the documents submitted to State Environment Impact Assessment Authority should be forwarded to the APCCF, Regional Office of Ministry of Environment & Forests, Chandigarh.

- (xi) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by State Environment Impact Assessment Authority, Punjab.
- (xii) Environmental clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation Vs. Union of India in Writ Petition (Civil) No. 460 of 2004 as may be applicable to this project and decisions of any Competent Court, to the extent applicable.
- (xiii) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF&CC, SEIAA, Punjab the respective Zonal Office of CPCB and the SPCB. The pollutant levels for all the parameters of NAAQM standards shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
- (xiv) The inlet and outlet point of natural drain system should be maintained with adequate size of channel for ensuring unrestricted flow of water. The unpaved area shall be more than or equal to 20% of the recreational open spaces.
- (xv) Environmental Management Cell shall be formed which will supervise and monitor the environment related aspects of the project.
- (xvi) The plantation should be provided as per SEIAA guidelines and as per notification dated 09.12.2016 issued by MoEF&CC, New Delhi.
- (xvii) The project proponent shall not use any chemical fertilizer /pesticides/insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green areas.

PART-B – Specific Conditions:

(I) Pre-Construction Phase

- (i) "Consent to establish" shall be obtained from Punjab Pollution Control Board under Air (Prevention & Control of Pollution) Act, 1981 and Water (Prevention & Control of Pollution) Act, 1974 and a copy of the same shall be submitted to the Ministry of Environment & Forests / State Level Environment Impact Assessment Authority before the start of any construction work at site.
- (ii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- (iii) The approval of competent authority shall be obtained for structural safety of the buildings due to earthquakes, adequacy of firefighting equipment's etc. as

- per National Building Code including protection measures from lightning.
- (iv) Provision shall be made for the housing of construction labor within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, disposal of waste water & solid waste in an environmentally sound manner, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

(II) Construction Phase:

- i) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- ii) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed off after taking the necessary precautions for general safety and health aspects of people with the approval of competent authority. The project proponent will comply with the provisions of Construction & Demolition Waste Rules, 2016. Dust, smoke & debris prevention measures such as wheel washing, screens, barricading and debris chute shall be installed at the site during construction including plastic / tarpaulin sheet covers for trucks bringing in sand & material at the site.
- iii) Construction spoils, including bituminous material and other hazardous material, must not be allowed to contaminate watercourses. The dump sites for such material must be secured, so that they should not leach into the groundwater.
- iv) Vehicles hired for bringing construction material to the site and other machinery to be used during construction should be in good condition and should conform to applicable air emission standards.
- v) The project proponent shall use only treated sewage/wastewater for construction activities and no fresh water for this purpose will be used. A proper record in this regard should be maintained and available at site.
- vi) Fly ash based construction material should be used in the construction as per the provisions of Fly Ash Notification of September, 1999 and as amended on August, 2003 and notification No. S.O. 2804 (E) dated 03.11.2009.
- vii) Water demand during construction should be reduced by use of ready mixed concrete, curing agents and other best practices.
- viii) Adequate treatment facility for drinking water shall be provided, if required.
- ix) The project proponent shall provide electromagnetic flow meter at the outlet of the water supply, outlet of the STP and any pipeline to be used for re-using the treated wastewater back into the system for flushing and for horticulture purpose/green etc.
- x) The project proponent will provide dual plumbing system for reuse of treated wastewater for flushing/ HVAC purposes etc. and color coding of different

pipe lines carrying water/wastewater/ treated wastewater as follows:

- a) Fresh water : Blue
 - b) Untreated wastewater : Black
 - c) Treated wastewater : Green
(for reuse)
 - d) Treated wastewater : Yellow
(for discharge)
 - e) Storm water : Orange
- xi) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- xii) Separation of drinking water supply and treated sewage supply should be done by the use of different colors.
- xiii) **(a)** Adequate steps shall be taken to conserve energy by limiting the use of glass, provision of proper thermal insulation and taking measures as prescribed under the Energy Conservation Building Code and National Building Code, 2005 on Energy conservation.
- (b)** Solar power plant will be installed by utilizing at least 30% of the open roof top area in the premises for utilizing maximum solar energy. Also, LED lights shall be provided as proposed for illumination of common areas instead of CFL lights or any other conventional lights/ bulbs.
- xiv) The diesel generator sets to be used during construction phase should conform to the provisions of Diesel Generator Set Rules prescribed under the Environment (Protection) Act, 1986.
- xv) Chute system, separate wet & dry bins at ground level and for common areas for facilitating segregation of waste, collection centre and mechanical composter (with a minimum capacity of 0.3kg/tenement/day) shall be provided for proper collection, handling, storage, segregation, treatment and disposal of solid waste. The project proponent shall comply with the provisions of Solid Waste Management Rules, 2016.
- xvi) The recharge well casing should be capped from the top so as to prevent direct overflow of storm water into the recharge well. The infiltration rate of recharge structure should be adopted @ 10 lps and recharge wells should be provided accordingly. Rainwater harvesting plan shall be designed where the re-charge bores (minimum one per 5000 sqm of built up area) shall be provided. Recharging wells for roof top run-off shall have provision of adequate treatment for removing suspended matter etc. before recharging as per the CGWA guidelines. Run-off from areas other than roof top such as green areas and roads/pavement etc. may also be recharged but only after providing adequate treatment to remove suspended matter, oil & grease etc. and ensuring that rainwater being recharged from these areas is not contaminated with pesticides, insecticides, chemical fertilizer etc.

- xvii) The project proponent should fence the storage tank properly and in addition to this, the boundary wall shall be constructed at last stage or at least 2 ft high openings in the boundary wall be provided at ground level to allow adequate passage to the surface run off during construction phase.
- xviii) Green belt of adequate width as proposed shall be provided so as to achieve attenuation factor conforming to the day & night standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. A minimum of one broad leave tree for every 80 sqm of land shall be planted and maintained. The existing trees may be counted for this purpose. Preference should be given to planting native species. Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of three trees for every one tree that is cut) shall be done with the obligation to continue maintenance.

Operation Phase and Entire Life

- (i) "Consent to operate" shall be obtained from Punjab Pollution Control Board under Air (Prevention & Control of Pollution) Act, 1981 and Water (Prevention & Control of Pollution) Act, 1974 and a copy of the same shall be submitted to the Ministry of Environment & Forests / State Level Environment Impact Assessment Authority at the time of start of operation.
- (ii) The maximum total water requirement will be 309 KLD which includes domestic water demand@291 KLD and green area demand@18 KLD. The fresh water requirement at the max will be 194 KLD which will be met through own tubewell and remaining 97 KLD will be met through recycling of treated wastewater for flushing purposes. The treated waste water from STP of MC Kharar will be used during construction stage of the project.
- (iii) a) The total wastewater generation from the project will be 233 KLD, which will be treated in a STP (based on SBR technology) of capacity 350 KLD (keeping in view of the quantity of the wet weather flow). As proposed, reuse of treated wastewater and discharge of surplus treated wastewater@233 KLD shall be as below:

Season	Reuse for flushing (KLD)	For green area (KLD)	Discharge into MC sewer (KLD)
Summer	97	18	118
Winter	97	8	128
Rainy	97	5	131

- 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. Only, the surplus treated wastewater shall be discharged into sewer after maintaining the proper record.

- (iv) The project proponent shall ensure safe drinking water supply to the habitants.
- (v) The wastewater generated from swimming pool(s) if provided shall not be discharged and the same shall be reused within the premises for purposes such as horticulture, HVAC etc.
- (vi) A proper record regarding groundwater abstraction, water consumption, its reuse and disposal shall be maintained on daily basis and shall maintain a record of readings of each such meter on daily basis.
- (vii) Rainwater harvesting/recharging systems shall be operated and maintained properly as per CGWA guidelines. Storm water other than roof top area will be treated before recharging.
- (viii) The facilities provided for collection, segregation, handling, on site storage & processing of solid waste such as chute system, wet & dry bins, collection centre & mechanical composter etc. shall be properly maintained. The collected solid waste shall be segregated at site. The recyclable solid waste shall be sold out to the authorized vendors for which a written tie-up must be done with the authorized recyclers. Organic waste shall be composted by mechanical composters with a minimum capacity of 0.3kg/tenement/day and the inert solid waste shall be sent to the concerned collection centre of integrated municipal solid waste management facility of the area. A proper record in this regard shall be maintained.
- (ix) Hazardous waste/E-waste should be disposed off as per Rules applicable and with the necessary approval of the Punjab Pollution Control Board.
- (x) 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.
- (xi) The project proponent before allowing any occupancy shall obtain completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab.
- (xii) The green belt along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use.
- (xiii) Solar power plant and other solar energy related equipment's shall be operated and maintained properly.
- (xiv) A report on the energy conservation measures conforming to energy conservation norms should be prepared incorporating details about machinery of air conditioning, lifts, lighting, building materials, R & U Factors etc. and submitted to the respective Regional office of MoEF, the Zonal Office of CPCB and the SPCB/SEIAA in three months' time.

PARTC – General Conditions :

I. Pre-Construction Phase

- i) This environmental clearance will be valid for a period of seven years from the date of its issue or till the completion of the project, whichever is earlier.
- ii) The project proponent shall advertise in at least two local newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Punjab Pollution Control Board. The advertisement should be made within seven days from the day of issue of the clearance letter and a copy of the same should be forwarded to the Regional Office, Ministry of Environment & Forests, Chandigarh and SEIAA, Punjab.
- iii) The project proponent shall obtain permission from the CGWA for abstraction of groundwater & digging of bore well(s) and shall not abstract any groundwater without prior written permission of the CGWA, even if any bore well(s) exist at site.
- iv) The project proponent shall obtain CLU from the competent authority.
- v) A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parishad/ Municipal Corporation, Urban local body and the local NGO, if any, from whom suggestions / representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.

II. Construction Phase

- i) The project proponent shall adhere to the commitments made in the Environment Management Plan for the construction phase and Corporate Social Responsibility and shall spend minimum amount of Rs.79.5 lacs towards capital investment and Rs. 10 lacs towards CSR activities as proposed in addition to the amount to be spent under the provisions of the Companies Act 1956.

III. Operation Phase and Entire Life

- i) **a)** The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of environmental management plan is transferred to the occupier/residents society under proper MOU under intimation to SEIAA, Punjab. The project proponent shall spend minimum amount of Rs. 6.90 lacs/annum as recurring expenditure as proposed in the EMP.
- b)** The project proponent shall adhere to the commitments made in the proposal for CSR activities and shall spend a minimum amount of Rs.10 lacs for providing open GYM in park in Khanpur, Kharar.

- ii) The diesel generator sets to be provided shall conform to the provisions of Diesel Generator Set Rules prescribed under the Environment (Protection) Act, 1986. The exhaust pipe of DG set if installed must be minimum 10 m away from the building or in case it is less than 10 m away, the exhaust pipe shall be taken upto 3 m above the building.

The case was considered by the SEIAA in its 128th meeting held on 06.03.2018, which was attended by the following on behalf of the project proponent:

- (i) Sh. Ranjit Singh, Laision Officer, Promoter Company
- (ii) Sh. Sumitava Dutta, FAE, M/s CPTL, Chandigarh, Environment consultant of the promoter company.

Before allowing the project proponent to present the salient features of the project, the SEIAA perused the report of Environmental Engineer, PPCB, RO, Mohali received through email dated 13.02.2018. The SEIAA observed that Environmental Engineer, Punjab Pollution Control Board, Regional Office, Mohali has based his report purely on the telephonic conversation with the Environment Advisor of project proponent and SDO of M.C. Kharar. The documentary proof submitted by project proponent, copies of receipts of M.C., are of dated 08.02.2018 i.e. after the visit of Environmental Engineer, Punjab Pollution Control Board and also after the issue of letter dated 30.01.2018 to project proponent by SEAC.

After detailed deliberations, the SEIAA decided to remand the case to SEAC for reviewing this issue again on the basis of concrete documentary evidence, if any submitted by project proponent.

The case was considered by the SEAC in its 164th meeting held on 10.04.2018, which was attended by the following on behalf of the project proponent:

- (i) Sh. Ranjit Singh, Laision Officer, Promoter Company
- (ii) Sh. Sumitava Dutta, FAE, M/s CPTL, Chandigarh, Environment consultant of the promoter company.

The SEAC queried to the project proponent to submit all the documents to support his contention that commercial project is not a part of the

total project. In reply to this query project proponent has submitted the following documents, which were taken on record by the SEAC: -

1. A request letter mentioning that they have applied for environmental clearance for group housing project namely Ubber Mews Gate at Kharar and the layout plan submitted is having 21317 sqm land area. In the said layout plan, some area is shown as area for commercial project due to some misprinting in the plan. Revised plan has been submitted but area of the land remains same. The commercial project is not the part of the project for which they have applied for environmental clearance. No construction has been carried out at the area for which they have applied for obtaining environmental clearance.
2. A copy of CLU granted by the competent authority vide letter no 3726 dated 20/02/2018 for the group housing project for land area of 21317 Sqm has been submitted.
3. Copies of the receipts dated 13.01.2017 of the amount deposited to the Nagar Council Kharar for regularization of commercial project consisting of 20 showrooms under the policy of the regularization of unauthorized colonies/ plots of Government of Punjab have been submitted.

After deliberations, SEAC decided to constitute a sub-committee of the following SEAC members:-

- 1) Dr. V.K. Singhal
- 2) Dr. Sandeep Singh Viridi

The sub-committee shall examine the documents submitted by the project proponent, may visit the project site, if felt necessary and ask for additional documents/any other information from the project proponent or any other relevant authority to decide as to whether commercial project is a part of proposed group housing project for which EC has been applied or not. The sub-committee shall submit its report with recommendation within 15 days and thereafter, the case be placed in the meeting of SEAC.

Item No.164.06: Application for obtaining Environmental clearance under EIA notification dated 14.09.2006 for establishment of a group housing project namely " Exotica Homez " at Village Sante Majra, Kharar, S.A.S Nagar, Mohali, Punjab by M/s. Exotica Homez Promoter & Builders. (Proposal no SIA/PB /NCP/ 73106/2018)

The SEAC observed that: -

The project proponent has filed an application for obtaining Environment Clearance under EIA notification, 2006 for establishment of a group housing project namely " Exotica Homez " at Village Sante Majra, Kharar, S.A.S Nagar, Mohali, Punjab by M/s. Exotica Homez Promoter & Builders. The project is covered under category building construction 8 (a) of the Schedule appended to the said notification.

After initial scrutiny of the online application, the following essential details were sought online to which the project proponent has replied as under:-

S.No.	EDS Points	Reply
1.	Annexure-1 (a) document attached for change of land use is not legible.	Legible copy of the change of land use has been submitted.
2.	Location of existing sewer is not marked on the location plan	The location of existing sewer has been marked on the location plan.
3.	The quantity of sewerage generated from project site to be handled by Municipal Corporation Kharar has not mentioned in the permission letter as well as current status of laying of MC sewer in the village Sante Majra	NOC from the Municipal Corporation, Kharar mentioning quantity of sewerage to be handled i.e. 300 KLD has been obtained vide Letter No. 398 dated 01.03.2018, copy of which has been submitted. M/s. Exotica Homez Promoter & Builders will lay sewer line at their own cost if, MC sewer does not reach near the project site during the time project is being operational. The project proponent submitted affidavit in this regard.

Environmental Engineer, Regional Office, SAS Nagar vide email dated 12.03.2018 was requested to verify the construction status of the project and send the report of the same.

Environmental Engineer, Regional Office, SAS Nagar has sent the construction status report through email dated 13.03.2018 and reported that the proposed site of the project was visited by AEE of this office on 13.03.2018 and Sh. Gaurav, representative of the promoter company was contacted. During the visit, it was observed as under:

1. The proposed site of the promoter company is located on Kharar- Landran Road, Kharar, SAS Nagar. As per the boundaries of the proposed site shown by the representative of the promoter company, the project is abutting to the project of M/s JTPL on side and Skylar developers on second site.
2. As per the site shown by the representative, no construction activity has yet been started at the site by the promoter company.
3. There is one old existing house at the site and the representative informed that the same has been existing since long and is of the farmer, from which they have bought the land.

The case was considered by the SEAC in its 164th meeting held on 10.04.2018, which was attended by the following on behalf of the project proponent:

- (i) Sh. Gourav Soni, Project Head on behalf of the Promoter Company
- (ii) Sh. Sandeep Garg, M/s Eco Laboratories & Consultant Pvt. Ltd., Environment consultant of the promoter company.

The SEAC allowed the project proponent to present the project. Environmental Consultant of the promoter company presented the salient features of the EIA of the project as under: -

Brief details of the project

1.	Category/Item No. (in schedule)	8(a): Building & Construction project
2.	Name and Location of the project	" Exotica Homez " in the revenue estate of Village Sante Majra, Kharar, S.A.S Nagar
3	Project Cost	Rs 164.60 Crores.

3.	Total Plot area, Built-up Area and Green area	Plot area (Sqm)	30774.93
		Net plot area after leaving area for road widening (sqm)	30454.41
		Built up area (Sqm)	75931.73
		Green area (Sqm)	4749.66
		Residential dwelling units	465
4.	Population	2452 persons	
5.	Water Requirements & source	Break up of water requirement	Source
		Total: 451 KLD	-
		Domestic:451 KLD	-
		Fresh:348 KLD	Ground Water
		Flushing: 103 KLD	Reuse after treatment
Green Area: 26 KLD	Reuse after treatment in an area of 4749.66 sqm		
6.	Treatment & disposal Arrangement of Waste water	<p>a) Total waste water= 365 KLD at inlet of STP, 358 KLD at outlet of STP</p> <p>b) STP based on MBBR technology of capacity 400 M3/day will be provided and 103 KLD treated domestic water will be utilized for flushing and 26 KLD onto land for plantation and remaining water will be discharged into MC sewer.</p>	
7.	Rain water harvesting detail	7 no. of rainwater harvesting pits will be provided as per the norms of CGWA.	
8.	Solid waste generation and its disposal	<p>a) 930 kg/day</p> <p>b) Solid wastes will be appropriately</p>	

		<p>segregated (at source by providing bins) into Bio-degradable and Non-Bio-degradable components. Garbage chute will be provided</p> <p>c) Mechanical composter of capacity 420 kg/day will be provided for the Bio-degradable Components.</p> <p>d) Non Bio-degradable & recyclable waste will be send directly to recyclers and remaining waste will be sent to the dumping site.</p> <p>e) Waste construction material will be handled as per the Construction and Demolition Waste Management Rules,2016</p> <p>f) Dewatered /dried sludge from STP will be used as manure</p>
9	Hazardous Waste	<p>a) Used oil from DG sets will be sold to registered recyclers.</p> <p>b) E-waste will be disposed off as per the E-waste (Management) Amendment Rules, 2018.</p>
10.	Energy Requirements & Saving	<p>a) 2307.73 KVA from PSPCL.</p> <p>b) DG Sets 1 x 180, 1 x 125 & 2 x 250 KVA.</p> <p>c) Solar lights will be provided for landscaping area. LEDs Lamps are proposed in all common area. Total 160 KW solar power will be generated by utilizing 31% (1914.46 sqm) of the roof area.</p>
11.	Environment Management Plan along with Budgetary break up phase wise and responsibility to implement	<p>Environment Management Cell (EMC) will be responsible for implementation of the Environment Management Plan and thereafter, welfare society of the project will be responsible for the implementation of EMP.</p>

		Description	Capital Cost in lacs	Recurring Cost in lacs
		Construction	296 lacs	4.85 lacs
		Operation	-	9.5 lacs
		Monitoring of Air, Noise water in both phases.	Rs. 6.0 lacs.	Rs. 9.0 lacs
12.	CSR activities alongwith budgetary break up and responsibility to implement	<p>Rs. 50 Lacs shall be spent on the following CSR activity: -</p> <p>a) 15 Lakh will be spent for provision of RO drinking water plant & mid-day meals in Govt. School, Sector 116, Mohali</p> <p>b) 10 Lakh will be spent for tie-up with NGO in promoting social awareness like saving and well-upbringing of girl child, girl education, etc</p> <p>c) 25.0 Lacs will be spent provision of medicines, ambulance, wheel chairs for disabled persons, hearing aids in Govt. Dispensary, Sante Majra.</p> <p>Mr. Jagdish Singh Saini (Proprietor) of M/s. Exotica Homez Promoter & Builders will be responsible for implementation of CSR (Corporate Social Responsibility) for 5 years and after that the welfare society of "Exotica Homez" along with Environment Management Cell will be responsible for same.</p>		

After presentation, the SEAC raised following observations to the project proponent: -

- a) Project proponent has submitted NOC issued by Municipal Council, Kharar vide no. 398 dated 01.03.2018 wherein it has been mentioned that Municipal Council has no objection if M/s Exotica Homez Promoter & Builder's for its

project namely "Exotica Homez" discharge 300 KLD treated water as per the norms made by the Punjab Pollution Control Board at their own cost into the sewer system of Municipal Council, Kharar after depositing charges framed by the Govt. and as per Govt. instructions and rules of the Department of Local government, Punjab. The sewerage treatment plant will be constructed by the project promoter at their own cost. Further, as stated by the project proponent, location of existing sewer of the Municipal Council, Kharar is at a distance of 380m from the project site. Therefore, the project proponent is required to clarify, how 380m sewer line will be laid through Govt. land as the project site is located along National highway and no government permission has been obtained for the purposed?

- b) Proposal be amended to exclude the RO system from the water treatment plant.
- c) To clarify as to whether cavity wall as proposed in the presentation is to be provided at site.

After detailed deliberations, the SEAC decided to defer the case and ask the project proponent to submit the reply to the aforesaid observations so that further action in the matter may be taken.

Item No.164.07: Application for environmental clearance under EIA notification dated 14.09.2006 for the establishment of a group housing project namely "SSL Highway Towers" at Chandigarh-Ambala Highway, Dera Bassi, District SAS Nagar, Punjab by M/s SAB Industries Ltd. (Proposal no. SIA/PB/NCP/53462/2016)

The SEAC observed that: -

M/s SAB Industries Ltd. had submitted online application for obtaining environmental clearance under EIA notification dated 14.09.2006 for the establishment of a group housing project namely "SSL Highway Towers" at Chandigarh-Ambala Highway, Dera Bassi, District SAS Nagar, Punjab. The project is covered under category 8 (a) of the Schedule appended to the said notification.

Environmental Engineer, Punjab Pollution Control Board, RO, Mohali was requested vide email dated 13.07.2016 to send the latest construction status at project site. RO, Mohali vide return email dated 15.07.2016 intimated that earlier,

the project proponent was granted consent to establish (NOC) MHL/NOC/2010/F-164 dated 29/04/2010 for construction of residential complex namely 'SSL Tower' having 434 flats in an area of about 6.54 acres at Chandigarh-Ambala Highway. Thereafter, the promoter company was granted extension in the validity of NOC up to 28/04/2013 subject to same conditions except condition no. 3 of the NOC i.e. (The project proponent will provide a green belt of 15 m width on all the sides of group housing scheme/ residential complex and the validity of which was further extended up to 31/03/2014 subject to the same condition mentioned therein.

Furthermore, the promoter company has obtained environmental clearance vide no. 21-799/2007/-IA.III dated 16/01/2008 from MoEF & CC, New Delhi for establishment of the project involving construction of residential apartments and Mall cum Multiplex in an area of 32,968.97 sqm. The built up area of the proposed project is 67638 sqm and will have 434 units (3 BR-252, 2BR-140+42 EWS and (G+6, G+6 and G+3), commercial area 13,528.3 sqm and 96 rooms hotel. As the promoter company had dropped the proposal for establishment of the commercial component i.e. Mall cum Multiplex of the project, the promoter company was granted consent to establish (NOC) for construction of only 434 Flats in an area of 6.69 acres.

The site of the project was visited by AEE on 14/07/2016 and the status of construction was observed as under:

1. The site of the group housing falls on Chandigarh- Ambala Highway.
2. The civil construction work (framed work) of 6 towers has already been carried out. The physical condition of the same indicated that the civil construction work has been stopped since long back.

The case was considered by the SEAC in its 148th meeting held on 19.07.2016, which was attended by the following: -

- (i) Sh. Anil Kumar Singla, General Manager of the promoter company on behalf of project proponent.
- (ii) Smt. Shweta, Deputy Environment Specialist, from EQMS India Pvt. Ltd., Environmental Consultant of the promoter Company

Environmental Consultant of the promoter company presented the salient features of the project as under: -

- Earlier, the project has been granted environmental clearance for residential apartments, mall & multiplex from MoEF & CC, New Delhi vide Letter No. 21-799/2007-IA.III dated 11th Jan, 2008 for plot area of 32,968.97 sq.m. (or 8.14 acres) and built-up area of 67,638 sqm. Thereafter, construction was started on the site. But, due to recession in the market, project could not be completed & construction was stopped in the year 2009. Further, a part of land was sold. Now, project has been revived and planning has been changed for development in area of 26,503.925 sqm. (or 6.54 acres).
- The total plot area of the project is 26503.925 sqm (6.54 acres) and the total built up area of the Project is 67638 sqm. The Project comprises of 14 residential blocks (9 are category A blocks and 5 are category B blocks), EWS block and one club building. The total cost of the project is 123 crores. The construction carried out till date is as under :-
 - i. Three Towers of 3-BHK constructed including basement = 1,24,761.24 sq.ft.
 - ii. Two towers of 2-BHK complete = 59,661.39 sq.ft.
 - iii. Three towers of 3-BHK complete up to basement slab level = 17,713.32 sq.ft.
 - iv. One tower of EWS flat complete = 13,150.00 sq.ft.
 - v. RCC Retaining wall which is a part of foundations for multistoried towers is also complete.
 - vi. Boundary wall with MS Grill for the project is complete.
 - vii. Entrance structure and Security check post complete.

Built-up area constructed at the site = 2, 15,285.95 sq.ft. or 20,000.72 sq.m.
- The total water requirement for the project is 435 KLD which will be met through municipal water supply and tubewell during operation phase. The domestic water requirement will be 337 KLD.
- The total wastewater generation from the project will be 348 M³/day, which will be treated in a STP of capacity 400 KLD to be installed at project site to discharge treated waste water @341 KLD. In summer season, the project proponent has proposed to utilize 98 KLD of treated wastewater for flushing purpose, 73 KLD for horticulture purpose and 170 KLD will be discharged into

municipal sewer. In winter season, the project proponent has proposed to utilize 98 M³/Day of treated wastewater for flushing purpose, 24 KLD for horticulture purpose and 219 M³/Day will be discharged into municipal sewer. In rainy season, the project proponent has proposed to utilize 98 M³/Day of treated wastewater for flushing purpose, 7 KLD for horticulture purpose and 269 KLD will be discharged into municipal sewer.

- The total quantity of solid waste generation will be 873 kg/day (0.4 kg/capita/day for residential and 0.2 kg/capita/day for floating population). Solid wastes generated will be segregated into biodegradable (waste vegetables, foods etc.) and Recyclable (papers, cartons, thermacol, plastics, glass etc.) components and collected in separate bins. The biodegradable organic wastes will be composted through mechanical composters. Recyclable waste will be sold to authorized vendors. Inert waste will be disposed to authorized dumping site of Municipal Council, Derabassi.
- The total load of electricity required for project will be 2057.73 KW which will be taken from the PSPCL. There is a proposal to install silent 2 DG Sets of capacity@ 1250 KVA as stand-by arrangement.
- The project proponent has also proposed to provide rain water harvesting through the ground water recharge (trench with recharge wells).
- Used oil to be generated from the DG sets will be stored in HDPE tanks and sold to the authorized recyclers.
- Mr. H.K. Singhal of M/s. SAB Industries Limited will be responsible for implementation of EMP for five years.
- Rs. 148 lac will be incurred for implementation of EMP on account of capital cost and Rs.24 lacs per annum will be incurred on account of recurring charges.
- Welfare society of "SSL Highway Towers" will be responsible for the same
- Rs. 1.10 crores will be spent on CSR activities which are given as under:-
 - A) **Education (Rs 5 lacs)**- Provide school uniforms, books, etc. to the Govt. School.
 - B) **Health (Rs. 35 Lakhs)**-
 - i) Provision of toilets especially for girl children.

- ii) Tie up with nearby hospital for providing Medical facilities, ambulance, periodical health check-up and vaccination for construction labour during construction period.

C) **TREE PLANTATION (Rs. 20 Lakhs)**- Tree Plantation in nearby surroundings areas.

D) **SOCIAL AWARENESS PROGRAMMES (Rs. 15 Lakhs)**-

- i) On issues like saving and well-upbringing of girl child.
- ii) Promoting tree plantations, rain water harvesting, solar street lighting system in and around the area, etc.

E) **IMPROVEMENT OF NEARBY VILLAGE ROAD (Rs. 35 Lakhs)**

The SEAC observed that the project proponent has not submitted documentary evidence to prove that no construction was carried out during the period when environmental clearance was not in vogue. To this observation of SEAC, the project proponent submitted a copy of the balance sheet to prove his contention that no construction was carried out at site during that time as there is no change in value of fixed assets.

The SEAC further observed that the project proponent has not submitted the details regarding following issues: -

- d) Complete storm water management plan including run off from upstream area.
- e) Layout of sewer line for carrying the treated sewage from project site to the MC sewer which is 800 m away from the project site as proposed by the project proponent is required to be submitted duly certified by MC, Zirakpur. The only alternative for connection to the MC, sewer line is either along National Highway or through forest area (Bir Bakarpur) for which prior permission from MoEF & CC under FCA, 1980 and/or NHAI is required.
- f) Map showing distance of project site from Khol-hi-raitan wild life sanctuary or copy of acknowledgement along with set of application applied to DFO for obtaining permission from Wildlife Angle.

After detailed deliberations, the SEAC decided to defer the case and ask the project proponent to submit the details of aforesaid observations so that further action in the matter can be taken. Accordingly, the decision of SEAC has

been conveyed to the project proponent vide letter No. 3088 dated 02.08.2016. But no reply was received from the project proponent at that time.

As the term for SEIAA & SEAC was coming to an end on 05.05.2017, the status of pending cases was discussed in the 123rd meeting of SEIAA held on 04.05.2017 wherein, it was decided that the all the pending cases be sent to the MoEF & CC, New Delhi and the project proponents be informed to approach the MoEF & CC, New Delhi. The instant case was also amongst the pending cases. Accordingly, record file of the case was sent vide SEIAA letter no. 840 dated 05.05.2017 to the MoEF & CC and the project proponent was requested vide letter no. 854 dated 05.05.2017 to approach the MoEF & CC for further action on the pending EC application.

MoEF & CC vide its letter No. 21-371/2017-IA-III dated 22.01.2018 has transferred the record file of the case back to the SEIAA, Punjab for appraisal as the SEIAA & SEAC have been reconstituted vide Notification dated 08.11.2017 and the project is covered under category 'B' of item 8 (a) of building & construction projects of the schedule of the EIA Notification, 2006.

The matter was considered by the SEIAA in its 127th meeting held on 09.02.2018 and the SEIAA was apprised that online application of the case is lying pending in the account of SEAC and MoEF & CC has sent back the office record files to SEIAA, Punjab. After deliberations, the SEIAA decided that SEAC be requested to appraise the project and send recommendations to SEIAA.

The case was considered by the SEAC in its 163rd meeting held on 13.03.2018, however, no one from the project proponent side attended the meeting.

The SEAC was apprised that reply to the observations (ADS) has not been received from the project proponent. However, the project proponent vide letter no. 1760 dated 10.03.2018 received through email dated 12.03.2018 has informed that due to some unavoidable circumstances, he would not be able to present his case in the 163rd meeting of SEAC to be held on 13.03.2018 and requested to consider the case in the next meeting. The request letter of the project proponent was taken on record by SEAC.

After considering the request of the project proponent, the SEAC decided to defer the case and aske the project proponent to submit the reply of

aforesaid observations and attend next meeting of SEAC as & when scheduled, failing which case be recommended for delisting.

Accordingly, the decision of SEAC has been conveyed vide letter No. 412 dated 27.03.2018 to the project proponent.

The project proponent submitted reply (online) to the aforesaid observation, which was annexed as Annexure-B with the Agenda

The case was considered by the SEAC in its 164th meeting held on 10.04.2018, which was attended by the following: -

- (i) Sh. Rakesh Mittal, Sr. General Manager of the promoter company on behalf of project proponent.
- (ii) Sh. Sandeep Garg, from Eco Laboratories & Consultants Pvt. Ltd., Mohali, Environmental Consultant of the promoter Company

To the earlier raised observations of the SEAC, the project proponent submitted reply as under

Sr No.	Observations	Reply
1	Complete storm water management plan including run off from upstream area	The project proponent has submitted the detailed storm drainage plan for the entire project which was taken on record by SEAC. 6 nos. Rain water harvesting pits have been proposed for artificial rainwater recharge within the project premises.
2	Layout of sewer line for carrying the treated sewage from project site to the MC sewer which is 800 m away from the project site as proposed by the project proponent is required to be submitted duly certified by MC, Zirakpur. The only alternative for connection to the MC, sewer line	The project proponent submitted that MC, Derabassi has laid the sewer from Derabassi Town upto Sukhmani Group of Institutes which is at a distance of approx. 550 m from their project site. The project proponent submitted NOC obtained from E.O, M.C, Derabassi vide letter No. 1560 dated 20.03.2018 along with duly signed layout showing

	is either along National Highway or through forest area (Bir Bakarpur) for which prior permission from MoEF & CC under FCA, 1980 and/or NHAI is required.	existing sewer line connection. The copies of the said NOC and layout plan was taken on record by SEAC. The location of the existing sewer has been marked on the layout plan and it has been clarified in the NOC issued by the EO,MC Derabassi that sewer line will be laid within 2 years of time i.e. sewer will be available well before the completion of project construction.
3	Map showing distance of project site from Khol-hi-raitan wild life sanctuary or copy of acknowledgement along with set of application applied to DFO for obtaining permission from Wildlife Angle.	The project proponent submitted that Khol-hi-raitan Wildlife Sanctuary is approx. 13.5 km away from the project site. Toposheet showing the distance between project site and Khol-hi-raitan Wildlife Sanctuary has been submitted, which was taken on record by SEAC. As project is outside the eco-sensitive zone of the sanctuary, therefore, there is no need of obtaining NBWL Clearance

Further, the project proponent informed that while filing application for environmental clearance, project drawings were not approved. But, the same have been approved vide Permit No. 1098 dated 26.02.2018. Minor changes have been made in the drawings i.e. Plot area as well as green area have been reduced without any changes in the built- up area of 7,29,559.13 sq.ft. (or 67,802.90 sq.m.). After making changes, Plot area is 6.38 acres (278110.81 Sq.ft. or 25,846.73 sq.m.) as per land records while green area is 4,143.27 sq.m. (or 44581.57 Sq.ft.) which is still higher than permissible green area value. Water demand calculations have been revised considering water consumption @135 liter per capita per day as per the norms decided by the SEIAA for Derabassi area. Revised water demand calculations

along with water balance diagram have been submitted by the project proponent, which were taken on record by the SEAC.

As per the revised water balance diagram, the total water requirement for the project will be 332 KLD including green area requirement, which will be met through municipal water supply and tubewell during operation phase. The domestic water requirement will be 309 KLD.

The total wastewater generation from the project will be 258 KLD, which will be treated in a STP based on MBBR technology of capacity 260 KLD to be installed at project site. In summer season, the project proponent has proposed to utilize 77 KLD of treated wastewater for flushing purpose, 23 KLD for horticulture purpose and 143 KLD will be discharged into municipal sewer. In winter season, the project proponent has proposed to utilize 77 KLD of treated wastewater for flushing purpose, 7 KLD for horticulture purpose and 159 KLD will be discharged into municipal sewer. In rainy season, the project proponent has proposed to utilize 77 KLD of treated wastewater for flushing purpose, 2 KLD for horticulture purpose and 174 KLD will be discharged into municipal sewer. 4143.27 sqm green area will be developed to utilize the treated waste water.

The project proponent has changed his consultant to M/s. Eco Laboratories & Consultants Pvt. Ltd. The Consultant is approved by QCI-NABET vide 211th Initial Accreditation Meeting held on 5th Jan, 2018.

To a query by SEAC regarding permission under Forest Conservation Act, 1980 for diversion of Forest land for approach to the project site, the project proponent submitted an acknowledgement with complete set of application submitted to the forest department for taking permission for approach road, which was taken on record by the SEAC.

The SEAC observed that the project proponent has provided adequate and satisfactory clarifications to the observations raised by it. Therefore, the Committee awarded 'Silver Grading' to the project proposal and decided that case be forwarded to SEIAA with the recommendations to grant environmental clearance for the development of group housing project namely "SSL Highway Towers" having plot area 25846.73 sqm (6.38 acres) and built up area 67802.90 sqm at Chandigarh-

Ambala Highway, Derabassi, District SAS Nagar subject to the following conditions in addition to the proposed measures

PART-A – Conditions common for all the three phases i.e. Pre-Construction Phase, Construction Phase and Operation Phase & Entire Life:

- (i) 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.
- (ii) A first aid room will be provided in the project both during construction and operation phase of the project.
- (iii) Construction of the STP, solid waste, e-waste, hazardous waste, storage facilities tubewell, DG Sets, Utilities etc, earmarked by the project proponent on the layout plan, should be made in the earmarked area only. In any case the position/location of these utilities should not be changed later-on.
- (iv) The environmental safeguards contained in the application of the promoter / mentioned during the presentation before State Level Environment Impact Assessment Authority/State Expert Appraisal Committee should be implemented in letter and spirit.
- (v) Ambient air & noise levels should conform to prescribed standards both during day and night. Incremental pollution loads on the ambient air quality, noise especially during worst noise generating activities, water quality and soil should be periodically monitored during construction phase as well as operation & entire life phase as per the MoEF&CC guidelines and all the mitigation measures should be taken to bring down the levels within the prescribed standards.
- (vi) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest (Conservation) Act, 1980 and Wildlife (Protection) Act, 1972 etc. shall be obtained, by project proponents from the competent authorities including Punjab Pollution Control Board and from other statutory bodies as applicable. The project proponent shall also obtain permission from the NBWL, if applicable.
- (vii) The State Environment Impact Assessment Authority, Punjab reserves the right to add additional safeguards/ measures subsequently, if found necessary, and to take action including revoking of the environmental clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguards/ measures in a time bound and satisfactory manner.
- (viii) A proper record showing compliance of all the conditions of environmental clearance shall be maintained and made available at site at all the times.

- (ix) The project proponent shall also submit half yearly compliance reports in respect of the stipulated prior environmental clearance terms & conditions including results of monitored data (both in hard & soft copies) to the respective Regional office of MoEF, the Zonal Office of CPCB, the SPCB and SEIAA, Punjab on 1st June and 1st December of each calendar year.
- (x) Officials from the Regional Office of Ministry of Environment & Forests, Chandigarh / State Level Environment Impact Assessment Authority / State Level Expert Appraisal Committee / Punjab Pollution Control Board who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents / data by the project proponents during their inspection. A complete set of all the documents submitted to State Environment Impact Assessment Authority should be forwarded to the APCCF, Regional Office of Ministry of Environment & Forests, Chandigarh.
- (xi) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by State Environment Impact Assessment Authority, Punjab.
- (xii) Environmental clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation Vs. Union of India in Writ Petition (Civil) No. 460 of 2004 as may be applicable to this project and decisions of any Competent Court, to the extent applicable.
- (xiii) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF&CC, SEIAA, Punjab the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels for all the parameters of NAAQM standards shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
- (xiv) The inlet and outlet point of natural drain system should be maintained with adequate size of channel for ensuring unrestricted flow of water.
- (xv) The unpaved area shall be more than or equal to 20% of the recreational open spaces.
- (xvi) Environmental Management Cell shall be formed during operation phase which will supervise and monitor the environment related aspects of the project.

PART-B – Specific Conditions:

III. Pre-Construction Phase

- (i) "Consent to establish" shall be obtained from Punjab Pollution Control Board under Air (Prevention & Control of Pollution) Act, 1981 and Water (Prevention & Control of Pollution) Act, 1974 and a copy of the same shall be submitted to the Ministry of Environment & Forests / State Level Environment Impact

Assessment Authority before the start of any construction work at site.

- (ii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- (iii) The approval of competent authority shall be obtained for structural safety of the buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightning.
- (iv) 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, disposal of waste water & solid waste in an environmentally sound manner, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

IV. Construction Phase:

- (i) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (ii) Disposal of muck during construction phase should not create any adverse effect on the neighbouring communities and be disposed off after taking the necessary precautions for general safety and health aspects of people with the approval of competent authority. The project proponent will comply with the provisions of Construction & Demolition Waste Rules, 2016. Dust, smoke & debris prevention measures such as wheel washing, screens, barricading and debris chute shall be installed at the site during construction including plastic / tarpaulin sheet covers for trucks bringing in sand & material at the site.
- (iii) Construction spoils, including bituminous material and other hazardous material, must not be allowed to contaminate watercourses. The dump sites for such material must be secured, so that they should not leach into the groundwater.
- (iv) Vehicles hired for bringing construction material to the site and other machinery to be used during construction should be in good condition and should conform to applicable air emission standards.
- (v) The project proponent shall use only treated sewage/wastewater for construction activities and no fresh water for this purpose will be used. A proper record in this regard should be maintained and available at site.
- (vi) Fly ash based construction material should be used in the construction as per the provisions of Fly Ash Notification of September, 1999 and as amended on August, 2003 and notification No. S.O. 2804 (E) dated 03.11.2009.
- (vii) Water demand during construction should be reduced by use of ready mixed concrete, curing agents and other best practices.

- (viii) Adequate treatment facility for drinking water shall be provided, if required.
- (ix) The project proponent shall provide electromagnetic flow meter at the outlet of the water supply, outlet of the STP and any pipeline to be used for re-using the treated wastewater back into the system for flushing and for horticulture purpose/green etc.
- (x) The project proponent will provide dual plumbing system for reuse of treated wastewater for flushing/ HVAC purposes etc. and colour coding of different pipe lines carrying water/wastewater/ treated wastewater as follows:
 - a. Fresh water : Blue
 - b. Untreated wastewater : Black
 - c. Treated wastewater (for reuse) : Green
 - d. Treated wastewater (for discharge) : Yellow
 - e. Storm water : Orange
- (xi) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- (xii) Separation of drinking water supply and treated sewage supply should be done by the use of different colors.
- (xiii) **(a)** Adequate steps shall be taken to conserve energy by limiting the use of glass, provision of proper thermal insulation and taking measures as prescribed under the Energy Conservation Building Code and National Building Code, 2005 on Energy conservation.

(b) Solar power plant by utilizing atleast 30% of the open roof top area in the premises shall be installed for utilizing maximum solar energy. Also, solar lights shall be provided as proposed for illumination of common areas.
- (xiv) The diesel generator sets to be used during construction phase should conform to the provisions of Diesel Generator Set Rules prescribed under the Environment (Protection) Act, 1986.
- (xv) Chute system, separate wet & dry bins at ground level and for common areas for facilitating segregation of waste, collection centre and mechanical composter (with a minimum capacity of 0.3kg/tenement/day) shall be provided for proper collection, handling, storage, segregation, treatment and disposal of solid waste.
- (xvi) A rainwater harvesting plan shall be designed where the re-charge bores (minimum one per 5000 sqm of built up area) shall be provided. Recharging wells for roof top run-off shall have provision of adequate treatment for

removing suspended matter etc. before recharging as per the CGWA guidelines. Run-off from areas other than roof top such as green areas and roads/pavement etc. may also be recharged but only after providing adequate treatment to remove suspended matter, oil & grease etc. and ensuring that rainwater being recharged from these areas is not contaminated with pesticides, insecticides, chemical fertilizer etc.

- (xvii) Green belt of adequate width as proposed shall be provided so as to achieve attenuation factor conforming to the day & night standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. A minimum of one tree for every 80 sqm of land shall be planted and maintained. The existing trees may be counted for this purpose. Preference should be given to planting native species. Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of three trees for every one tree that is cut) shall be done with the obligation to continue maintenance.

V. Operation Phase and Entire Life

- i) "Consent to operate" shall be obtained from Punjab Pollution Control Board under Air (Prevention & Control of Pollution) Act, 1981 and Water (Prevention & Control of Pollution) Act, 1974 and a copy of the same shall be submitted to the Ministry of Environment & Forests / State Level Environment Impact Assessment Authority at the time of start of operation.
- ii) The total water requirement for the project will be 332 KL/day, out of which 232 KL /day shall be met through own tubewell & MC supply and remaining 100 KL/day through recycling of treated wastewater.
- iii) a) The total wastewater generation from the project will be 258 KL/day, which will be treated in a STP based on MBBR technology of capacity 260 KL/day to be installed within the project premises. As proposed, reuse of treated wastewater and discharge of surplus treated wastewater shall be as below:

Season	Reuse for flushing (KLD)	For irrigation purposes (KLD)	Discharge into sewer (KLD)
Summer	77	23	143
Winter	77	7	159
Rainy	77	2	174

- 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. Only, the surplus treated wastewater shall be discharged into sewer after maintaining the proper record.
- iv) The project proponent shall ensure safe drinking water supply to the

habitants.

- v) The wastewater generated from swimming pool(s) shall not be discharged and the same shall be reused within the premises for purposes such as horticulture, HVAC etc.
- vi) A proper record regarding groundwater abstraction, water consumption, its reuse and disposal shall be maintained on daily basis and shall maintain a record of readings of each such meter on daily basis.
- vii) Rainwater harvesting/recharging systems shall be operated and maintained properly as per CGWA guidelines.
- viii) The facilities provided for collection, segregation, handling, on site storage & processing of solid waste such as chute system, wet & dry bins, collection centre & mechanical composter etc. shall be properly maintained chute system provided for collection of solid waste. The collected solid waste shall be segregated at site. The recyclable solid waste shall be sold out to the authorized vendors for which a written tie-up must be done with the authorized recyclers. Organic waste shall be composted by mechanical composters with a minimum capacity of 0.3kg/tenement/day and the inert solid waste shall be sent to the concerned collection centre of integrated municipal solid waste management facility of the area. A proper record in this regard shall be maintained.
- ix) Hazardous waste/E-waste should be disposed off as per Rules applicable and with the necessary approval of the Punjab Pollution Control Board.
- x) 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.
- xi) The project proponent before allowing any occupancy shall obtain completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab.
- xii) The green belt along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use.
- xiii) Solar power plant and other solar energy related equipments shall be operated and maintained properly.
- xiv) A report on the energy conservation measures conforming to energy conservation norms should be prepared incorporating details about machinery of air conditioning, lifts, lighting, building materials, R & U Factors etc. and submitted to the respective Regional office of MoEF, the Zonal Office of CPCB and the SPCB/SEIAA in three months time.

PART C – General Conditions :

I. Pre-Construction Phase

- i) This environmental clearance will be valid for a period of seven years from the date of its issue or till the completion of the project, whichever is earlier.
- ii) The project proponent should advertise in at least two local newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded environmental clearance and copies of clearance letters are available with the Punjab Pollution Control Board. The advertisement should be made within seven days from the day of issue of the clearance letter and a copy of the same should be forwarded to the Regional Office, Ministry of Environment & Forests, Chandigarh and SEIAA, Punjab.
- iii) The project proponent shall obtain permission from the CGWA for abstraction of groundwater & digging of borewell(s) and shall not abstract any groundwater without prior written permission of the CGWA, even if any borewell(s) exist at site.
- iv) The project proponent shall obtain CLU from the competent authority.
- v) A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parishad/ Municipal Corporation, Urban local body and the local NGO, if any, from whom suggestions / representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.

II. Construction Phase

- i) The project proponent shall adhere to the commitments made in the Environment Management Plan for the construction phase and Corporate Social Responsibility and shall spend minimum amount of Rs. 148 Lacs towards capital investment, Rs. 24 Lacs/annum (including operation phase) towards recurring expenditure for implementation of EMP and Rs. 1.10 crores towards CSR activities as proposed in addition to the amount to be spent under the provisions of the Companies Act 1956.

III. Operation Phase and Entire Life

1. **a)** The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of environmental management plan is transferred to the occupier/residents society under proper MOU under intimation to SEIAA, Punjab. The project proponent shall spend minimum amount of Rs. 24 Lacs/annum (including construction phase) towards recurring expenditure as proposed in the EMP.
- b)** The project proponent shall adhere to the commitments made in the proposal for CSR activities and shall spend a minimum amount of Rs. 1.10 crores towards following CSR activities:

A) **Education (Rs 5 lacs)**- Provide school uniforms, books, etc. to the Govt. School.

B) **Health (Rs. 35 Lakhs)**-

i) Provision of toilets especially for girl children.

ii) Tie up with nearby hospital for providing Medical facilities, ambulance, periodical health check-up and vaccination for construction labour during construction period.

C) **TREE PLANTATION (Rs. 20 Lakhs)**- Tree Plantation in nearby surroundings areas.

D) **SOCIAL AWARENESS PROGRAMMES (Rs. 15 Lakhs)**-

i) On issues like saving and well-upbringing of girl child.

ii) Promoting tree plantations, rain water harvesting, solar street lighting system in and around the area, etc.

E) **IMPROVEMENT OF NEARBY VILLAGE ROAD (Rs. 35 Lakhs)**

2. The diesel generator sets to be provided shall conform to the provisions of Diesel Generator Set Rules prescribed under the Environment (Protection) Act, 1986. The exhaust pipe of DG set if installed must be minimum 10 m away from the building or in case it is less than 10 m away, the exhaust pipe shall be taken upto 3 m above the building.

Item No.164.08 to 164.20 except item no. 164.18

The cases pertaining to agenda item nos. 164.08 to 164.20 except item no. 164.18 could not be taken up due to paucity of time. The SEAC decided to defer the cases & to take up the same in its next meeting. Item no 164.18 pertaining to falcon view was taken out of turn, it being a court matter, wherein, Hon'ble Court has given four weeks time to decide the case.

Item No.164.18: Application for obtaining Environmental Clearance under EIA notification dated 14.09.2006 for development of a residential project namely 'Falcon View' at Sector-66 A, Distt. Mohali by M/s Janta Land Promoters Limited. (Proposal No. SIA/PB/NCP/10626/2013)

The SEAC observed that: -

M/s Janta Land Promoters Limited, vide letter dated 20.11.2013 (received on 22.11.2013) has applied for obtaining environmental clearance under EIA notification dated 14.09.2006 for development of residential project namely

namely 'Falcon View' at Sector-66 A, Distt. Mohali. The project is covered under category B-2 Clause 8 (a) of the Schedule appended to the said notification. The details of the project as given in Form 1 and 1A and other documents are as under:

- The total land area of the project is 1, 38,280 sqm in which 1602 flats having the total built up area of 4, 93,407.3 sqm, will be constructed.
- The total cost of the project is Rs.759 crore.
- The total estimated designed population of the project will be 8010 persons.
- The total water requirement for the project will be 1202 KLD, out of which 882 KLD will be met through groundwater by installing tubewell and the remaining will be met through recycling of treated wastewater.
- The total wastewater generation from the project will be 962 KLD, which will be treated in a common STP of JLPL, of capacity 2800 KLD. The water balance submitted by the project proponent is not in order.
- Green belt will be developed in an area of 36,254.12 sqm
- The total quantity of solid waste generation will be 3204 kg/day shall be collected separately as biodegradable and non-biodegradable waste as per Municipal Solid Waste (Management & Handling) Rules, 2000. The biodegradable waste will be used for compost. The non-biodegradable and recyclable waste would be sold to recyclers.
- The total load of electricity required for the project will be 15000 KW, which is to be provided by the PSPCL. The promoter company has provision to provide DG sets as standby arrangement of electricity.
- The project proponent has proposed to provide rain water harvesting wells for ground water recharge.
- The e-waste generated will be stored in an isolated room and will be sold to the manufacturers.
- Used oil to be generated from the DG sets will be managed & handled as per the provisions of the Hazardous Wastes (Management, Handling & Transboundary Movement) Rules, 2008.

The other details of the project have been given in the Form 1 & 1-A submitted by the promoter and the details of the proposed project are as under:

1.	Properly filled Form 1 & 1A	Yes
2.	Proof of ownership of land	Submitted.
3.	CLU status	Permission for CLU for land area measuring 263.38 acres has been issued vide letter no. 4232 dated 17.08.2012 by the CTP, Punjab, which is in the name of M/s Janta Land Promoters Pvt. Ltd.
4.	Layout plan duly approved by the Competent Authority.	Submitted
5.	Topographical map of the area showing Contour Plan.	Submitted.
6.	Status of construction, if any, alongwith photographs from all the four sides.	Submitted, and it has been observed from the photographs that construction has been started at the project site. Further, the project proponent has submitted an undertaking to the effect that the construction activities of the project was started prior to the environmental clearance as the promoter company has the view that the project being an Industrial park does not require environmental clearance. This was not intentional violation of environment law and the violation of the Environment (Protection) Act will not be repeated.
7.	500 meter radius map of the area from periphery of project site clearly indicating the various industries (specifically red category industries) and structures lying in the area.	Submitted.
8.	Site plan of the project showing the following i) Location of STP ; ii) Solid waste storage area. iii) Green belt iv) Parking space v) RWH and water recharge pits vi) Fire fighting equipment layout vii) First aid room viii) Location of Tubewells	i) Common with Super mega project ii) Common with Super mega project iii) Marked iv) Marked v) Marked vi) Marked vii) Common with Super mega project viii) Common with Super mega project
9.	Permission of Competent Authority for;	➤ The GMADA, S.A.S. Nagar, vide

	<p>a) Water and Sewerage connection</p> <p>b) Collection of Solid waste</p> <p>c) Use of Ground Water</p>	<p>no. 1685 dated 16.04.2012 has issued certificate to the promoter company, wherein, it has been mentioned that the GMADA will account for sewage load to be generated from the Sector 66-A, 82 and 83, Mohali, while designing the trunk services, to be laid by the GMADA. The connection with these trunk services will be allowed after these services are laid and commissioned as per the approved services plan.</p> <ul style="list-style-type: none"> ➤ The MC, S.A.S. Nagar, vide no. 1797 dated 11.05.2013 has issued certificate to the promoter company, wherein, it has been mentioned that the solid waste to be generated from the Sector 66-A, 82 and 83 can be disposed off by the firm at the dumping site deposition of requisite charges. ➤ The project proponent has submitted a copy of NOC issued by CGWA vide no. 637 dated 18.04.2013 for abstraction of groundwater to the tune of 2322 KLD.
10.	Water balance chart for summer, rainy and winter seasons indicating critical requirements.	Submitted, but the same is not in order.
11.	Availability of adequate land for use of treated sewage and plantation.	Submitted
12.	Analysis reports of ambient air, ground water and noise levels from NABL/MoEF Accredited laboratories.	The ambient air monitoring has been got done from Eco Laboratories & Consultants Pvt. Ltd, and the analysis results indicate that the concentration of various pollutants such as PM _{2.5} , PM ₁₀ , SO ₂ , NO ₂ , NH ₃ , O ₃ , Pb, BaP, As, Ni, C ₆ H ₆ and CO have been measured. Also, ambient noise monitoring has been got done from the said firm and the analysis results indicate that the noise levels during day and night times, have been measured as 54.6 dB(A) leq and 42.5 dB(A) leq, respectively, against the

		prescribed standards of 55 and 45 dB(A) leq. The analysis report of groundwater has also been submitted.
13.	Quantification of energy saved and renewable energy devices used.	Submitted.
14.	Drawing showing plumbing systems for use of fresh, treated and hot water	Submitted
15.	Construction schedule (PERT/CPM Chart)	Submitted.
16.	Affidavits for ; a) Constitution of Environment Monitoring Cell b) Use of ready mix concrete or use of fly ash during construction. c) To provide Fire Fighting System d) To provide wind breaking curtains and water sprinkling system to minimize dust emissions during construction phase. e) To provide adequate safety measures for the construction workers during the construction phase.	Submitted.
17.	Environmental Management Plan indicating the following: a) All mitigation measures for each item-wise activity to be undertaken during the construction, operation and the entire life cycle to minimize adverse environmental impacts as a result of the activities of the project. b) Compliance of various environmental regulations c) Steps to be taken in case of emergency such as accidents at the site including fire. d) For how long period the project proponent will be responsible for implementation of EMP and the name of the person(s) responsible for implementation of EMP. e) Capital & recurring cost for the EMP per year and the details of funds for the same. f) Name of the individual persons / organization, who will be	(a) Submitted (b) Submitted (c) Submitted (d) Sh. Hardeep Singh, Authorized Signatory of M/s JLPL, will be responsible for implementation of EMP. (e) Rs. 36 lacs will be incurred for implementation of EMP and Rs. 5 lacs/annum will be incurred as recurring cost. (f) The welfare association of residents along with the Environment Management Cell will be responsible for implementation of EMP.

	responsible for implementation of EMP after the lapse of the period for which the project proponent is responsible.	
18.	Corporate Social Responsibility indicating various activities to be undertaken, provisions of funds for the same, the period for which the same is to be implemented and the person(s) responsible for the implementation of the same.	Rs. 7.5 crore will be utilized for following activities under Corporate Social Responsibility: (i) Providing school upto middle class (ii) Creche for children of labour. (iii) Dispensary for welfare of villagers at the space offered by the villagers. Sh. Hardeep Singh, Authorized Signatory of M/s JLPL, will be responsible for implementation of CSR.
19.	NOC of the nearest Air Port issued by its Authority.	The NOC issued by Airports Authority of India vide the no. 17726 dated 31.05.2012 submitted and as per this NOC the height of the building shall not exceed 80m above ground level.
20.	Traffic Circulation System and connectivity with a view to ensuring adequate parking, conflict free movements, Energy efficient Public Transport.	Submitted
21.	Disaster/Risk Assessment and Management Plan	Submitted

The project proponent was requested by the SEAC vide letter no. 3393 dated 24.12.2013, to attend its 85th meeting on 26.12.2013 and following were present in the said meeting on behalf of the project proponent:

- (i) Sh. Hardeep Singh, Deputy Chief Engineer of the promoter company.
- (ii) Ms. Simranjit Kaur of M/s Eco Labs, Mohali, Environmental Consultant of the promoter company.

Sh. Hardeep Singh, Deputy Chief Engineer of the promoter company informed the Committee that the construction work has just been started at site.

The SEAC observed that the case is required to be dealt as per the procedure mentioned in the Office Memorandum dated 12.12.2012 of the Ministry of Environment & Forests as amended on 27.06.2013 since the promoter company has

violated the provisions of EIA notification dated 14.09.2006 by starting construction of the project without obtaining environmental clearance under the said notification.

After detailed deliberations, the SEAC decided as under:

- (i) To forward the case to SEIAA with the recommendation to ask the project proponent to submit a formal resolution passed by the Board of Directors of the Company or to the Managing Committee / CEO of the Society, Trust, partnership / individually owned concern, within 60 days, mentioning that violations will not be repeated in future and in the meantime, the project may be delisted. In the eventuality of not having any response from the project proponent within the prescribed limit of 60 days, the project file may be closed.
- (ii) To recommend to SEIAA to send the case to the Govt. of Punjab, Department of Science, Technology & Environment:
 - For initiating credible action against project proponent / responsible persons / Promoter Company under the Environment (Protection) Act, 1986 due to start of construction activities of the project without obtaining Environmental Clearance under EIA notification dated 14.09.2006.
 - For issuance of directions under Section 5 of the Environment (Protection) Act, 1986 to restrain the promoter company from carrying out any further construction activity of the project till the environmental clearance under EIA notification dated 14.09.2006 is obtained.

Further, the project proponent would submit revised water balance chart.

The case was considered by the SEIAA in its 57th meeting held on 10.01.2014, wherein, after detailed deliberations, the SEIAA decided as under:

- a) To send the case to the Govt. of Punjab, Department of Science, Technology & Environment:
 - For initiating credible action against project proponent / responsible persons / Promoter Company under the Environment (Protection) Act, 1986 due to start of construction

activities of the project without obtaining Environmental Clearance under EIA notification dated 14.09.2006.

- For issuance of directions under Section 5 of the Environment (Protection) Act, 1986 to restrain the promoter company from carrying out any further construction activity of the project till the environmental clearance under EIA notification dated 14.09.2006 is obtained.

b) To ask the project proponent to submit a formal resolution passed by the Board of Directors of the Company or the Managing Committee / CEO of the Society, Trust, partnership / individually owned concern, within 60 days, mentioning that violations will not be repeated in future and in the meantime, the project may be delisted. In the eventuality of not having any response from the project proponent within the prescribed limit of 60 days, the project file may be closed.

c) To inform the project proponent that the application for environmental clearance under EIA Notification dated 14.09.2006 will be considered only after the action is initiated by the Govt. of Punjab, Department of Science, Technology & Environment for violating the provisions of the said notification due to start of construction work of the project without obtaining environmental clearance & resolution as at (b) above is received within the stipulated period.

The case was sent to the Govt. of Punjab, Department of Science, Technology & Environment for initiating action against the project proponent/responsible persons under the provisions of the Environment (Protection) Act, 1986 for starting the construction work of the project without obtaining environmental clearance from State Level Environment Impact Assessment Authority as required under the EIA notification no. 1533 (E) dated 14.9.2006.

The Govt. of Punjab, Department of Science, Technology & Environment, Chandigarh vide letter no. 403790/1 dated 30.01.2015 has informed that the Govt. of India, Ministry of Environment, Forests & Climate Change, New Delhi vide notification No. S.O. 638 (E) dated 28.02.2014 has empowered the SEIAA to initiate action u/s 19 (a) of the Environment (Protection) Act, 1986 at its own

wherever any of the conditions have been violated by the project proponent. The Govt. has directed the SEIAA, Punjab to initiate action at its own level for which the violations have been committed by the project proponent earlier for not obtaining environmental clearance as per above mentioned notification dated 28.02.2014.

The matter was considered by the SEIAA in its 80th meeting held on 28.02.2015 and after deliberations, SEIAA decided as under:

1. To take the following actions:
 - a) To ask the project proponent to submit, within 60 days, a formal resolution passed by the Board of Directors of the Company or to the Managing Committee / CEO of the Society, Trust, partnership / individually owned concern, mentioning that violations in respect of starting construction activities without obtaining environmental clearance under EIA notification dated 14.09.2006, are un-intentional and will not be repeated in future. In the meantime, the project be delisted. In case, the project proponent fails to submit the said resolution within a period of 60 days, it will be presumed that the project proponent is no longer interested in pursuing the project further and the project file will be closed and the project proponent will have to initiate the procedure *de novo* for obtaining environmental clearance.
 - b) To ask the project proponent to submit copy of Memorandum of Article Association / partnership deed / list of Directors and names of other persons responsible for managing the day-to-day affairs of the project.
 - c) To initiate credible action against project proponent(s), responsible person(s) & promoter company on receipt of information as at (a) above, by invoking powers u/s 19 of the Environment (Protection) Act, 1986 as delegated by Ministry of Environment & Forests vide notification No. S.O. 638 (E) dated 28.02.2014 due to start of construction activities of the project without obtaining Environmental Clearance under EIA notification dated 14.09.2006. Punjab Pollution Control Board be written in this regard for taking necessary legal action

u/s 15 of the Environment (Protection) Act,1986 for the period for which the violation has taken place.

- d) To issue directions under section 5 of the Environment (Protection) Act, 1986 as delegated by Ministry of Environment & Forests vide Notification No. S.O. 637 (E) dated 28.02.2014 to restrain the promoter company from carrying out any further construction or operation activity of the project till the environmental clearance under EIA notification dated 14.09.2006 is obtained.
- e) To inform the project proponent that the application for environmental clearance under EIA Notification dated 14.09.2006 will be considered only after the compliance of decision (a) above and action is initiated for violating the provisions of the EIA notification dated 14.09.2006 due to start of construction work of the project without obtaining environmental clearance.

2. In future, in all the cases at the time of receiving environmental clearance / ToRs application, a 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, shall be obtained and check lists of documents to be attached with the environmental clearance applications/ToRs of various projects be amended accordingly.

Accordingly, the decisions of SEIAA was conveyed to the project proponent vide letter No. 1388 dated 05.03.2015 and directions were issued under Section 5 of the Environment (Protection) Act, 1986 to restrain the promoter company from carrying out any further construction activity of the project till the environmental clearance under EIA notification dated 14.09.2006 vide letter No.1390 dated 05.03.2015.

Further, it is submitted that the project proponent vide letter dated 12.05.2015 has submitted:

- i. A formal resolution passed by the Board of Directors of the Company or to the Managing Committee / CEO of the Society, Trust, partnership / individually owned concern, mentioning that violations in respect of

starting construction activities without obtaining environmental clearance under EIA notification dated 14.09.2006, are un-intentional and will not be repeated in future.

- ii. A copy of Memorandum of Article Association / partnership deed / list of Directors and names of other persons responsible for managing the day-to-day affairs of the project.

The case was sent to the Punjab Pollution Control Board for initiating credible action against project proponent / responsible persons / promoter company under the Environment (Protection) Act, 1986 due to start of construction activities of the project without obtaining Environmental Clearance under EIA notification dated 14.09.2006.

The Punjab Pollution Control Board, Regional Office, Mohali vide letter No. 5524 dated 18.12.2015 informed that prosecution u/s 15, 16 of the Environment (Protection) Act, 1986 has been launched against the promoter company and its responsible persons in the Court of JMIC, SAS Nagar on 17.12.2015.

The case was considered by the SEAC in its 139th meeting held on 05.01.2016. The Committee noted that the case pertains to category 8 (b) of the Schedule appended to the EIA Notification dated 14.9.2006 and such type of projects are to be appraised as category B-1 as per the said notification. Thus, the project proponent is required to be issued 'Terms of Reference' for preparation of draft Rapid EIA study report.

The project proponent requested that being a part of the Super Mega Mixed Use integrated industrial park project, they may be allowed to use the baseline data from EIA studies already conducted for the said project during Oct-2014 to Dec-2014. The Project Proponent further submitted that they will however generate baseline data for one more month.

The SEAC observed that the OM dated 22.08.2014 issued by the MoEF allows use of maximum 3-year-old baseline data. As such, the SEAC accepted the request of the Project Proponent and decided to allow the use of baseline data from the EIA study report of the Super Mega Mixed use integrated industrial park project, Sector-82,83 and 60A Mohali for the period of Oct-2014 to Dec-2014. However, the project proponent shall generate baseline data for one more month as proposed by

him. After detailed deliberations in the matter, it was decided to finalize "Terms of Reference" and to convey the same to the project proponent for preparation of detailed draft Rapid EIA report.

A detailed draft EIA/EMP report should be prepared as per the above TOR's and shall be submitted to the SEAC as per the provisions of the EIA Notification dated 14.9.2006. The project proponent may use baseline data from EIA study of M/s Super Mega Mixed Use Integrated Industrial Park Project, Sector-82, 83 and 60-A Mohali, carried for the period of Oct-2014 to Dec-2014. However, one month baseline data will be generated by him for carrying out the EIA study. The aforesaid 'Terms of Reference' will be valid for a period of two years from its issuance.

Accordingly, TOR's were conveyed vide letter no 411 dated 18.01.2016 to the project proponent. Thereafter, the project proponent had submitted the EIA report and requested to grant environmental clearance to the project.

The case was considered by the SEAC in its 142nd meeting held on 11.03.2016, which was attended by the following on behalf of the promoter company:

1. Sh. M.L. Mittal, Deputy Chief Engineer from the Promoter Company.
2. Sh. Sandeep Garg, Environmental Consultant of the promoter company.

The SEAC queried whether construction work has been stopped at the project site or not. In reply to this query, the project proponent stated that they had stopped the construction work on the project site after issuance of the directions by the SEIAA. The SEAC observed that the project proponent submitted resolution on 08.03.2014 to the effect that violation was unintentional and will not be repeated. Direction to the project proponent for stopping the construction activity were issued u/s 5 of EPA by SEIAA on 05.03.2015. The above statement of the project proponent viz-a-viz the material facts on record indicate that the construction activity continued even after submission of the resolution. The SEAC was of the view that the construction should have been stopped after filing the application/presentation before SEAC wherein project proponent was informed about the violations and action being recommended against him to SEIAA. Any

construction activity done at site after that should be viewed as an intentional violation.

After detailed deliberations, SEAC decided to ask the Regional office, Punjab Pollution Control Board, Mohali to send the report of the latest construction status of the project along with photographs and to defer the case till the verification report from the Regional office, Punjab Pollution Control Board, Mohali is received.

The Environmental Engineer, Punjab Pollution Control Board, Regional Office, Mohali was requested vide e-mails to visit the project site and submit report regarding latest construction status.

The Environmental Engineer, Punjab Pollution Control Board, Regional Office, Mohali vide return email dated 18.08.2016 has intimated that out of total No 25 towers, which is under proposal, substantial construction / structural work of 13 No of towers up to G+16 levels have been completed. Further, the structure work of 3 no of towers have been completed up to G+15 levels, 2 no of towers up to G+13 levels and 1 tower up to G+5 level. The Deputy Chief Engineer informed during visit that the structural activities of approximately 700 no of flats have been completed.

The case was considered by the SEAC in its 149th meeting held on 29.08.2016, which was attended by the following on behalf of the promoter company:

1. Sh. M.L. Mittal, Deputy Chief Engineer from the Promoter Company.
2. Sh. Ramesh Chandra, Senior Project Manager, from the promoter company
3. Sh. Sandeep Garg, Environmental Consultant of the promoter company.

The SEAC observed that from the report dated 18.08.2016 sent by EE, RO, Mohali & statement given as well as the admission made by the project proponent during the presentation, it was found that construction has not been stopped after the prosecution, as such, it is a case of continued violation. The project proponent submitted that vide their letter dated 12.03.2016 they have submitted that they do not require separate environmental clearance for this project as it is part of an area development project of Janta Land Promoters Ltd. Namely Super Mega Mixed Use Integrated Industrial Park Project for which they have already obtained the Environmental Clearance. The SEAC, did not agree to this

contention of project proponent and observed that complete details of environmental impacts due to construction activities of this project were not covered under this environmental clearance obtained by M/s Janta Land Promoters Limited for the area development project.

After detailed deliberations, the SEAC decided to forward the case to SEIAA for initiating another penal action due to continued violation in light of OM dated 12.12.12 & 27.06.2013 with the following recommendations (except Sr. no. 'a' of the OM dated 12.12.12 regarding resolution to be submitted by the project proponent:-

- b) For initiating credible action against project proponent / responsible persons / Promoter Company under the Environment (Protection) Act, 1986 due to continuing violation by the project proponent construction activities of the project even after filing of earlier complaint in the court of Competent Law & without obtaining Environmental Clearance under EIA notification dated 14.09.2006. The names of all the Directors as mentioned in the Memorandum & Article of Association submitted by the project proponent along with applicant be sent to Punjab Pollution Control Board as project proponent(s)/persons responsible.
- c) Once action as per point a & b mentioned above have been taken, the concerned case will be dealt with and processed as per the prescribed procedure for dealing with cases for grant of TORs / Environment Clearance /CRZ Clearance and appropriate recommendation made by the EAC/decision taken by the Ministry as per the merit of the case.
- d) For issuance of directions under Section 5 of the Environment (Protection) Act, 1986 to restrain the promoter company from carrying out any further construction activity of the project till the environmental clearance under EIA notification dated 14.09.2006 is obtained.

However, the above mentioned recommendations are subject to the final order of the Hon'ble Supreme Court of India in matter of civil appeal no. 7191-7192/2015 as may be applicable to this project and decision of any competent authority to the extent applicable.

The case was considered by the SEIAA in its 115th meeting held on 23.09.2016, which was attended by the following on behalf of the project proponent:

1. Sh. M.L. Mittal, Deputy Chief Engineer from the Promoter Company.
2. Sh. Ramesh Chandra, Senior Project Manager, from the promoter company

The SEIAA queried that whether the construction has been carried out by the promoter company after the issue directions under section 5 of the Environment (Protection) Act, 1986 vide SEIAA letter no. 1390 dated 05.03.2015 to restrain it from carrying out any further construction or operation activity of the project till the environmental clearance under EIA notification dated 14.09.2006 is obtained. In reply to this query, the project proponent replied that the construction has been carried out after the directions issued to the promoter company due to the requirement of fulfillment of his obligations towards allottee of flats.

After detailed deliberations, the SEIAA decided to accept the recommendations of SEAC and take the action as recommended by SEAC. Further, the SEIAA also decided to issue directions u/s 5 of the Environment (Protection) Act, 1986 to restrain the promoter company not to create any third party interest in the project till the environmental clearance under EIA notification dated 14.09.2006 is obtained.

The Member Secretary, Punjab Pollution Control Board was requested vide no. 3422 dated 27.09.2016 to launch the prosecution u/s 15, 16 read with section 19 of the Environment (Protection) Act, 1986 against the project proponents and its responsible persons, under intimation to this office.

Environmental Engineer, PPCB, RO, Mohali vide its office endst. No. 1106 dated 10.03.2017 informed that a complaint has been filed against the subject cited promoter company and its responsible person's u/s 15,16 of Environment (Protection) Act, 1986 in the Hon'ble Court of Chief Judicial Magistrate, SAS Nagar on 06.03.2017. The case has been fixed for next hearing on 06.05.2017.

The case was considered by the SEAC in its 156th meeting held on 06.04.2017, which was attended by the following: -

1. Sh. M.L. Mittal, Deputy Chief Engineer from the Promoter Company.
2. Sh. Ramesh Chandra, Senior Project Manager, from the promoter company

3. Sh. Sandeep Garg, Environmental Consultant of the promoter company.

The SEAC observed that Ministry of Environment, Forest and Climate change, New Delhi vide Notification No. S.O. 804(E) dated 14.03.2017 has laid down the procedure to deal with the violation cases and has made the following amendments in the EIA Notification, 2006: -

- a) In case the projects or activities requiring prior environmental clearance under Environment Impact Assessment Notification, 2006 from the concerned Regulatory Authority are brought for environmental clearance after starting the construction work, or have undertaken expansion, modernization, and change in product- mix without prior environmental clearance, these projects shall be treated as cases of violations and in such cases, even Category B projects which are granted environmental clearance by the State Environment Impact Assessment Authority constituted under sub-section (3) Section 3 of the Environment (Protection) Act, 1986 shall be appraised for grant of environmental clearance only by the Expert Appraisal Committee and environmental clearance will be granted at the Central level.
- b) In cases of violation, action will be taken against the project proponent by the respective State or State Pollution Control Board under the provisions of section 19 of the Environment (Protection) Act, 1986 and further, no consent to operate or occupancy certificate will be issued till the project is granted the environmental clearance.
- c) The cases of violation will be appraised by respective sector Expert Appraisal Committees constituted under subsection (3) of Section 3 of the Environment (Protection) Act, 1986 with a view to assess that the project has been constructed at a site which under prevailing laws is permissible and expansion has been done which can be run sustainably under compliance of environmental norms with adequate environmental safeguards; and in case, where the finding of the Expert Appraisal Committee is negative, closure of the project will be recommended along with other actions under the law.
- d) In case, where the findings of the Expert Appraisal Committee on point at sub-para (4) above are affirmative, the projects under this category will be prescribed the appropriate Terms of Reference for undertaking Environment

Impact Assessment and preparation of Environment Management Plan. Further, the Expert Appraisal Committee will prescribe a specific Terms of Reference for the project on assessment of ecological damage, remediation plan and natural and community resource augmentation plan and it shall be prepared as an independent chapter in the environment impact assessment report by the accredited consultants. The collection and analysis of data for assessment of ecological damage, preparation of remediation plan and natural and community resource augmentation plan shall be done by an environmental laboratory duly notified under Environment (Protection) Act, 1986, or a environmental laboratory accredited by National Accreditation Board for Testing and Calibration Laboratories, or a laboratory of a Council of Scientific and Industrial Research institution working in the field of environment.

- e) The Expert Appraisal Committee shall stipulate the implementation of Environmental Management Plan, comprising remediation plan and natural and community resource augmentation plan corresponding to the ecological damage assessed and economic benefit derived due to violation as a condition of environmental clearance.
- f) The project proponent will be required to submit a bank guarantee equivalent to the amount of remediation plan and Natural and Community Resource Augmentation Plan with the State Pollution Control Board and the quantification will be recommended by Expert Appraisal Committee and finalized by Regulatory Authority and the bank guarantee shall be deposited prior to the grant of environmental clearance and will be released after successful implementation of the remediation plan and Natural and Community Resource Augmentation Plan, and after the recommendation by regional office of the Ministry, Expert Appraisal Committee and approval of the Regulatory Authority.

The SEAC observed that as per amendment as mentioned at (a) above, violation cases of even category "B" projects which are granted Environment Clearance by SEIAA are to appraised for grant of Environment Clearance only by the

EAC and Environment Clearance is to be granted at Central level. As such, the present case also lies in the competency of the MoEF&CC, New Delhi.

After detailed deliberations, the SEAC decided to recommend to SEIAA as under; -

- (i) To reject the application for issuance of environmental clearance under EIA notification dated 14.09.2006 for development of a residential project namely 'Falcon View' at Sector-66 A, Distt. Mohali.
- (ii) Project proponent be informed to apply fresh application at the Central level as per the provisions of amended EIA Notification, 2006.
- (iii) The proceedings be also sent to the Punjab Pollution Control Board for taking necessary action as per the provisions of sub para (3) of the para 13 of the amended Notification dated 14.03.2017.

The case was considered by SEIAA in its 121st meeting held on 20.04.2017, which was attended by the following:

1. Sh. M.L. Mittal, Deputy Chief Engineer from the Promoter Company.
2. Sh. Sandeep Garg, Environmental Consultant of the promoter company.

After deliberations, the SEIAA decided to defer the case.

As the term for SEIAA & SEAC was coming to an end on 05.05.2017, the status of pending cases was discussed in the 123rd meeting of SEIAA held on 04.05.2017 wherein, it was decided that list of the EC application (with online application no. and project name) of the violation cases which were deferred in 121st meeting of SEIAA held on 20.04.2017 be forward to the MoEF&CC, New Delhi and the project proponents be informed to approach the MoEF&CC, New Delhi. The instant case was also amongst the pending violation cases. Accordingly, record file of the case was sent vide SEIAA letter no. 840 dated 05.05.2017 to the MoEF&CC, New Delhi and the project proponent was requested vide letter no. 845 dated 05.05.2017 to approach the MoEF&CC, New Delhi for further action on the pending EC application.

However, the project proponent has filed a civil writ petition no. 21351 of 2016 titled as M/s Janta Land Promoters Pvt. Ltd. Vs Union of India & others before the Hon'ble Punjab & Haryana High Court , wherein he has challenged the orders of the SEIAA/SEAC rejecting his request for withdrawal of EC application of

this project contending that since the area development project namely "Super Mega Mixed Use Integrated Industrial Park" of which this group housing project is a part, has now been granted environmental clearance, as such this group housing project does not require separate EC. SEIAA & SEAC have been impleaded as respondents in the CWP.

During this course of hearing in the matter on 14.03.2018, MoEF&CC, also a respondent in the CWP, stated that SEIAA & SEAC have been reconstituted and violation cases which were pending before SEIAA & SEAC but had been forwarded to Union of India in compliance of the Notification dated 14.03.2017, are now being sent back in light of amended Notification dated 08.03.2018 which was submitted before the Hon'ble Court. Mr. Jigmet Takpa IFS, Joint Secretary, MoEF&CC, Govt. of India stated before Hon'ble Court that needful shall be done within a fortnight. Mr. Gurminder Singh, Senior Advocate representing SEIAA & SEAC state that on receipt of application from Union of India, the same shall be decided within next 04 weeks. The case has been adjourned to 14.05.2018.

In compliance to the order dated 14.03.2018 passed by the Hon'ble Punjab & Haryana High Court, MoEF&CC, New Delhi vide its letter No. 19-184/2017-IA-III(Pt.) dated 26.03.2018 has transferred the record file of the case back to the SEIAA, Punjab

The case was considered by the SEAC in its 164th meeting held on 10.04.2018, which was attended by the following on behalf of the promoter company:

1. Sh. Sohan Singh, Manager from the Promoter Company.
2. Sh. A K Kataria, CEE from the Promoter Company.
3. Sh. Sandeep Garg, Environmental Consultant of the promoter company.

SEAC allowed the project proponent to present his case. The Project proponent reiterated their contention that the separate environmental clearance for his project is not required as they have already obtained EC for the area development project namely Super Mega Mixed Used Integrated Industrial Park and instant case is a part of that area development project, which is their stand before the Hon'ble High Court.

The SEAC observed that this request of the project proponent had already been considered and rejected by SEAC in its 149th meeting held on 29.08.2016 and recommendations of SEAC have been accepted by SEIAA in its 115th meeting held on 23.09.2016.

After detailed deliberations, the SEAC, unanimously concluded that the contention of the project proponent regarding separate environmental clearance for this project stands already considered and rejected as mentioned above, so, to proceed further in the matter, additional specific TOR in line with the notification dated 14.03.2017 are required to be issued to the project proponent as under: -

Additional specific TOR: -

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

The SEAC decided to recommend to SEIAA issuance of above mentioned additional specific TOR to the project Proponent.

Table Item : Request regarding exemption of obtaining Environmental Clearance for construction of Interpretation Centre at Pushpa Gujral Science City, Kapurthala

This item was allowed by the chair to be discussed as table item.

Additional Project Director, Punjab Heritage & Tourism Promotion Board, Infrastructure Development Investment Programme for Tourism (IDIPT) vide letter no. PHTPB/IDIPT/2018 dated Nil has requested to advise in the matter, based on which they would be in a position to take up the

work at Interpretation Centre funded by the Asian Development Bank (ADB) in Pushpa Gujral Science City, Kapurthala.

It has been stated in the request letter that department is implementing ADB assisted project on Infrastructure Development Investment Programme for Tourism in which apart from conservation work of heritage buildings in Punjab development of infrastructure such as Interpretation Centre, etc. has been included. In the project, construction of Interpretation Centre at Pushpa Gujral Science City, Kapurthala has also been included. A Copy of the Master plan and site plan of Interpretation centre has also been submitted.

As per the amendment of EIA notification issued on 09.12.2016, Environmental clearance is mandatory for Building and Construction projects exceeding an area of 20,000 sq.m. and built-up area of 1,50,000 sq.m. Environmental Clearance is required in case the total built up exceeds 20,000 sq.m. However, it has also been provided in the above notification that the building and the construction project shall not include universities, colleges, hostels for educational institutions but will comply with the Environmental Conditions for Buildings and Constructions given in Appendix XIV.

As per the Memorandum of Association and Rules & Regulations of Pushpa Gujral Science City, Kapurthala, it is an educational institution, which is thus covered under the above EIA notification. As such an Environmental Clearance for proposed construction of Interpretation Centre at PGSC, Kapurthala even beyond the built-up area which shall now be 20,229.61 sqm after the construction of Interpretation Centre is not required.

The matter was considered by SEAC in its 164th meeting held on 10.04.2018 and observed as under: -

- 1) Built-up area of Pushpa Gujral Science City, Kapurthala will be 20,229.61 sqm after proposed construction of Interpretation Centre at PGSC, Kapurthala.
- 2) Pushpa Gujral Science City at Kapurthala has been set up with the following aims & objectives as mentioned in the Memorandum of Article of Association.

- a) To design and develop exhibits, demonstration equipment and educational technologies on frontier areas of science and technology.
- b) To undertake and encourage research and training a) for ecological sustainable development, b) conservation evaluation and utilization of nations biological wealth, c) development in harnessing alternate sources of energy, d) technology development, information dissemination and science communication.
- c) To establish and award research fellowships, prizes, traineeships and financing of specific research in relevant fields and to publish scientific papers, books and journals devoted to the activities of Science City.
- d) To render assistance to universities, technical institutions, museums, schools and colleges and other bodies in planning developing science exhibitions and also in training personnel.
- e) To collect and disseminate information in regard to science and technology, energy and environment through both print media and electronic media.

The SEAC deliberated upon the matter and observed that as per the MoEF & CC Notification dated 22.12.2014, Pushpa Gujral Science City , Kapurthala does not attract the provisions of EIA Notification, 2006 as the said notification provides exemption to buildings of educational institutions falling under category 8 (a) of the schedule from obtaining prior Environment Clearance under the provisions of the EIA Notification, 2006 subject to certain sustainable environmental Management guidelines issued by MoEF & CC vide OM dated 09.06.2015. The total built up area of Pushpa Gujral Science City after including the expansion area of proposed Interpretation Centre at PGSC, Kapurthala will be 20229.61 sqm but is covered under the exemption as provided in the Notification dated 22.12.2014. The SEAC decided that matter with above observation of SEAC be forwarded to the SEIAA for conveying the same to Pushpa Gujral Science City, Kapurthala.
