

**Proceedings of 249<sup>th</sup> meeting of State Expert Appraisal Committee (SEAC) held on 12.06.2023 at 11:00 AM in the Conference Hall no. 3, MGSIPA Complex, Sector-26, Chandigarh**

Following were present:

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

**Item No. 01: Confirmation of the proceedings of 247<sup>th</sup> & 248<sup>th</sup> meeting of State Level Expert Appraisal Committee held on 22.05.2023 & 27.05.2023.**

The proceedings of 247<sup>th</sup> & 248<sup>th</sup> meeting of State Level Expert Appraisal Committee held on 22.05.2023 & 27.05.2023 were prepared and circulated through email. The comments of Sh. KL Malhotra, Member SEAC received through e-mail on 28.05.2023, were incorporated in the proceedings of the 247<sup>th</sup> meeting held on 22.05.2023. Further, no comments were received from any of the Members with regard to the 248<sup>th</sup> meeting held on 27.05.2023. SEAC noted the same and confirmed the proceedings of the 247<sup>th</sup> & 248<sup>th</sup> meetings.

**Item No. 02: Action taken on the proceedings of the 247<sup>th</sup> & 248<sup>th</sup> meeting of State Level Expert Appraisal Committee held on 22.05.2023 & 27.05.2023.**

The action taken on the decisions of 247<sup>th</sup> & 248<sup>th</sup> meeting of State Level Expert Appraisal Committee held on 22.05.2023 & 27.05.2023 have been completed. SEAC noted to the same.

**Item no. 249.01: Application for Environmental Clearance under EIA notification dated 14.09.2006 for proposed 0.75 Million Tonnes Per Annum (MTPA) Crude Steel Production at Industrial Plot A-1, Village Kadiana Khurd, Tehsil Ludhiana (East), District Ludhiana by M/s Tata Steel Limited (Proposal No. SIA/PB/IND1/430223/2022).**

The industry proposes to install 0.75 MTPA of crude steel production through Electric Arc Furnace (EAF) at industrial Plot A-1, adjacent to Hi Tech Cycle Valley at Village Kadiana Khurd, Tehsil Ludhiana (East), District Ludhiana on land measuring about 115 acres.

The industry was granted Terms of Reference vide SEIAA letter No. SEIAA/MS/2023/394 dated 10.02.2023 for carrying out EIA study as per the EIA notification dated 14.09.2006. The industry is covered under category 3(a) of the schedule appended with EIA notification dated 14.09.2006.

Now, the industry has submitted Final EIA report after incorporating the compliance of the Terms of Reference (ToR) and public hearing consultation. The total cost of the project is Rs. 2590 Crore and the industry has deposited Rs. 6475000/- vide UTR No. HDFCR52023020781237687 dated 07.02.2023 and Rs. 19425000/- vide UTR No. HDFCR52032060 dated 02.06.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

The Punjab Pollution Control Board vide letter No. 12281 dated 26.05.2023 conveyed the proceedings of the public hearing of the industry held on 28.04.2023, wherein the comments regarding construction status, adequacy of the pollution control proposal and suitability of site are given as under:

**Suitability of site:**

The site of the project is located, at industrial plot A-1, Village Kadiana Khurd, Tehsil Ludhiana East, Ludhiana, at coordinates 30.946951, 75.986953. The site is located, opposite to the M/s Hero E-cycles, Pvt Ltd. The site is located around, 5 Km from the Municipal Corporation, Ludhiana limits as such the site is located, outside the boundary of critically polluted area, Ludhiana. The industry has submitted allotment letter of industrial plot from PSIEC vide letter No. 14510 dated 14.07.2022 for manufacturing purposes. As such site is in principle suitable for proposed project.

**Adequacy of pollution control proposals:**

The industry has proposed, to install the side hood, along with pulse jet bag house as APCD with its induction furnace. The Project Proponent has also proposed to install STP for treatment of domestic effluent generated from the industry, Hence the pollution control devices proposed by the industry are principally adequate.

**Construction status:**

No construction work of the building of the project has been started. The industry has started only work regarding boundary wall.

**Deliberations during 249<sup>th</sup> meeting of SEAC held on 12.06.2023.**

The meeting was attended by the following:

- (i) Mr. Ajit Kothari, Chief Projects & Construction Sustainability M/s Tata Steel Ltd.
- (ii) Mr. Suresh, Environmental Consultant M/s Vimta Labs.

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

Sr. No.	Description	Details
<b>1</b>	<b>Basic Details</b>	
1.1	Name of Project & Project Proponent:	Project Name: Proposed 0.75 Million Tonnes Per Annum (MTPA) Crude Steel Production Through Electrical Arc Furnace Proponent: M/s. Tata Steel Limited Applicant: Amit Ranjan Chakraborty Designation: Chief Environment Management
1.2	Proposal:	SIA/PB/IND1/430223/2022
1.3	Location of Industry:	Industrial Plot A-1, Kadiana Khurd Village (Adjacent To Hi-Tech Valley), Ludhiana (East) Tehsil, Ludhiana District, Punjab.
1.4	Details of Land area & Built up area:	The total land area is 46.53 Ha (115 Acres).
1.5	Category under EIA notification dated 14.09.2006	The project falls under S.No. 3(a) – Metallurgical Industries, Category-B
1.6	Cost of the project	Total – Rs 2590 Cr.
1.7	Compliance of Public Hearing Proceedings	Detailed Action Plan along with timeline and Budget allocation is given as <b>Annexure I</b> .
<b>2.</b>	<b>Site Suitability Characteristics</b>	
2.1	Whether site of the industry is suitable as per the provisions of Master Plan:	Yes, the site falls in approved existing Industrial zone
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	The land required for the project is allocated by the Punjab Small Industries & Export Corporation Limited vide File No: PSIEC/ESTATE/14510, dated:14.07.2022 for the land area measuring 556600 sqyard (115 acres).
<b>3</b>	<b>Forest, Wildlife and Green Area</b>	
3.1	Whether the industry required clearance under the provisions of Forest Conservation Act 1980 or not:	No forest land is involved in the project.

3.2	Whether the industry required clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900:	No, the industry does not require the clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900.																																
3.3	Whether industry required clearance under the provisions of Wildlife Protection Act 1972 or not:	No wildlife sanctuary is involved in the vicinity or study area of the project site.																																
3.5	Whether the industry falls within the influence of Eco-Sensitive Zone or not. (Specify the distance from the nearest Eco sensitive zone)	Not applicable																																
3.6	Green area requirement and proposed No. of trees:	<p>An area of 15.36 Ha (33 %) of land allocated for green belt development. Arrangements shall be made to ensure a minimum 90% of survival.</p> <table border="1"> <thead> <tr> <th>Sr. No</th> <th>Year</th> <th>Area (Ha)</th> <th>No. of Saplings/Plants</th> </tr> </thead> <tbody> <tr> <td colspan="4"><b>Proposed Plantation</b></td> </tr> <tr> <td>1</td> <td>2024-25</td> <td>3.07</td> <td>7675</td> </tr> <tr> <td>2</td> <td>2025-26</td> <td>3.07</td> <td>7675</td> </tr> <tr> <td>3</td> <td>2026-27</td> <td>3.07</td> <td>7675</td> </tr> <tr> <td>4</td> <td>2027-28</td> <td>3.07</td> <td>7675</td> </tr> <tr> <td>5</td> <td>2028-29</td> <td>3.08</td> <td>7725</td> </tr> <tr> <td colspan="2"><b>Total</b></td> <td><b>15.36</b></td> <td><b>38425</b></td> </tr> </tbody> </table>	Sr. No	Year	Area (Ha)	No. of Saplings/Plants	<b>Proposed Plantation</b>				1	2024-25	3.07	7675	2	2025-26	3.07	7675	3	2026-27	3.07	7675	4	2027-28	3.07	7675	5	2028-29	3.08	7725	<b>Total</b>		<b>15.36</b>	<b>38425</b>
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4.	<b>Raw material, Products and Machinery details are as under:</b>																																	
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4.2	Population details	<p>Operation Phase: Direct – 300, In-Direct- 150</p> <p>Construction Phase: Direct-500, In-Direct-2500</p>																																
5	<b>Water</b>																																	
5.1	Total water requirement:	6000 KLD																																
5.2	Source:	Punjab Small Industries & Export Corporation Limited (PSIECL).																																
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N)	MoU made between PSIEC and Tata steel vide File No: PSIEC/EE-1/860-65; dated: 24.08.2022 submitted, wherein it has been mentioned that Govt of Punjab will provide required quantum of average water requirement 250 cubic mtr/hr including meeting peak requirement to Tata Steel at the selected site.																																

	Details thereof																																																						
5.4	Total water requirement for domestic purpose:	240 KLD																																																					
5.4.1	Total wastewater generation:	Domestic – 216 KLD																																																					
5.4.2	Treatment methodology for domestic wastewater: (STP capacity, technology & components)	The waste water generated from Domestic use treated in STP of capacity 250 KLD with MBBR technology. The treated domestic water will be used for Horticulture purpose.																																																					
5.5	Total water requirement	6000 KLD																																																					
5.5.1	Total effluent generation:	588 KLD.																																																					
5.5.2	Treatment methodology for industrial wastewater: (ETP capacity, technology & components)	The waste water generation from Industry use treated in CETP-720 KLD capacity with SBR technology. The treated water will be sent for cooling water make up and Slag cooling. Industry will follow the Zero Effluent Discharge concept																																																					
5.6	Details of utilization of treated wastewater into green area in summer, winter and rainy season	The wastewater generated from domestic will be treated through STP and will be used for plantation within premises. Industrial treated water will be sent for cooling water make up and Slag cooling.																																																					
5.7	Cumulative Details: Water Consumption for Summer (KLD)																																																						
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5.8	Rain water harvesting proposal:	Roof top harvesting is proposed with a potential of 32,000 m3/annum. Storage capacity of rain water harvesting structure is about 6000 m3.																																																					

<b>6</b>	<b>Air</b>									
6.1	Details of Air Polluting Machinery and APCDs installed are as under:									
	<b>Stack</b>	<b>Height / Dia (m)</b>	<b>Velocity (m/s)</b>	<b>Temp (°C)</b>	<b>Flow Rate (Nm<sup>3</sup>/hr)</b>	<b>PM<sub>10</sub> µg/m<sup>3</sup></b>	<b>PM<sub>2.5</sub> µg/m<sup>3</sup></b>	<b>NO<sub>x</sub> µg/m<sup>3</sup></b>	<b>SO<sub>2</sub> µg/m<sup>3</sup></b>	<b>APCDs</b>
	Arc Furnace	85 m/5.5 m	16	100	1081000	45.04	9.01	-	-	Bag Filters with 95 % Effectiveness
	DG set 1000 KVA	30 m/0.15 m	12	120	-	0.09	0.04	1.75	0.05	Adequate stack height
6.2	<b>Air Pollution Control Measures:</b>									
	<b>Sr. No</b>	<b>Facilities</b>	<b>Air Emissions</b>		<b>Mitigation Measures</b>					
	1	Furnace/Steel Melting Plant	Fugitive emissions of particulates		Collected by local hooding and de-dusted in fabric filters. Minor emissions of particulates arise from ladle metallurgy processes and vacuum degassing, and they are usually collected and cleaned by fabric filters.					
	2	Rolling Mill/Wire Rod Mill	The flue gases from the Rolling Mill will be let out through a stack of 40 m height for effective dispersion of emissions into the atmosphere.		The stack height is designed as per CPCB norms					
	3	Ferro Alloys	Flue gases		By treating the flue gases in Fume Extraction System with bag filters and then discharged into the atmosphere through two numbers of stacks each of 30 m height					
<b>7</b>	<b>Waste Management</b>									
7.1	Total quantity of solid waste generation		<b>Description</b>		<b>UOM</b>	<b>Total Qty.</b>	<b>Disposal</b>			
			EAF Slag Produced		TPA	81650	It will be supplied to manufacture of cement/concrete block, pavers, tiles, construction of roads, under proper agreement			
			LF Slag Produced		TPA	19700				
			<b>Total Slag</b>		TPA	<b>101350</b>				
			EAF & LF Dust		TPA	12100	Sent to authorized TSDF			
			Mill Scale from CCM & RM		TPA	2653	It will be supplied to suitable industries for re-use			

		Sludge Generation from filter presses	TPA	1975	Sent to authorized TSDF
		Sludge from STP	TPA	4800	Used as manure
		Broken Refractories	TPA	4000	It will be supplied to suitable industry
		Steel Scrap from CCM and Rolling Mill	TPA	3790	In house reuse
		<b>Total</b>		<b>130668</b>	
7.2	Details of management and disposal of solid waste (Mechanical Composter/Compost pits)	Disposal of Solid waste will be as per MSW rules, 2016			
7.3	Details of management of Hazardous Waste.	-			
<b>8</b>	<b>Energy Saving &amp; EMP</b>				
8.1	Power Consumption:	Maximum power requirement for proposed project will be about 90.1 MW. which will be supplied by 220/33 kV main receiving sub-station (MRSS), Hi-Tech Valley, Dhanansu. Standby arrangements (DG Sets): 2 X 1 MVA			
8.2	Energy saving measures:	LEDs have been proposed to be used instead of CFLs.			
9.	CER Activities	<b>CER activities-</b> Based on Public hearing issues the following CER activity will be carried out. Improving Quality of education in school, promoting sporting culture amongst rural youth, Skill development program and developing on ecosystem that fosters self-reliance and a life of dignity for all person with disability (PwDs) detailed breakup given in <b>Annexure -1</b> .			
10.	<b>EMP BUDGET</b>				
	<b>Sr. No.</b>	<b>Area</b>	<b>Capital cost in Rs. Crores</b>	<b>Recurring cost in Rs. Crores</b>	
	A	Air Pollution			
	1	Air Pollution Control devices such as bag filters/ESP	120.00	3.00	
	2	Wind shield at the boundary	1.50	0.0375	
	3	Monitoring equipment	1.00	0.025	
	4	Dust suppression through tankers, rain guns and fog cannon	0.75	0.02	
	5	Storage Sheds	0.05	0.0012	
	B	Water Pollution			
	1	Storm water management and rain water harvesting	1.00	0.025	
	2	ETP/STP	6.00	0.085	
	C	Noise Pollution			
	1	Acoustic enclosures	1.25	0.032	
	D	Greenbelt development	0.50	0.0125	



	E	Occupational health	0.50	0.0125
		<b>Total</b>	<b>133.55</b>	<b>3.27</b>

## Annexure-I

### THE ISSUES RAISED BY THE PUBLIC DURING THE PUBLIC HEARING AND REPLY BY THE PROJECT PROPONENT ALONG WITH ACTION PLAN

Sr. No	Name of Person / Public / Association / Group / Committee	Views / Suggestions / Observations made during public hearing	Reply by Project Proponent	Action plan to address the issues raised along with budget proposed in EMP with timeline
I	<b>Reply to oral submissions</b>			
1)	Sukhdev Singh, Sarpanch, Village Kadiana Khurd.	He requested to provide Job for locals, to renovate the Village Pond, upgrade the infrastructure of village school/medical facilities and to connect the sewage water with Tata Steels sewage treatment plant.	<p>The company will give priority to the locals people in employment based on the their skills.</p> <p>Rejuvenation of village pond will be carried out as a part of CER budget. Sewer network of the surrounding villages will be developed in consultation with local authority.</p> <p>Infrastructure facilities will be provided to the schools and community health centres.</p>	<p>Rs. 150 Lakhs has been allocated for solution for Community sewage treatment and waste management developed by TSF and managed by the Gram Panchayat as part of CER budget for next 3 years.</p> <p>Rs. 122 Lakhs has been allocated for development of infrastructure facilities to educational institutes and Rs. 105 Lakhs has been allocated for development of training centre for PwDs on aspiration building, counselling, and employment opportunities in collaboration with the Government (Land for developing infrastructure or existing infrastructure support to be provided</p>

				by the Govt.) of surrounding villages as a part of CSR activities.
2)	Om, Village Sahnewal	He requested to provide training and development of kabaddi players and football players, international player from Kadiana khurd & football coach for village team.	Identifying and developing serious sporting talents among the rural youth and upgrading sports infrastructure will be carried out as part of CSR activities.	Rs. 282 Lakhs has been allocated for Upgradation of existing sports facilities, Identifying and developing sporting talent among rural youth and setting up running residential sports academy in association with the Government (Infrastructure support to be provided by the Govt.) as part of CSR activities.
3)	Harbans Singh, Village Bhukhri Khurd	He requested to provide Girl's collage, Technical.	In consultation with local administration infrastructure facilities will be provided for educational institutes.  Skill development and vocational trainings for self-employment-oriented skill training programmes will be organized under women empowerment.	Rs. 122 Lakhs has been allocated for upgrading Schools through Construction of new and Renovation of existing infrastructure, Provision of Smart Classes in schools to promote technology for better learning experience and learning outcomes as a part of CSR activities.  Rs. 324 Lakhs has been allocated for identification, counselling and sponsoring of youth for different skill development trainings and setting up a multi skill development institute in collaboration with the government (Existing infrastructure to be supported by the Government, renovation and running cost can be

				undertaken by TSF) as a part of CSR activities.
4)	Parteek Joshi, Village Sahnewal.	He requested to provide Grass root working on village players development.	Identifying and developing serious sporting talents among the rural youth and upgrading sports infrastructure will be carried out as part of CSR activities.	Rs. 282 Lakhs has been allocated for Upgradation of existing sports facilities, Identifying and developing sporting talent among rural youth and setting up running residential sports academy in association with the Government (Infrastructure support to be provided by the Govt.) as part of CSR activities.
5)	Aayat Singh, Village Kadiana Khurd.	He requested to provide College or school for better education/medical facility and to provide employment for local community.	Infrastructure facilities will be provided to the schools and community health centres. The company will give priority to the locals people in employment based on the their skills.	Rs. 122 Lakhs has been allocated for development of infrastructure facilities to educational institutes and Rs. 105 Lakhs has been allocated for development of training centre for PwDs on aspiration building, counselling, and employment opportunities in collaboration with the Government (Land for developing infrastructure or existing infrastructure support to be provided by the Govt.) of surrounding villages as a part of CSR activities.
6)	Gurdeep, Village Kadiana Khurd.	He requested to provide skill development for villagers to enable employment near by the industry and initiate their own business.	Skill development and vocational trainings for self-employment-oriented skill training programmes will be organized to ensure a sustainable career path with stable income enchantment for youth through multiple skilling,	Rs. 324 Lakhs has been allocated for identification, counselling and sponsoring of youth for different skill development trainings and setting up a multi skill development institute

			employment and entrepreneurship opportunities.	in collaboration with the government (Existing infrastructure to be supported by the Government, renovation and running cost can be undertaken by TSF) as a part of CSR activities.
7)	Sarvjeet Singh, Village Kadiana Kalan	He requested to provide employment to differently abled person by providing training and inclusive employment opportunities for person with disability and to provide sports facility and education facility development.	<p>The company will give priority to the locals people in employment based on the their skills.</p> <p>Special skill development program and financial assistance and will be provided differently abled persons for self-employment.</p> <p>Infrastructure facilities will be provided to the schools and community health centres.</p>	<p>Rs. 324 Lakhs has been allocated for identification, counselling and sponsoring of youth for different skill development trainings and setting up a multi skill development institute in collaboration with the government (Existing infrastructure to be supported by the Government, renovation and running cost can be undertaken by TSF) as a part of CSR activities.</p> <p>Rs. 122 Lakhs has been allocated for development of infrastructure facilities to educational institutes and Rs. 105 Lakhs has been allocated for development of training centre for PwDs on aspiration building, counselling, and employment opportunities in collaboration with the Government (Land for developing infrastructure or existing infrastructure support to be provided by the Govt.) of</p>

				surrounding villages as a part of CSR activities.
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**THE ISSUES RAISED DURING THE PUBLIC HEARING AND ACTION  
PLAN ALONG WITH BUDGET**

<b>Corporate Environment Responsibility (CER) Activities with Budgetary Allocation &amp; Timeline</b>						
<b>Actual progress will be based on site &amp; front availability</b>						
Sr.No		Particulars	Year 1	Year 2	Year 3	Total
			<b>(Rs. In Lakh)</b>			
1	<b>Corporate Environment Responsibility</b>	<b>Community led Solid and Waste Water management</b>				
a)		Solution for Community sewage treatment and waste management developed by TSF and managed by the Gram Panchayat	20.00	80.00	50.00	<b>150.00</b>
b)		Creating/Upgrading Community Park or Space	0.00	50.00	10.00	<b>60.00</b>
c)		Installation of Solar Street lights at common places to ensure visibility at night and promote green energy	30.00	40.00	40.00	<b>110.00</b>
		<b>CER Grand Total</b>	<b>50.00</b>	<b>170.00</b>	<b>100.00</b>	<b>320.00</b>

As the general conditions are applicable to the industry, the industry presented that the distance of the industry from the MC Limits of Ludhiana is 6 Km. The Committee asked the industry to submit the hard copy of KML file to be superimposed on Master Plan of Ludhiana showing the distance of the industry from the MC, limits of the Ludhiana. The said KML file should be duly verified by the industry and the Environmental Consultant.

The Committee observed that the industry has not provided the details of APCDs like their containment system, air handling capacity, type & no. of bags in the bag filter, power consumption, cleaning technology (online/offline) etc. proposed for the EAF & LRF. The Committee asked the industry to provide the same.

The Committee observed that the industry has proposed to develop 33% green area in the land area of 15.36 Ha during the span of 5 years from 2024 to 2029. The Committee asked the industry to develop 33% green area within a period of 4 years by planting 24000 No. of broad leaf trees of native species. The industry agreed to the same. The Committee also observed that the budget provision of only Rs. 0.50 crores for green belt development proposed by the industry seems to be on lower side. The Committee asked the industry to check the same.

The Committee further observed that the industry has proposed to generate EAF Slag @ 81650 TPA and LF Slag @ 19700 TPA which will be supplied to manufacture cement/concrete blocks, pavers, tiles, construction of roads under proper agreement. Further, EAF & LF dust @ 12100 TPA and Sludge generation from Filter press @ 1975 TPA will be sent to authorized TSDF. Further, Mill Scale from CCM and RM @ 2653 TPA and broken refractories @ 4000 TPA will be supplied to suitable industry for re-use. The Committee asked the industry to submit the complete proposal to dispose of the above waste being generated during the process

including agreement/capacity of the Re-cycling industry to undertake the above quantities of waste.

The Committee further observed that the industry has not taken into consideration the Number of vehicles of the adjoining industrial units during the assessment of traffic load. The Committee asked the industry to check the same.

The Committee further perused the issues raised during public hearing and reply given by the industry along with the action plan. The Committee observed that the cost proposed for addressing the issues raised during public hearing shall be incorporated in the EMP.

The Committee also discussed about the disposal of storm water from the project. The industry informed that the plot level of the proposed project is lower than the level of the storm water drainage system already laid by PSIEC. Further, it was informed that they are taking up the matter with PSIEC to address this issue. The Committee asked the industry to provide the scheme for the disposal of storm water from the project in consultation with PSIEC.

The Committee observed that the industry has proposed only LEDs in the energy saving measures. The Committee asked the industry to provide the details of energy saving measures besides providing LEDs.

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

- (i) The industry shall submit the hard copy of KML file to be superimposed on Master Plan of Ludhiana showing the distance of the industry from the MC, limits of the Ludhiana, duly verified by the industry as well as the Environmental Consultant.
- (ii) The industry shall provide the details of APCDs like their containment system, air handling capacity, type & no. of bags in the bag filter, power consumption, cleaning technology (online/offline) etc. proposed for the EAF & LRF.
- (iii) The industry shall submit the revised proposal for development of green area within a period of 4 years by raising 3-tier plantation of proposed number of plants, out of which not less than 24000 tall plants of minimum 6 ft height of broad leaf trees of native species having canopy shall be planted. The industry shall also revise the budget provision for green belt development, which presently works out to Rs. 131 per plant, to at least Rs 600 per plant. The industry shall also make provision of funds for the maintenance of the plantation for three years in the EMP.
- (iv) The industry shall also raise plantation along both sides of the 16-meter approach road with broad leaf tree species having canopy under the Additional Environment Management Activities.
- (v) The industry shall submit the concrete proposal to dispose of the solid waste (EAF Slag @ 81650 TPA, LF Slag @ 19700 TPA, EAF & LF Dust @ 12100 TPA, Mill Scale from CCM & RM @ 2653 TPA, Sludge Generation from Filter Presses @ 1975 TPA, Sludge from STP @ 4800 TPA, Broker Refractories @ 4000 TPA, Steel Scrap from CCM & Rolling Mill @ 3790 TPA) being generated during the process including agreement/capacity of the Re-cycling industry to undertake the above quantities of waste.

- (vi) The industry shall submit the revised vehicular traffic load study after taking into consideration the incoming and outgoing vehicles from the adjoining industries.
- (vii) The industry shall submit the details of energy saving measures besides providing LEDs.
- (viii) The industry shall submit the complete proposal for the disposal of storm water in consultation with PSIEC.
- (ix) The industry shall submit the proposal for management of domestic solid waste being generated from the industry.
- (x) The industry shall submit the revised EMP after taking into consideration the cost proposed in the issues raised during public hearing and also propose activities under the head of Additional Environmental Activities.
- (xi) The industry shall submit NOCs from the Gram Panchayat of the Village wherein community sewage treatment plant has been proposed to be installed.
- (xii) The industry shall submit the undertaking in the prescribed format with regard to non-involvement of land area of the project under the provisions of the Forest Conservation Act, 1980 and Wildlife Protection Act, 1972.
- (xiii) The industry shall provide the details of roof top rain water harvesting proposal with a potential of 32000 m<sup>3</sup>/annum.

**Item No. 249.02: Application for Environment Clearance for manufacturing of Formaldehyde located at Plot No.- 12, 13, 14, 15, 16, 18, 19, 20, 21, 22 and 23 Industrial Focal Point (Mini Growth Centre), Tanda, District-Hoshiarpur, Punjab by M/s Ativeer Polychem (Proposal No. SIA/PB/IND3/421276/2023).**

The industry was granted Terms of References (TOR) vide letter No. SIA/PB/IND/2022/TOR/05 dated 06.04.2022 under category 5(f) of the schedule appended with the EIA Notification dated 14.09.2006 for Manufacturing Formaldehyde @ 66000 TPA.

The industry has applied for obtaining Environmental Clearance for establishment of the chemical manufacturing unit for the manufacturing of 200 TPD of Formaldehyde at Plot No.- 12, 13, 14, 15, 16, 18, 19, 20, 21, 22 and 23 Industrial Focal Point (Mini Growth Centre), Tanda, District- Hoshiarpur, Punjab. The industry attracts the provisions of the category 5(f) of the schedule appended with the EIA Notification dated 14.09.2006. The total cost of the project is 4.70 Crore.

The industry has submitted online application form, compliance of Terms of Reference and EIA report along with other relevant documents through Parivesh Portal. The industry has also deposited Rs. 11,750/- NFET No.: BN087221891098619 dated 28.03.2022 at time of ToR, now industry has deposited Rs. 35250/- NEFT No. N061232353057390 dated 02.03.2023. The adequacy of the fee has been checked & verified by the supporting staff SEIAA.

The latest construction status report submitted by Punjab Pollution Control Board vide letter No. 637 dated 01.06.2023 is as under:

<b>Sr. no.</b>	<b>Points</b>	<b>Reply</b>
i)	Construction status of the proposed project. Please send the clear-cut report as to whether construction for the project has been started for the project except for securing the land.	The site was visited by this office on 09.05.2023 along with the representative of the industry. During visit, no construction activity has been started by the project proponent.
ii)	Status of physical structures within a 500 m radius of the site including the status of industries, drain, river, and eco-sensitive structures if any.	The site is surrounded by industries and near about 8 industries exist. No river/drain and eco-sensitive structures.
iii)	Whether the site is meeting the prescribed criteria for setting up of such types of projects. Please send a clear-cut recommendation.	The site is located in industrial Focal Point, Mini Growth Centre, Tanda, Distt Hoshiarpur



**Deliberations during 249<sup>th</sup> meeting of SEAC held on 12.06.2023.**

The meeting was attended by the following:

- (i) Sh. Sital Jain, Technical Head, M/s Ativeer Polychem.
- (ii) Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.
- (iii) Sh. Sandeep Singh, Consultant, M/s. Chandigarh Pollution Testing Laboratory.

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

<b>Sr. No.</b>	<b>Description</b>	<b>Details</b>
<b>1</b>	<b>Basic Details</b>	
1.1	Name of Project & Project Proponent:	M/ s Ativeer Polychem Smt. Preeti Jain (Partner) Plot no.- 12,13,14,15,16,18,19,20,21,22,23 Industrial Focal Point (Mini Growth Centre), Tanda, District- Hoshiarpur, Punjab
1.2	Proposal:	SIA/PB/IND3/421276/2023
1.3	Location of Industry:	Plot no.- 12,13,14, 15,16,18,19,20,21,22,23 Industrial Focal Point (Mini Growth Centre), Tanda, District- Hoshiarpur, Punjab.
1.4	Details of Land area & Built up area:	Total land area –49500 sqft or 4598.7sqm
1.5	Category under EIA notification dated 14.09.2006	The project falls under S.No. 5(f) – Synthetic organic Chemical industry
1.6	Cost of the project	Rs. 470 Lakhs
<b>2.</b>	<b>Site Suitability Characteristics</b>	
2.1	Whether site of the industry is suitable as per the provisions of Master Plan:	Yes, the site falls in existing Industrial premises. Further, allotment letter for the Plots No. 12,13,14, 15,16,18,19,20,21,22,23 Industrial Focal Point (Mini Growth Centre), Tanda, District- Hoshiarpur submitted.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	A copy of allotment letters issued by PSIEC for the Plot No. 12,13,14, 15,16,18,19,20,21,22,23 Industrial Focal Point (Mini Growth Centre), Tanda, District- Hoshiarpur, Punjab in the name of M/s Ativeer Polychem submitted.
<b>3</b>	<b>Forest, Wildlife and Green Area</b>	
3.1	Whether the industry required clearance under the provisions of Forest Conservation Act 1980 or not:	No forest land is involved in the project. A self- declaration regarding the same is submitted.

3.2	Whether the industry required clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900:	No, the industry does not require the clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900. A self-declaration regarding the same is submitted.		
3.3	Whether industry required clearance under the provisions of Wildlife Protection Act 1972 or not:	No wildlife sanctuary is involved in the vicinity or study area of the project site. A self-declaration regarding the same is submitted.		
3.4	Whether the industry falls within the influence of Eco-Sensitive Zone or not. (Specify the distance from the nearest Eco sensitive zone)	Not applicable		
3.5	Green area requirement and proposed No. of trees:	33% of total area as per MoEF&CC stipulated norms will be developed as the green belt. A total of 540 trees will be planted.		
<b>4.</b>	<b>Raw material, Products and Machinery details are as under:</b>			
<b>4.1</b>	Details of Raw Material:			
	<b>PRODUCT</b>	<b>NAME OF RAW MATERIAL</b>	<b>QUANTITY (TPD)</b>	<b>SOURCES</b>
	Formaldehyde	Methanol	96	Local market
		Water	108	Tube-well
<b>4.2</b>	Product details:			
	<b>S.No.</b>	<b>Product Name</b>	<b>Quantity</b>	
	1.	Formaldehyde	200 Tonnes/day	
<b>4.3</b>	Machinery Details:			

S. No.	Machines & Equipment				
1.	Heat Exchangers				
2.	Evaporator with steam coil and air Sparser				
3.	Evaporator Filter				
4.	Super Heater Separator with connection Band				
5.	Vapour Filter Jacket				
6.	Boiler of 1TPH capacity				
7..	Methanol Separator				
8.	Reactors Dome				
9.	Reactor Tubular				
10.	Non-Boiler Condensers				
11.	Non-Boiler Separators				
12.	Condenser with sump				
13.	Mixing Vessel				
14..	Steam Separator				
15.	Process Water tank				
16.	Process water filter/RO System				
17.	Absorption column				
18.	Circulation Tower				
19.	Valves & pipelines				
20.	Silver (as catalyst)				
21.	Rotameters				
22.	Rotatory Twin lobe Air Blower				
23.	Cooling Towers				
24	Laboratory Suitable for testing of Formaldehyde Methanol as per standard				
25	Effluent Treatment Plant/Air Pollution Control Systems				
<b>5</b>	<b>Water</b>				
5.1	Total water requirement:	139 KLD. The water requirement of the unit will be met from ground water through Tubewell and PSIEC water supply. Approximately 129 KLD of ground water through Tubewell and remaining 10 KLD will be sourced from PSIEC.			
5.2	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) Details thereof	A copy of acknowledgement of the application submitted to PWRDA for ground water abstraction submitted.			
5.3	Cumulative Details: Water Consumption for Summer (KLD)				
	<b>S. No.</b>	<b>Particulars</b>	<b>Consumption (KLD)</b>	<b>Waste water Generation (KLD)</b>	<b>TREATMENT &amp; DISPOSAL</b>

	1	D.M. Water (for Process)	108	4.5	Total 7.3 KLD of effluent shall be treated in ETP-cum-STP of capacity 10 KLD and utilized in the green area of 1545 sqm.		
	2	Cooling Water (Makeup Water)	15	1.5			
	3	Boiler	5	0.5			
	4	Domestic Use	1	0.8			
	5	Green Area	10	-			
	<b>Total</b>		<b>139</b>	<b>7.3</b>			
5.8	Rain water harvesting proposal:		<p><b>Outside:</b> The industrial unit has adopted one village pond for rain water harvesting. The total recharge potential will be 63000KL/Annum. NOC obtained from Sarpanch is submitted. Further, all the waste water of nearby village which will be directed towards the village pond will be first treated in trenches through CSIR-NEERI's Phytoid waste water treatment technology and overflow water will be discharged into the pond.</p> <p><b>Inside:</b> - A tank of 18 KLD is proposed for inside rain water harvesting using roof top of the project site.</p>				
<b>6</b>	<b>Air</b>						
6.1	Mitigation measures for Air Pollution Control:						
<b>7</b>	<b>Waste Management</b>						
7.1	Total quantity of solid waste generation		<b>Solid waste generation</b>				
			<b>Category</b>	<b>Type of Waste</b>	<b>Color of Bins</b>	<b>Disposal Method</b>	<b>Total Waste (Kg/day)</b>
			Bio Degradable	Organic Waste	Green	Recycler	7.2
			Non-Biodegradable	Recyclable Waste	Blue	Recycler	4.8
				Total			12
7.3	Details of management of Hazardous Waste.		ETP sludge will be collected and disposed of at TSDF site. Used Oil and Empty Containers shall be sold to registered recycler.				
<b>8</b>	<b>Energy Saving &amp; EMP</b>						
8.1	Power Consumption:		250 KW				

		Source - Punjab State Power Corporation Limited, Punjab														
8.2	Energy saving measures:	LEDs have been proposed to be used instead of CFLs. Solar panels have been proposed on the roof top of the project.														
9.	CER Activities	<table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Activities</th> <th colspan="2">Cost (Rs. Lacs)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Provision of Solar lights on both sides of approach road (200m)</td> <td colspan="2">5.0</td> </tr> <tr> <td colspan="2" style="text-align: center;">Total</td> <td colspan="2">5.0</td> </tr> </tbody> </table>			Sr. No.	Activities	Cost (Rs. Lacs)		1.	Provision of Solar lights on both sides of approach road (200m)	5.0		Total		5.0	
Sr. No.	Activities	Cost (Rs. Lacs)														
1.	Provision of Solar lights on both sides of approach road (200m)	5.0														
Total		5.0														
10.	EMP BUDGET															
	<b>Sr. No.</b>	<b>Details</b>	<b>Capital Cost (In Lacs)</b>	<b>Recurring Cost (In Lacs/annum)</b>												
	1.	APCD	6.0	10.0												
	2.	ETP	25.0	15.0												
	3.	Green belt development with maintenance plan for 3 years	2.32	2.32												
	4.	Rain Water Harvesting	10	2.0												
	5.	Environment Monitoring	-	0.50												
	6.	Solid & Hazardous Waste Management	5.0	1.0												
	7.	Energy Conservation	5.0	1.0												
	8.	Occupational health & Safety	10.0	2.5												
	9.	Misc.	0.20	-												
	<b>Total</b>		<b>63.52</b>	<b>34.32</b>												

During meeting, the Committee observed that the industry has proposed to utilize the treated wastewater @ 5.4 KLD in the green area of 1545 sqm in summer, winter & rainy season whereas, the treated waste water requirement is of 8.5 KLD in summer season, 2.8 KLD in winter season and 0.77 KLD in rainy season. The industry submitted the revised water balance with details of the utilization of treated wastewater as under:

S. No.	Season	Total treated wastewater at the outlet of STP (KLD)	Treated wastewater for cooling water makeup (KLD)	Treated wastewater for green area (KLD)	Excess water stored and used for sprinkling on roads in Industrial estate (KLD)
1.	Summer	7.2	1.8	5.4	--
2.	Winter	7.2	1.8	2.8	2.6
3.	Rainy	7.2	1.8	0.77	4.63

SEAC was satisfied with the presentation given by the industry and after detailed deliberations, decided to award **silver grading** to the industry and to forward the application to SEIAA with the recommendation to grant Environmental Clearance for manufacturing of Formaldehyde located at Plot No.- 12, 13, 14, 15, 16, 18, 19, 20, 21, 22 and 23 Industrial Focal Point (Mini Growth Centre), Tanda, District- Hoshiarpur, Punjab, subject to the following standard conditions: -

#### **I. Statutory compliance**

- i. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
- ii. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- iii. The project proponent shall prepare a Site-Specific Conservation Plan & Wildlife Management Plan and approved by the Chief Wildlife Warden. The recommendations of the approved Site-Specific Conservation Plan / Wildlife Management Plan shall be implemented in consultation with the State Forest Department. The implementation report shall be furnished along with the six-monthly compliance report. (in case of the presence of schedule-I species in the study area)
- iv. The project proponent shall obtain the necessary permission from the Central Ground Water Authority/ competent authority concerned, in case of drawl of ground water and also in case of drawl of surface water required for the project. In case of non-grant of permission by CGWA for ground water abstraction, the industry shall make alternative arrangements by using surface water or treated city sewage effluent after obtaining permission from competent authority.
- v. The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Punjab State pollution Control Board/ Committee.
- vi. The project proponent shall obtain authorization under the Hazardous and other Waste Management Rules, 2016 as amended from time to time.
- vii. The project proponent shall comply with the siting criteria, standard operating practices, code of practice and guidelines if any prescribed by the SPCB/CPCB/MoEF&CC for such type of units.
- viii. The project proponent shall comply with the CLU conditions imposed by competent authority, if any
- ix. The Company shall strictly comply with the rules and guidelines under Manufacture, Storage and Import of Hazardous Chemicals (MSIHC) Rules, 1989 as amended time to

time. All transportation of Hazardous Chemicals shall be as per the Motor Vehicle Act (MVA), 1989.

## **II. Air quality monitoring and preservation**

- i. The project proponent shall install 24x7 continuous emission monitoring system at process stacks to monitor stack emission with respect to standards prescribed in Environment (Protection) Rules 1986 and connected to SPCB and CPCB online servers and calibrate these systems from time to time according to equipment supplier specification through labs recognised under Environment (Protection) Act, 1986 or NABL accredited laboratories.
- ii. The project proponent shall monitor fugitive emissions in the plant premises at least once in every quarter through labs recognised under Environment (Protection) Act, 1986 or NABL accredited laboratories.
- iii. The project proponent shall install a system to carryout Continuous Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g., PM10 and PM2.5 in reference to PM emission, and SO<sub>2</sub> and NO<sub>x</sub> in reference to SO<sub>2</sub> and NO<sub>x</sub> emissions) within and outside the plant area (at least at four locations one for small units) within and three outside the plant area at an angle of 120° each), covering upwind and downwind directions.
- iv. To control source and the fugitive emissions, suitable pollution control devices shall be installed to meet the prescribed norms and/or the NAAQS. Sulphur content should not exceed 0.5% in the coal for use in coal fired boilers to control particulate emissions within permissible limits (as applicable). The gaseous emissions shall be dispersed through stack of adequate height as per CPCB/SPCB guidelines.
- v. Storage of raw materials, coal etc shall be either stored in silos or in covered areas to prevent dust pollution and other fugitive emissions.
- vi. National Emission Standards for Organic Chemicals Manufacturing Industry issued by the Ministry vide G.S.R. 608(E) dated 21st July, 2010 and amended from time to time shall be followed.
- vii. The National Ambient Air Quality Emission Standards issued by the Ministry vide G.S.R. No. 826(E) dated 16th November, 2009 shall be complied with
- viii. The DG sets shall be equipped with suitable pollution control devices and the adequate stack height so that the emissions are in conformity with the extant regulations and the guidelines in this regard.
- ix. 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, maintain the record for the same and all the mitigation measures should be taken to bring down the levels within the prescribed standards.

### **III. Water quality monitoring and preservation**

- i. The project proponent shall provide online continuous monitoring of effluent, the unit shall install web camera with night vision capability and flow meters in the channel/drain carrying effluent within the premises.
- ii. The total wastewater generated from the unit will be segregated into two streams i.e., High TDS and Low TDS streams for effective and proper treatment of the same.
- iii. The effluent discharge shall conform to the standards prescribed under the Environment (Protection) Rules, 1986, or as specified by the State Pollution Control Board while granting Consent under the Air/Water Act, whichever is more stringent.
- iv. Total fresh water requirement shall not exceed the quantity of 129 KLD as proposed in the proposal application. Prior permission shall be obtained from the concerned regulatory authority/CGWA in this regard.
- v. Process effluent/any wastewater shall not be allowed to mix with storm water. The storm water from the premises shall be collected and discharged through a separate conveyance system.
- vi. The Company shall store the rainwater from the roof tops of the buildings and utilize the same for different industrial operations within the plant.
- vii. Water demand during construction should be reduced by use of ready mixed concrete, curing agents and other best practices.
- viii. Provide electromagnetic flow meter at intake of water supply at the borewell for abstraction of ground water if any, outlet of the ETP/STP and any pipeline to be used for re-using the treated wastewater back into the system and for horticulture purpose/green belt etc.
- ix. 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.
- x. 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.
- xi. Separation of drinking water supply, treated sewage supply and treated permeate line leading back to the process water should be done by the use of different colors.

### **IV. Noise monitoring and prevention**

- i. Acoustic enclosure shall be provided to DG set for controlling the noise pollution.
- ii. The overall noise levels in and around the plant area shall be kept well within the standards by providing noise control measures including acoustic hoods, silencers, enclosures etc. on all sources of noise generation.
- iii. The ambient noise levels should conform to the standards prescribed under EPA Rules, 1986 viz. 75 dB(A) during day time and 70 dB(A) during night time



## **V. Energy Conservation measures**

- i. The energy sources for lighting purposes shall preferably be LED based.
- ii. The project proponent shall make efforts to ensure the reduction of overall power demand which may be met by solar system including the provision of solar water heating or through any other innovative environment friendly techniques.

## **VI. Waste management**

- 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 of 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. Hazardous chemicals shall be stored in tanks, tank farms, drums, carboys etc. Flame arresters shall be provided on tank farm and the solvent transfer through pumps.
- v. Process organic residue and spent carbon, if any, shall be sent to cement industries. ETP sludge, process inorganic & evaporation salt shall be disposed of to the TSDF.
- vi. The Project proponent shall abide by the provisions of Solid Waste Management Rules, 2016 (amended from time to time), if applicable.
- vii. The company shall undertake waste minimization measures as below: -
  - a. Metering and control of quantities of active ingredients to minimize waste.
  - b. Reuse of by-products from the process as raw materials or as raw material substitutes in other processes.
  - c. Use of automated filling to minimize spillage.
  - d. Use of Close Feed system into batch reactors.
  - e. Venting equipment through vapour recovery system.
  - f. Use of high-pressure hoses for equipment clearing to reduce wastewater generation

## **VII. Green Belt**

- i. The green belt shall be developed in more than 33% of the total project area, mainly along the plant periphery, in downward wind direction and along road sides etc.

- ii. The Project Proponent shall develop green belt in 33% of the total land area with native tree species (having canopy type structure and especially trees, and not grass) before the completion of the project. The greenbelt shall inter alia cover the entire periphery of the unit provided that the number of trees to be planted should not be less than one tree per 80 sqm of the total project area. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles.
- iii. The project proponent shall plant tall saplings having height not less than 6 ft. The proponent shall make adequate provision of funds for raising the plantation and subsequent maintenance for three years in the Environment Management Plan.
- iv. The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.

#### **VIII. Safety, Public hearing and Human health issues**

- i. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
- ii. The unit shall make the arrangement for protection of possible fire hazards during manufacturing process in material handling. Firefighting system shall be as per the norms.
- iii. The PP shall provide Personal Protection Equipment (PPE) as per the norms of Factory Act.
- iv. Training shall be imparted to all employees on safety and health aspects of chemicals handling. Pre-employment and routine periodical medical examinations for all employees shall be undertaken on regular basis. Training to all employees on handling of chemicals shall be imparted.
- v. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, creche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- vi. Occupational health surveillance of the workers shall be done on a regular basis and records maintained as per the Factories Act.
- vii. There shall be adequate space inside the plant premises earmarked for parking of vehicles for raw materials and finished products, and no parking to be allowed outside on public places.
- viii. A first aid room will be provided in the project both during construction and operation phase of the project.

#### **IX Validity of Environmental Clearance.**

- i. This environmental clearance will be valid for a period of Ten years from the date of its issue or till the completion of the project, whichever is earlier.

**X Environmental Management Plan**

- i. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stake holders. A copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
- ii. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of a senior Executive, who will report directly to the head of the organization.
- iii. Action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority. The year-wise funds earmarked for environmental protection measures shall be kept in separate accounts and will not be diverted for any other purpose. The details of the activities to be carried out under EMP & Additional Environmental Activities are as under:

Sr. No.	Details	Capital Cost (In Lacs)	Recurring Cost (In Lacs/annum)
1.	APCD	6.0	10.0
2.	ETP	25.0	15.0
3.	Green belt development with maintenance plan for 3 years	2.32	2.32
4.	Rain Water Harvesting	10	2.0
5.	Environment Monitoring	-	0.50
6.	Solid & Hazardous Waste Management	5.0	1.0
7.	Energy Conservation	5.0	1.0
8.	Occupational health & Safety	10.0	2.5
9.	Misc.	0.20	-
<b>Total</b>		<b>63.52</b>	<b>34.32</b>

**Additional Environmental Activities:**

Sr. No.	Activities	Cost (Rs. Lacs)
1.	Provision of Solar lights on both sides of approach road (200m)	5.0
<b>Total</b>		<b>5.0</b>

The entire cost of the environmental management plan will continue to be borne by the project proponent for the lifetime of the Project. Year-wise progress of implementation of the action plan shall be reported to the Ministry/Regional Office along with the Six-monthly Compliance Report.

- iv. Self-environmental audit shall be conducted annually. Every three years third party environmental audit shall be carried out.

#### **XI. Miscellaneous**

- i. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department etc. shall be obtained, by project proponent from the competent authorities including Punjab Pollution Control Board and from other statutory bodies as applicable.
- ii. 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.
- iii. 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.
- iv. The project proponent shall make public the environmental clearance granted for their project along with the environmental conditions and safeguards at their cost by prominently advertising it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days and in addition this shall also be displayed in the project proponent's website permanently.
- v. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
- vi. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
- vii. The project proponent shall monitor the criteria pollutants level namely; PM10, SO<sub>2</sub>, NO<sub>x</sub> (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the projects and display the same at a convenient location for disclosure to the public and put on the website of the company.
- viii. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
- ix. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the

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

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

**XII. ADDITIONAL CONDITIONS:**

- i. The Environmental Clearance is granted to the project subject to the condition that industry shall obtain change of land use/building plan approval for the industrial purposes and submit a copy of the same to SEIAA. In case, CLU/building plan approval has been rejected for industrial use for any reason, SEIAA will not be responsible for the cost incurred on the project.
- ii. To achieve the Zero Liquid Discharge, waste water generated from different industrial operations should be properly collected, treated to the prescribed standards and then recycled or reused for the identified uses.
- iii. The Project Proponent shall install online monitoring system at inlet as well as at the outlet of ETP for monitoring various environmental parameters.
- iv. The project proponent shall make necessary arrangements for the recovery and reuse of steam condensate resulting from the indirect steam applications and shall not allow to discharge such effluents into drain.
- v. The project proponent shall provide advanced scrubbing systems with proper neutralizing media to handle the acidic/alkaline emissions from storage, handling &

processing activities. Wherever required, packed bed scrubbers will also be provided. The suction and scrubbing systems shall also be designed to handle the inherent odours from such units.

- vi. The project proponent shall provide the Air Pollution Control Devices as proposed by the PPCB to control the emissions generated from the boiler within the prescribed parameter.
- vii. The project proponent shall practice rainwater harvesting to maximum possible extent. For this the Project Proponent shall adopt nearest village pond for carrying out rain water harvesting.
- viii. The Project Proponent shall ensure that the natural drainage channels in the project site including streams, drains, choes, creeks, rivulets etc. are not disturbed so that the natural flow of rain water etc is not impeded or disrupted in any manner.

**Item No. 249.03: Application for amendment in Environmental Clearance for establishment of a Commercial-cum-Multiplex project namely “The Earlwood” in the revenue estate of Kharar, District SAS Nagar by M/s NK & KK Infra developers (P) Ltd., (Proposal No. SIA/PB/MIS/297371/2023).**

The Project Proponent was granted Environmental Clearance vide SEIAA letter No. SEIAA/2019/639 dated 22.08.2019 for establishment of a Commercial-cum-Multiplex project namely “The Earlwood” in the revenue estate of Kharar, District SAS Nagar. The total land area of the project is 17424 sqm having built up area of 47359 sqm.

The Project Proponent has applied for amendment in Environmental Clearance for Commercial-cum-Multiplex project namely “The Earlwood” in the revenue estate of Kharar, District SAS Nagar and submitted Form-4, layout approved by Municipal Council, Kharar and other relevant documents. The project is covered under category 8 (a) of the schedule appended with the EIA notification dated 14.09.2006.

**Deliberations during 243<sup>rd</sup> meeting of SEAC held on 03.04.2023.**

The meeting was attended by the following:

- (i) Mr. Ashish Rana, Environmental Consultant M/s Aplinka Solutions & Technologies Pvt Ltd.
- (ii) Mr. Chaman Lal, Architect, M/s NK & KK Infra developers (P) Ltd.

During meeting, the Committee asked Sh. Chaman Lal, Architect of the promoter company to submit the authorization letter allowing him to attend the meeting and present the case before the Committee, however, he could not submit the same. In this regard, Sh. Chaman Lal requested the Committee to allow him to present the case as he is serving as an Architect for the Promoter Company. The Committee agreed to the verbal request made by the Architect of promoter company.

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

Sr. No.	Description	As per Environment Clearance	As per Amendment proposal	As per after amendment	Remarks
1	<b>Total Plot Area</b>	20,133.11 m <sup>2</sup>			Same
2.	<b>Net Plot Area</b>	17,417.86 m <sup>2</sup>			Same
2	Proposed Ground Coverage	6866.48 m <sup>2</sup>	2188.51 m <sup>2</sup>	9054.99 m <sup>2</sup>	Increase
3	Proposed Green Area	1609 m <sup>2</sup>	714 m <sup>2</sup>	895 m <sup>2</sup>	Decrease
4	<b>Built up area</b>	<b>47,359 m<sup>2</sup></b>	<b>-2,076.7 m<sup>2</sup></b>	<b>45,258.30 m<sup>2</sup></b>	Decrease
5	Estimated Population (Individuals)	5562	-1124	4438	Decrease

6	Total water requirement	103 KLD			Same
7	Fresh water requirement	41 KLD	2 KLD	43 KLD	Increase
8	Treated water requirement	62 KLD	-2 KLD	60 KLD	Decrease
9	Waste water generation	83 KLD	7 KLD	90 KLD	Increase
10	STP capacity	1 STP of total 125 KLD			Same
11	Total solid waste generated	1113 kg/day	-289 kg/Day	824 kg/Day	Decrease
12	Total Project Cost	₹61 Cr.			Same
13	Total power requirement	3,250 kW	469 kW	3,719 kW	Increase
14	DG sets	3 DG sets of 2520 kVA (2 X 1010 kVA+ 1X 500 kVA)	3480 kVA	12 DG sets of 6000 kVA (12 X 500 kVA)	Increase
15	Rainwater Harvesting System	04 RWH pits	-01 RWH pits	03 RWH pits	Decrease
16	Parking (ECS)	752	-176	576	Decrease

The Committee examined the application proposal and observed as under:

- (i) The Project Proponent was granted Environmental Clearance for the total land area of 17424 sqm, however, as per the application for amendment, the total plot area as per earlier Environmental Clearance mentioned as 20,133.11 sqm and the net plot area mentioned as 17,417.86 sqm. The total land area does not match with the Environmental Clearance granted earlier. The Committee asked the Project Proponent to clarify the same but the Project Proponent could not submit any satisfactory reply in this regard.
- (ii) The Project Proponent has mentioned that there shall be decrease in the built-up area, green area, estimated population, solid waste generation and parking area. However, there shall be increase in the ground coverage area, fresh water requirement, wastewater generation and power requirement. The Project Proponent has not submitted any reasons/justification for increase or decrease in the above-mentioned environmental parameters in the application proposal.
- (iii) The Project Proponent has not submitted the status of six-monthly compliance report of the earlier Environmental Clearance granted to it.



- (iv) The Project Proponent shall submit the layout plan for which earlier Environmental Clearance was granted and shall also superimpose the proposed layout plan on the aforesaid layout plan in different colours.

**Deliberations during 249<sup>th</sup> meeting of SEAC held on 12.06.2023.**

The meeting was attended by the following:

- (i) Mr. Rishi Kapoor, Director M/s Earlwood (P) LTD.
- (ii) Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.
- (iii) Mr. Deepak Gupta, Environmental Advisor
- (iv) Sh. Sandeep Singh, Consultant, M/s. Chandigarh Pollution Testing Laboratory.

SEAC allowed the project proponent to present the reply of the aforementioned observations. The Environmental Consultant thereafter presented the reply as under:

Sr. No	Observations	Reply
1	The Project Proponent was granted Environmental Clearance for the total land area of 17424 sqm, however, as per the application for amendment, the total plot area as per earlier Environmental Clearance mentioned as 20,133.11 sqm and the net plot area mentioned as 17,417.86 sqm. The total land area does not match with the Environmental Clearance granted earlier. The Committee asked the Project Proponent to clarify the same but the Project Proponent could not submit any satisfactory reply in this regard	Earlier EC was granted in which the area of road widening was not deducted and now we have applied with the area deducted.
2	The Project Proponent has mentioned that there shall be decrease in the built-up area, green area, estimated population, solid waste generation and parking area. However, there shall be increase in the ground coverage area, fresh water requirement, wastewater generation and power requirement. The Project Proponent has not submitted any reasons/justification for increase or decrease in the above-mentioned environmental parameters in the application proposal.	Calculations of population, MSW generation and water requirement, waste water generation is attached as annexure A.
3	The Project Proponent has not submitted the status of six-monthly compliance report of the earlier Environmental Clearance granted to it.	Submitted
4	The Project Proponent shall submit the layout plan for which earlier Environmental Clearance was granted and shall also superimpose the proposed layout plan on the aforesaid layout plan in different colours.	Submitted

Further, the Project Proponent apprised the Committee that earlier Environmental Clearance was granted in the name of project namely "The Earlwood" to be developed by M/s NK & KK Infra developers (P) Ltd. Now, the promoter company has changed its name to 9th Avenue, which shall be developed by M/s Earlwood (P) LTD. The Project Proponent submitted certificate of incorporation of name change. The Committee noted the same and took a copy of the said certificate on record.

Further, the Environmental Consultant of the Project Proponent presented the revised salient features of the case as under:

Sr. No.	Description	As per Environment Clearance	As per Amendment proposal	As per after amendment	Remarks
1.	<b>Net Plot Area</b>	17,417.86 m <sup>2</sup>			Same
2	Proposed Ground Coverage	6866.48 m <sup>2</sup>	2188.51 m <sup>2</sup>	9054.99 m <sup>2</sup>	Increase
3	Proposed Green Area	1609 m <sup>2</sup>		1609 m <sup>2</sup>	Same
4	<b>Built up area</b>	<b>47,359 m<sup>2</sup></b>	<b>-4010 m<sup>2</sup></b>	<b>43333 m<sup>2</sup></b>	Decrease
5	Estimated Population (Individuals)	5562 Persons	- 1204	4358 Persons	Decrease
6	Total water requirement	103 KLD	-11	92 KLD	Decrease
7	Fresh water requirement	41 KLD	1 KLD	42 KLD	Increase
8	Flushing water demand	62 KLD	12 KLD	50 KLD	Decrease
9	Waste water generation	83 KLD	9 KLD	74 KLD	Decrease
10	STP capacity	1 STP of total 125 KLD			Same
11	Total solid waste generated	1113 kg/day	- 205	908 Kg/day	Decrease
12	Total Project Cost	₹61 Cr.			Same
13	Total power requirement	3,250 kW	469 kW	3,719 kW	Increase
15	Rainwater Harvesting System	04 RWH pits	--	04 RWH pits	same
16	Parking (ECS)	752	-205	547	Decrease

17	Name of company	NK & KK Infra developers (P) Ltd	---	Earlwood (P) LTD	
18	Name of project	The Earlwood		9 <sup>th</sup> Avenue	

The Committee was satisfied with the reply given by the Project Proponent and after detailed deliberations, SEAC decided to forward the case to SEIAA with recommendations to grant amendment in Environmental Clearance granted to it vide SEIAA letter No. SEIAA/2019/639 dated 22.08.2019.

**Item no. 249.04: Application for extension in validity of TOR for the manufacturing of steel billets with capacity of 1,91,100 TPA and rolling mill having capacity of 1,75,000 TPA of wire rod, round Hexa, RCS and TMT Bars at Village Kaddon, Tehsil Doraha, District Ludhiana, Punjab M/s Vaneera Industries Limited (Proposal No. SIA/PB/IND/299523/2023).**

The industry was granted TOR vide SEIAA letter no. SEIAA/2019/17 dated 07.01.2019 for establishment of new unit for manufacturing of Steel Billets @1,91,100TPA and 1,75,000TPA of wire rod, Rounds, Hexa, RCS and TMT Bars by installing proposed three numbers of Induction furnaces having capacity (1x15 TPH & 2X12TPH) Concast Machine, LRF, VD along with a rolling mill having capacity 25 Ton per hours. The total project cost of the unit will be Rs 25.00 Crores. The total land area of the project is 3.25 Acres. Baseline study was done during period February, 2019 to April, 2019.

The Project Proponent has mentioned in the application proposal that due to the COVID-19 pandemic coupled with the financial constraints, the Terms of References could not be addressed well within its validity.

The Project Proponent has applied for extension in validity of Terms of Reference on 19.04.2023 and submitted a request letter, application form, PFR and copy of earlier ToR issued to the industry.

**Deliberations during 249<sup>th</sup> meeting of SEAC held on 12.06.2023.**

The meeting was attended by the following:

- (i) Mr. Daksh Garg, MD, M/s Vaneera Industries Limited.
- (ii) Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.
- (iii) Sh. Sandeep Singh, Consultant, M/s. Chandigarh Pollution Testing Laboratory.

During meeting, the Committee perused the Office Memorandum No. J-1103/41/2006-IA-II(I) dated 29.08.2017 issued by MoEF&CC wherein, it has been mentioned that the validity of ToRs for the project activities (except for river valley and HEP projects) for submission of EIA/EMP reports shall be three years. Further, the validity period can be extended by the concerned regulatory authority for maximum period of one year without referring the proposal to the EAC/SEAC concerned, together with an updated Form-1 and proper justification and there is no change in the terms and conditions of the ToRs. After the lapse of validity, such extension will need EAC/SEAC consideration.

The Committee further perused the Notification dated 18.01.2021 issued by MoEF&CC wherein, it has been mentioned as under:

*“Notwithstanding anything contained above, the period from the 1st April, 2020 to the 31st March, 2021 shall not be considered for the purpose of calculation of the period of validity of Terms of Reference granted under the provisions of this notification in view of outbreak of Corona Virus (COVID-19) and subsequent lockdowns (total or partial) declared for its control, however, all activities undertaken during this period in respect of the said Terms of Reference shall be treated as valid.”*

The Committee observed that the Terms of Reference (ToR) issued to the industry on 07.01.2019 were valid for 3 years i.e up to 6.01.2022 and further upto 6.01.2023 in view of MoEF Notification dated 18.01.2021. Further, the industry has submitted application for extension in validity of ToR on 19.04.2023 after the expiry of the validity of ToR on 06.01.2023. The Committee observed that further extension in the validity of ToR cannot be considered under the ambit of the Notification and subsequent OM issued by MoEF&CC.

After detailed deliberations, SEAC decided to forward the case to SEIAA with the recommendation to reject the proposal of the industry for extension in validity of ToR and asked the industry to submit the fresh application for obtaining Terms of Reference under EIA Notification dated 14.09.2006.

**Item no. 249.05: Application for obtaining Terms of Reference under EIA notification dated 14.09.2006 for Affordable Group Housing project “DREAM HEIGHTS” by M/s Dreamland Developers located at opp. Toyota car showroom, Anoop Nagar, Dabwali Road, Bathinda, Punjab. (Proposal No. SIA/PB/INFRA2/428306/2023).**

The Project Proponent has applied for obtaining Terms of Reference for establishment of Affordable Group Housing project namely “DREAM HEIGHTS” by M/s Dreamland Developers. The total land area of the project is 2.84 acres having built up area of 43,155.63 sqm. The project is covered under category 8(a) of the schedule appended with the EIA notification dated 14.09.2006.

The Project Proponent has submitted online form, PFR and other relevant documents through Parivesh Portal. He has deposited Rs. 21,578/- vide UTR No. YESB31232938834 dated 03.05.2023, as checked & verified by the supporting staff of SEIAA.

The Project Proponent has mentioned that the construction work of the group housing project has already been started and the construction activity of basement of the project has been completed. The Project Proponent further mentions that he was not aware of the permission required under EIA notification dated 14.09.2006 before starting construction activity at site. As soon as this aspect came into the knowledge, he immediately stopped the further construction activity at site.

**Deliberations during 249<sup>th</sup> meeting of SEAC held on 12.06.2023.**

The meeting was attended by the following:

- (i) Mr. Sunil Kumar, Partner M/s Dreamland Developers.
- (ii) Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.
- (iii) Sh. Sandeep Singh, Consultant, M/s. Chandigarh Pollution Testing Laboratory.

SEAC allowed the Environmental Consultant of the Promoter Company to present the reply before the Committee. Thereafter, the Environmental Consultant presented the salient features of the case as under:

Sr. No.	Description	Details		
<b>1</b>	<b>Basic Details</b>			
1.1	Name of Project & Project Proponent:	Affordable Group Housing project “DREAM HEIGHTS” by M/s Dreamland Developers.		
1.2	Proposal:	SIA/PB/INFRA2/428306/2023		
1.3	Location of Project:	Opp. Toyota car showroom, Anoop Nagar, Dabwali Road, Bathinda, Punjab		
1.4	Details of Land area & Built up area:	<b>Sr. no.</b>	<b>PARTICULARS</b>	<b>AREA (m<sup>2</sup>)</b>
		1	Net Plot Area	11515.71

		<b>Bifurcation of built-up area as per the components</b>	<b>m<sup>2</sup></b>
		<b>1 FAR Area</b>	
		1-16 floors of Block A @ (1244.46 SQMT.) X16	19911.36
		1-15 floors of Block B @ (833.73 SQMT.) X 15	12505.95
		1-8 floors of EWS Block @ (182.70 SQMT.) X 8	1461.60
		One time lift area	67.49
		Basement Staircase Area	122.40
		Community Centre Area	273.40
		Commercial Area	80.91
		Toilet Area	10.28
		<b>2 Non-FAR Area</b>	
		Basement Area	6651.24
Balconies/Terrace Area	2071		
<b>Total</b>	<b>43155.63</b> <b>m<sup>2</sup></b>		
The above details are as per the conceptual plan submitted by the Promoter Company.			
1.5	Category under EIA notification dated 14.09.2006	8(a), But it is a violation case, therefore applied for obtaining TORs on dated 06.05.2023 under Violation Category. The construction was started on dated 05.01.2023. Basement work is almost complete. The construction stopped on dated 05.05.2023.	
1.6	Cost of the project	Rs. 48 Crores	
<b>2.</b>	<b>Site Suitability Characteristics</b>		
2.1	Whether project is suitable as per the provisions of Master Plan:	The site falls in residential zone as per master plan of Bathinda	

2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	A copy of permission for change of land use for total land measuring 11515.71sqm issued by Department of Town & Country Planning, Punjab vide Memo No. PB/CLU/BTI/BATHI/2622 dated 21.10.2022 for residential housing project submitted.																											
<b>3</b>	<b>Forest, Wildlife and Green Area</b>																												
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	No forest land is involved in the project. Self-declaration in this regard is submitted.																											
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	Project is not covered under PLPA, 1900.																											
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	No, the project does not require clearance under Wildlife Protection Act, 1972. Self-declaration in this regard is submitted.																											
3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No, the project does not fall within influence of Eco-Sensitive zone.																											
3.6	Green area requirement and proposed No. of trees:	Total proposed green area = 3098.30 sq.m. Total no. of trees to be planted - 620																											
<b>4.</b>	<b>Configuration &amp; Population</b>																												
4.1	Configuration																												
	<table border="1"> <thead> <tr> <th>SR. NO.</th> <th>PARTICULARS</th> <th>AREA (m<sup>2</sup>)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Net Plot Area</td> <td>11515.71</td> </tr> <tr> <td></td> <td><b>TOTAL BUILT UP AREA DETAILS</b></td> <td><b>m<sup>2</sup></b></td> </tr> <tr> <td>1</td> <td><b>FAR Area</b></td> <td></td> </tr> <tr> <td></td> <td>1-16 floors of Block A @ (1244.46 SQMT.) X16</td> <td>19911.36</td> </tr> <tr> <td></td> <td>1-15 floors of Block B @ (833.73 SQMT.) X 15</td> <td>12505.95</td> </tr> <tr> <td></td> <td>1-8 floors of EWS Block @ (182.70 SQMT.) X 8</td> <td>1461.60</td> </tr> <tr> <td></td> <td>One time lift area</td> <td>67.49</td> </tr> <tr> <td></td> <td>Basement Staircase Area</td> <td>122.40</td> </tr> </tbody> </table>	SR. NO.	PARTICULARS	AREA (m <sup>2</sup> )	1	Net Plot Area	11515.71		<b>TOTAL BUILT UP AREA DETAILS</b>	<b>m<sup>2</sup></b>	1	<b>FAR Area</b>			1-16 floors of Block A @ (1244.46 SQMT.) X16	19911.36		1-15 floors of Block B @ (833.73 SQMT.) X 15	12505.95		1-8 floors of EWS Block @ (182.70 SQMT.) X 8	1461.60		One time lift area	67.49		Basement Staircase Area	122.40	
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4.2	<b>Population details</b> <ul style="list-style-type: none"> <li>Total Population = 1906 persons</li> </ul> <table border="1"> <thead> <tr> <th>S. No.</th> <th>Description</th> <th>No. of Units</th> <th>Population</th> </tr> </thead> <tbody> <tr> <td rowspan="2">1</td> <td>3BHK</td> <td>312@5persons per unit</td> <td rowspan="2">1688</td> </tr> <tr> <td>EWS</td> <td>32@4 persons per unit</td> </tr> <tr> <td>2</td> <td>Shops</td> <td>3@2person per unit</td> <td>6</td> </tr> <tr> <td>3</td> <td>Community Centre</td> <td>-</td> <td>182</td> </tr> <tr> <td>4</td> <td>Maintenance staff</td> <td>--</td> <td>30</td> </tr> <tr> <td></td> <td colspan="2" style="text-align: center;"><b>TOTAL</b></td> <td><b>1906</b></td> </tr> </tbody> </table>			S. No.	Description	No. of Units	Population	1	3BHK	312@5persons per unit	1688	EWS	32@4 persons per unit	2	Shops	3@2person per unit	6	3	Community Centre	-	182	4	Maintenance staff	--	30		<b>TOTAL</b>		<b>1906</b>
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During meeting, the Environmental Consultant of the Project Proponent apprised the Committee that baseline study for the project has already been started from 25.03.2023. The Committee allowed the Environmental Consultant to continue carrying out the baseline study.

The Project Proponent apprised the Committee that the construction work of the basement of the project has been completed. Therefore, application for ToR has been submitted under violation category. In this regard, the Committee asked the Project Proponent to submit the details of the construction activity carried out in the project along with month/year of construction required for evaluating the extent of violation at the time of submission of final EIA report.

After detailed deliberations, SEAC decided to forward the application of the project proponent to SEIAA with the recommendation to grant below mentioned TOR under violation category for Affordable Group Housing project "DREAM HEIGHTS" by M/s Dreamland Developers, Anoop Nagar, Dabwali Road, Bathinda, Punjab:

**Specific ToR:**

1. The project proponent shall prepare the EIA Report as per the Standard Operating Procedure (SOP) laid down by Ministry of Environment Forest & Climate Change vide Office Memorandum F.No.22-21/2020-IA.III dated 7.07.2021 for identification and handling of violation cases under EIA Notification 2006.
2. The Project Proponent shall immediately stop the construction activity and no further construction activity shall be carried out before obtaining the environmental clearance.
3. The Project Proponent shall submit the details of the construction activity carried out in the project along with month/year of construction required for evaluating the extent of violation at the time of submission of final EIA report

**Standard TOR Conditions**

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

15. DG sets are likely to be used during construction and operational phase of the project. Emissions from DG sets must be taken into consideration while estimating the impacts on air environment. Examine and submit details.
16. Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analysed with measures for preventing traffic congestion and providing faster trouble-free system to reach different destinations in the city.
17. A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.
18. Examine the details of transport of materials for construction which should include source and availability.
19. Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.
20. Baseline data should not be older than 3 years.
21. Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.
22. Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.
23. The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.
24. The project proponent shall make an assessment of ecological damage done and economic benefit derived due to violation and prepare remediation plan and natural & community resource augmentation plan and it shall be prepared as an independent chapter in the environment impact assessment report by the accredited consultants. The collection and analysis of data for assessment of ecological damage, preparation of remediation plan and natural and community resource augmentation plan shall be done by an environmental laboratory duly notified under Environment (Protection) Act, 1986, or a environmental laboratory accredited by National Accreditation Board for Testing and Calibration Laboratories, or a laboratory of a Council of Scientific and Industrial Research institution working in the field of environment.

**Item No. 249.06: Application for obtaining Environmental Clearance for residential project “Super Mega Mixed Use Integrated Industrial Project Phase-1” located at Village Nagla, Tehsil Derabassi, District SAS Nagar, Punjab by M/s Shipra Estate Pvt Ltd (SIA/PB/MIS/66122/2021)**

The Project Proponent was granted Environmental Clearance under EIA notification dated 14.09.2006 for developing Super Mega Mixed Use Integrated Industrial Project Phase-1” at Village Nagla, Tehsil Derabassi, District SAS Nagar, Punjab vide SEIAA letter No. 2129 dated 21.06.2011. The total land area of the project is 44.5 Ha. and the built-up area of the project is 568150.02 sqm. The project is covered under category 8 (b) of the schedule appended with the EIA notification dated 14.09.2006.

The Project Proponent was granted extension in validity of Environmental Clearance to 7 years or till the completion of the project, whichever is earlier under EIA notification dated 14.09.2006 vide SEIAA letter no. 3127 dated 22.08.2016.

The Project Proponent was granted Terms of Reference vide MoEF&CC letter no. IA3-21/3/2021-IA.III dated 23.01.2021 for the development of Super Mega Mixed Use Integrated Industrial Project Phase-1.

The Project Proponent has submitted afresh application along with the EIA report incorporated with compliance of ToRs for obtaining Environmental Clearance under EIA notification dated 14.09.2006 for the development of Super Mega Mixed Use Integrated Industrial Project Phase-1. As per the proposal, the total built up area of the project has been increased from 568150.02 sqm to 6,76,673.38 sqm. The requisite fee of the Rs. 6,76,674/- (Rs. 1,99,568/- paid vide UTR No. VIJBH19317077895 dated 13.11.2019 & Rs. 4,77,106/- vide UTR No. HDFCR52021110875932063 dated 08.11.2021. The adequacy of the fee deposited has been checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide e-mail dated 02.01.2023 requested to furnish the latest construction status report but the same is awaited.

**Deliberations during 240<sup>th</sup> meeting of SEAC held on 20.02.2023.**

The meeting was attended by the following:

- (i) Mr. Bhupinder Singh, Authorized Signatory M/s Shipra Estate Pvt Ltd
- (ii) Mr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.
- (iii) Mrs. Jyoti Rani, EC Coordinator, M/s Eco laboratories Pvt Ltd.

SEAC allowed the Environmental Consultant of the Project Proponent to present the salient features of the project in its 245<sup>th</sup> meeting of SEAC held on 24.04.2023. He, thereafter, presented the case as under:

Sr.	Description	Details
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No						
<b>1</b>	<b>Basic Details</b>					
1.1	Name of Project & Project Proponent:	The Super Mega Mixed Use Integrated Industrial Park Project Phase-I by M/s. Shipra Estates Limited.				
1.2	Proposal:	SIA/PB/MIS/66122/2021 (Applied on 17.11.2021 through Parivesh Portal)				
1.3	Location of Project:	Village Nagla, Tehsil Derabassi, District SAS Nagar (Mohali), Punjab.				
1.4	<p><b>Details of Land area &amp; Built up area:</b></p> <p>(a) Plot area: 110.12 acres (b) Net planned area: 98.63 acres (c) Built up area: 6,76,673.38 sq.m.</p> <p>Further, as per the conceptual plan, the residential pockets, industrial pockets, commercial pockets and institutional pockets are proposed to be developed within the project. The comparison of the detailed area from Environmental Clearance accorded and as per the revised layout is as under:</p>					
		EC Accorded		Difference	As per revised layout	
<b>Sl. No.</b>	<b>Description</b>	<b>Area (in sq.m.)</b>	<b>Area (in acres)</b>	<b>Area</b>	<b>Area (in sq.m.)</b>	<b>Area (in acres)</b>
1	<b>Total Plot Area (Scheme Area)</b>	<b>110.12 acres (or 4,45,633.616 sq.m.)</b>				
2	Area under proposed master plan road	48,521.80	11.99	-0.5 acres	46,498.38	11.49
3	Reserved Area (future development)	19,141.63	4.73	-4.73 acres	-	-
4	<b>Net Planned Area [1-(2+3)]</b>	<b>3,77,976.38</b>	<b>93.40</b>	<b>5.23 acres</b>	<b>3,99,141.44</b>	<b>98.63</b>
5	<b>Built-up Area</b>	<b>5,68,150.02</b>	-	<b>108,523.36 sq.m.</b>	<b>6,76,673.38</b>	-
8	Area Under Residential (Independent Floors)	39,059.71	9.65	8.74 acres	74,421.68	18.39
9	Area Under Commercial	5,179	1.28	6.185 acres	30,209.78	7.465
10	Area under Institutional/ Amenities / Public Buildings	48,117.12	11.88	-6.36 acres	22,338.64	5.520
11	Area under Group Housing	56760.41	14.02	10.63 acres	99,779.29	24.656
12	Area under EWS	11602.17	2.86	0.14 acres	12,140.56	3
13	Area under industrial	152438.90	37.66	-15.202 acres	90,884.30	22.458
15	Area under Parks	79512.24	19.64	-12.823 acres	27,587.42	6.817

	16	Area under roads and utility	87,406.82	21.59	-11.266 acres	41,779.74	10.324
1.5	Category under EIA notification dated 14.09.2006	The project falls under S.No. 8(b) - 'Townships and Area Development projects.' as built-up area of the project will be 6,76,673.38 sq.m.					
1.6	Cost of the project	Rs. 968.30 Crores					
<b>2.</b>	<b>Site Suitability Characteristics</b>						
2.1	Whether project is suitable as per the provisions of Master Plan:	The project is an area development project and falls in agricultural zone, residential and mix land use zone as per Master plan of Zirakpur. Copy of the Master plan of Zirakpur showing the project location is enclosed with EDS reply.					
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	Permission for Change of land use has been issued by Department of Town & Country Planning, Punjab for 277.43 acres of land area vide Memo No. 161-CTP(Pb)/SP-432(m) dated 11.01.2010; copy of CLU is submitted.					
<b>3</b>	<b>Forest, Wildlife and Green Area</b>						
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	No, the Project Proponent has submitted a copy of NOC issued by DFO SAS Nagar vide no. 4728 dated 16.12.2011, wherein it has been mentioned that no forest area is covered in the land area of 110.12 acres, proposed to be developed by the promoter company.					
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	Permission for Change of land use has been issued by Department of Town & Country Planning, Punjab for 277.43 acres of land area vide Memo No. 161-CTP(Pb)/SP-432(m) dated 11.01.2010; copy of CLU is submitted.					
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	The Project Proponent has not submitted a self-declaration in the prescribed proforma.					
3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No, the project does not fall within any eco-sensitive zone.					
3.5	Green area requirement and	Total green area: 63,173 sq.m. (@ 15.87% of the net planned area) Proposed trees to be planted: 4,990 nos.					

	proposed No. of trees:						
<b>4.</b>	<b>Configuration &amp; Population</b>						
4.1	Configuration						
	<b>Sr. No.</b>	<b>Description</b>	<b>Area in Sqm as per conceptual plan</b>		<b>Area in Sqm as per the application proposal</b>		
	1.	Industrial	319309		319309		
	2.	Commercial	60421		60,421		
	3.	Residential GH	272527		272527		
	4.	Residential plotted/Independents floors	109700		Not included		
	5.	EWS	14568		14568		
	6.	Institutional utilities and roads	21746		9848.38		
		<b>Total</b>	<b>798272 sqm.</b>		<b>676673.38 sqm</b>		
4.2	Population:						
	<b>Sl. No.</b>	<b>Description</b>	<b>Area/ Dwelling Units</b>	<b>Criteria</b>	<b>No. of Persons</b>		
	1.	Independent Floors	908 D.U.	@ 4.5 persons per DU	4,086		
	2.	Group Housing	2450 D.U.	@ 4.5 persons per DU	11,025		
	3.	Commercial	7.465 acres	100 persons per acre	747		
	4.	Industrial	22.458 acres	100 persons per acre	2,246		
	5.	Institution	5.520 acres	100 persons per acre	552		
	6.	EWS	3.0 acres	400 persons per acre	1,200		
	7.	Visitors		@ 10% of population	1,631		
	<b>Total Estimated Population</b>					<b>21,487 Persons</b>	
<b>5</b>	<b>Water</b>						
5.1	<b>Sr. No.</b>	<b>Description</b>	<b>Population</b>	<b>Criteria (in lpcd)</b>	<b>Total Water Requirement (in KLD)</b>	<b>Flushing Criteria (in KLD)</b>	<b>Flushing Demand (in KLD)</b>
	1.	Independent Floors	4,086	135	552	45	184
	2.	Group Housing	11,025	135	1488	45	496
	3.	Commercial	747	45	34	20	15
	4.	Industrial	2,246	45	101	20	45

	5.	Institution	552	45	25	20	11
	6.	EWS	1,200	135	162	45	54
	7.	Visitors	1,631	15	24	10	16
		<b>Total</b>	<b>21,487 Persons</b>		<b>2386 KLD</b>		<b>821</b>
5.2	Source		Borewells				
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>		Yes, Permission for abstraction of ground water has been obtained from CGWA vide permission dated 09.02.2011 for the abstraction of 909 KLD of ground water.				
5.4	Total wastewater & treated wastewater generation and its utilization:						
	<b>Sr. No.</b>	<b>Description</b>	<b>Water requirement</b>				
	1.	Water requirement	2,386 KLD				
	2.	Flushing water requirement	821 KLD				
	3.	Fresh water requirement	2,386-821 = 1,565 KLD				
	4.	HVAC Cooling	1150 KLD				
	5.	Flow to sewer (@ 80%) + Infiltration rate	1909+ 20 = 1929 KLD				
	6.	Treated water (@ 98%)	1,890 KLD				
	7.	Green area requirement (63,173 sq. m.) <ul style="list-style-type: none"> <li>• Summer (@ 5.5 lt./m<sup>2</sup>/day)</li> <li>• Winter (@ 1.8 lt./m<sup>2</sup>/day)</li> <li>• Monsoon (@ 0.5 lt./m<sup>2</sup>/day)</li> </ul>	<ul style="list-style-type: none"> <li>• 347 KLD</li> <li>• 114 KLD</li> <li>• 32 KLD</li> </ul>				
5.5	Treatment methodology: <i>(STP capacity, technology &amp; components)</i>		1,929 KLD of sewage will be generated from the project which will be treated in proposed STP of 3 MLD capacity based on MBBR Technology (two modules of 1,500 KLD each).				
5.6	Treated wastewater for flushing purpose:		821 KLD				
5.7	Utilization/Disposal of excess treated wastewater.		There will be no excess treated water as same will be utilized for flushing, horticulture & HVAC cooling.				
5.8	Cumulative Details:						



	<b>Sr. No.</b>	<b>Total water Requirement</b>	<b>Total wastewater generated</b>	<b>Treated wastewater</b>	<b>Flushing water requirement</b>	<b>Green area requirement</b>	<b>HVAC Cooling</b>
	1.	2,386 KLD	1,929 KLD	1,890 KLD	821 KLD	Summer: 347 KLD Winter: 114 KLD Monsoon: 32 KLD	Summer: 447 KLD Winter: 214 KLD Monsoon : 113 KLD
*No excess treated wastewater shall be generated.							
5.9	Rain water harvesting proposal:	Total 68 no. of Rain water recharging pits with dual bore are being proposed for artificial rain water recharge within the project premises.					
6	<b>Air</b>						
6.1	Details of Air Polluting machinery:	Total 3 nos. of DG Sets (3×200 KVA) are proposed for standby use for emergency purposes for water works & STP.					
6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG sets will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.					
7	<b>Waste Management</b>						
7.1	Total quantity of solid waste generation	7.559 MT/day					
7.2	Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery Facility submitted or not.	Solid waste management area has been provided. Biodegradable waste will be composted by use of Composters. Non-biodegradable waste (recyclable waste) will be disposed off through authorized recycler vendors. Inert waste will be dumped at authorized dumping site.					
7.3	Details of management of Hazardous Waste.	Hazardous Waste in the form of used oil from DG set will be generated which will be managed & disposed of to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.					
8	<b>Energy Saving &amp; EMP</b>						

8.1	Power Consumption:	Total power demand for the proposed project will be 10,800 KW or 12,000 KVA which will be provided by Punjab State Power Corporation Limited (PSPCL).	
8.2	Energy saving measures:	Solar energy and alternative source of energy to reduce the fossil energy consumption will be availed by individual housing at the time of completion of construction of houses. Energy efficient equipment's, materials, LED street lightening, fixtures, solar street lights, etc. have been proposed for energy conservation.	
8.3	Details of activities under Environment Management Plan.		
	<b>Construction phase</b>		
	<b>S.No.</b>	<b>Title</b>	<b>Capital Cost (Rs. Lakhs)</b>
			<b>Recurring Cost (Rs. Lakhs/ Annum)</b>
	1.	Air Pollution Control	15
	2.	Water Pollution Control/ Sewage Treatment Plant	150
	3.	Landscaping/ Noise Pollution Control	100
	4.	Solid Waste Management	50
	5.	RWH	70
	6.	Energy Conservation	50
	7.	Miscellaneous	10
		<b>Total</b>	<b>445</b>
			<b>24</b>
	<b>Operation Phase</b>		
	<b>Sr. No.</b>	<b>Title</b>	<b>Recurring Cost (Rs. Lakhs/ Annum)</b>
	1.	Air Pollution Control	2
	2.	Water Pollution Control/ Sewage Treatment Plant	25
	3.	Landscaping/Noise Pollution Control	15
	4.	Solid Waste Management	20
	5.	RWH	10
	6.	Energy Conservation	5
	7.	Miscellaneous	5
		<b>Total</b>	<b>82</b>
8.4	CER details	<b>Not submitted.</b>	

During meeting, the Committee observed that the latest construction status report to be furnished by Punjab Pollution Control Board is still awaited. Further, the Committee appraised the application proposal of the promoter company and decided to defer the case till the receipt of reply of the below mentioned observations:

1. The Project Proponent has not taken into account the total built-up area as mentioned in the conceptual plan. The Project Proponent shall submit the justification in this regard.
2. The project proponent shall submit self-declaration to the effect that the industry does not require clearance under the provisions of the Forest Conservation Act 1980 and Wildlife Protection Act 1972 in the prescribed format.
3. The Project Proponent shall submit the compliance of the EC conditions granted vide SEIAA letter No. 2129 dated 21.06.2011.
4. The Project Proponent shall submit the construction status of the various building components as per earlier EC granted to it.
5. The Project Proponent shall allocate up to 1% of the total project cost on the following CER activities:
  - a) Development of Mini Forests (Nanak Bagchi), raising of Avenue Plantations and Plantations in public/community areas.
  - b) Rejuvenation of Village Ponds.
  - c) Development of Infrastructure for utilization of treated effluent of STPs.
  - d) Provision of solar panels in the Government / Municipal / other public schools, hospitals and Dispensaries, etc.
  - e) Rainwater harvesting in Public Buildings.
  - f) Alternatives to Single Use Plastic.
  - g) Solid waste Management
  - h) Other activities relating to amelioration of Air, Water and Soil pollution as prescribed in the applicable District Environment Plan (DEP).
  - i) Activities as proposed by the Project Proponent / their accredited consultants for the amelioration of Air, Water, and Soil pollution on the basis of field surveys and approved by SEIAA / SEAC.

Now, Punjab Pollution Control Board vide letter No. 1614 dated 09.03.2023 furnished the construction status report as under:

*“The Project site was visited by officer of the Board on 14/02/2023 and it was observed as under:*

1. *As per the site shown by the project proponent the project is being developed in 4 parts and their details are as under:*

<b><i>Details of Area</i></b>	<b><i>No. of Plots / other details</i></b>	<b><i>Present status</i></b>
<i>Manav Mangal School</i>	<i>2.94 acres</i>	<i>Construction completed and project in operation. The project has already</i>

		<i>obtained Consent to Operate which is valid till 30.09.2025.</i>
<i>Independent Floors namely Sushma Valencia by Suksha Developers namely Susma Empiria</i>	<i>18.39 acres having 227 plots</i>	<i>The construction work has not been completed at the site. The project proponent has obtained separate Environment Clearance B+G+3 configuration completed and shuttering work under progress. No occupancy.</i>

2. *NOC obtained from PPCB for the Super mega mixed use Integrated Industrial Park Project, Phase-1, by M/s Shipra Estate Limited Zirakpur in an area of 110.12 acres (4,45,633.616 Sqm) having 68 Residential Plots, 1320 Flats in group Housing, 68 Row Houses, 200 EWS houses, 250 shops, 229 Units for IT & ITES industries and community site like primary school, High School Hospital, dispensary & Religious Building Has expired on 31/3/2020.*
3. *The project proponent has installed STP of 650 KLD capacity near the Sushma Emporia Project for the treatment of waste-water generated form Sushma Valencia During visit the aeration blower were not in operation and sample from outlet was collected. Thereafter during visit the site by AEE of Regional Office, the aeration blower was brought in to operation and sample was again collected from outlet of STP. As per record 99 KLD waste-water is being treated. The treated water is being supplied to green area developed plantation area as per Karnal technology adjoining Sukhna Choe.*
4. *No MAH industry / Cement Plant/ grinding unit/ rice sheller/ Sailla plant/ stone crushing / screening cum washing unit/ hot mix plant/ brick kiln within a radius of 500 m from the boundary of the proposed site of the project. No air polluting industry is located within 100 mtr of the proposed site. Therefore, the site of the project is conforming to the sitting guidelines laid down by the Govt. of Punjab Department of Science Technology and Environment vide order dated 25/07/2008 as amended on 30/10/2009.*
5. *A storm drain namely Sukhna choe carrying treated as well as untreated domestic effluent also passes close to the project at a distance ranging from 30 m to 120 m.*

*It is informed that the environmental clearance earlier obtained by the project proponent has already expired on 21/08/2021 and during the visit on 14/2/2023 the construction work was under progress in this project. Thus, the project proponent is in violation. It is pertinent to mention here that in the proposed site of the expansion for which the environmental clearance is applied, no construction is being carried out.*

*The project proponent does not comply with the Office Memorandum F. No. 22-21/2020- IA.III dated 7/7/2021 issued by MoEF&CC, Government of India, new Delhi in which SOP for identification and handing of violation cases under the EIA notification date 14/9/2006 has been defined.”*

**Deliberations during 245<sup>th</sup> meeting of SEAC held on 24.04.2023.**

The meeting was attended by the following:

- (i) Mr. Bhupinder Singh, Authorized Signatory M/s Shipra Estate Pvt Ltd
- (ii) Mr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.
- (iii) Mrs. Jyoti Rani, EC Coordinator, M/s Eco laboratories Pvt Ltd.

SEAC allowed the Environmental Consultant of the project proponent to present the reply of the aforementioned observations. The Environmental Consultant thereafter presented the reply as under:

S. No.	ADS Query	Reply
1.	The Project Proponent has not taken into account the total built-up area as mentioned in the conceptual plan. The Project Proponent shall submit the justification in this regard.	It is to highlight that built-up area mentioned in final conceptual plan is 6,76,673.38 sq.m. (i.e., excluding the built-up area of Manav Mangal Smart World School and Sushma Valencia) and the same has been submitted with reply of EDS dated 30.05.2020.
2.	The project proponent shall submit self-declaration to the effect that the industry does not require clearance under the provisions of the Forest Conservation Act, 1980 and Wildlife Protection Act, 1972 in the prescribed format.	Self-declaration stating that project does not require clearance under Forest Conservation Act, 1980 and Wildlife Protection Act, 1972 is submitted.
3.	The Project Proponent shall submit the compliance of the EC conditions granted vide SEIAA letter No. 2129 dated 21.06.2011.	Copy of the six-monthly compliance report of earlier granted Environmental Clearance for period ending 30.09.2022 is submitted.
4.	The Project Proponent shall submit the construction status of the various building components as per earlier EC granted to it.	Environmental Clearance is being filed as an area development project as only plotting will be done and external services such as roads, plumbing work, electrical work, etc. will be laid by the project proponent. Individual plots are being sold to individual plot owners and separate approvals will be obtained by individual plot owners, if applicable. However, construction status of the various building components within the project is given in <b>Table 1</b> below:

**Table 1: Construction status of Building components**

Sl. No.	Component	Percentage	Individual Approval Status
1.	Manav Mangal School	100%	CTO has been obtained from PPCB vide Certificate no. CTOA/Varied/SAS/2023/20216536 dated 18/01/2023 and CTOW/Varied/SAS/2023/20216914 dated 19/01/2023.
2.	Sushma Valencia • Pocket R1 • Pocket R4	• 55% • 75%	EC has been granted by SEIAA, Punjab vide Letter no. SEIAA/2018/950 dated 16.07.2018.

3.	Sushma Empiria (Part of Pocket 3)	25%	EC has been granted by SEIAA, Punjab vide Letter no. DECC/SEIAA/2019/1100 dated 09.12.2019.
4.	Sushma Belleza (Part of Pocket 2)	30%	EC has been granted by SEIAA, Punjab vide Letter no. SEIAA/2020/3340 dated 05.11.2020.
5.	Sushma Metropol (Part of Pocket 2)	5%	EC has been granted by SEIAA, Punjab vide Letter no. DECC/SEIAA/2020/3350 dated 05.11.2020.

S. No.	ADS Query	Reply									
5.	The Project Proponent shall submit the details of CER activities.	<p>As per earlier EC granted, CSR/CER was not mentioned. As additional project cost is Rs. 30 Crores. Thus, 1% of the cost i.e. Rs. 30 Lakhs has been reserved under CER activity as given below:</p> <table border="1"> <thead> <tr> <th>S. No.</th> <th>Activity</th> <th>Amount allocated (in Lakhs)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Development of Nanak Bagichi in Village Bakarpur</td> <td>30</td> </tr> <tr> <td colspan="2"><b>Total</b></td> <td><b>Rs. 30 Lakhs</b></td> </tr> </tbody> </table> <p>Further, NOC from Sarpanch has also been obtained for development of Nanak Bagichi in Village Bakarpur vide dated 10.03.2023; copy of the same is submitted. Proposal for Nanak Bagichi is submitted.</p>	S. No.	Activity	Amount allocated (in Lakhs)	1.	Development of Nanak Bagichi in Village Bakarpur	30	<b>Total</b>		<b>Rs. 30 Lakhs</b>
S. No.	Activity	Amount allocated (in Lakhs)									
1.	Development of Nanak Bagichi in Village Bakarpur	30									
<b>Total</b>		<b>Rs. 30 Lakhs</b>									

The Committee perused ADS reply of the aforementioned observations and was found incomplete. After detailed deliberations, SEAC decided to defer the case till the receipt of the reply of the below mentioned observations:

- (i) The Project Proponent shall submit the component-wise details of the total land area, built up area along with the details of environmental parameters such as basis of estimating the population, water consumption, waste water generation, reuse of treated waste water for flushing/greening, STP capacity, final disposal of treated waste water etc., as per the earlier Environment Clearance granted and as per expansion proposal.
- (ii) The Project Proponent shall submit the layout plan by clearly marking the land areas considered in the environmental clearance already granted and as per the expansion proposal by marking in it different colours.
- (iii) The Committee observed that the proposal of the Project Proponent to utilize treated wastewater for HVAC cooling throughout the year is not justified as there is no requirement

of water for HVAC cooling during winter season. Further, no technical details have been provided by the Project Proponent to reuse the treated waste water for HVAC cooling. The Project Proponent shall submit the alternate scheme for the disposal of excess treated wastewater.

- (iv) The Project Proponent shall submit an affidavit to the effect that no category A or B industry shall be setup in the proposed land area of the project.
- (v) The Project Proponent shall submit the clarification w.r.t the status report submitted by the Punjab Pollution Control Board, wherein it has been mentioned that the project is under violation as earlier Environmental Clearance granted to the Project Proponent was expired on 21.08.2021 and construction work was in progress during the visit on 14.02.2023.
- (vi) The Project Proponent shall submit the self-certified compliance report of the earlier Environmental Clearance granted.
- (vii) The Project Proponent shall upload the conceptual plan for the proposed Environmental Clearance application.

**Deliberations during 249<sup>th</sup> meeting of SEAC held on 12.06.2023.**

The meeting was attended by the following:

- (i) Mr. Bhupinder Singh, Authorized Signatory M/s Shipra Estate Pvt Ltd
- (ii) Mr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.
- (iii) Mrs. Jyoti Rani, EC Coordinator, M/s Eco laboratories Pvt Ltd.

SEAC allowed the Environmental Consultant of the project proponent to present the reply of the aforementioned observations. The Environmental Consultant thereafter presented the reply as under:

S. No.	ADS Query	Reply
(i)	The Project Proponent shall submit the component-wise details of the total land area, built up area along with the details of environmental parameters such as basis of estimating the population, water consumption, waste water generation, reuse of treated wastewater for flushing/greening, STP capacity, final disposal of treated waste water etc. as per the earlier Environment Clearance granted and as per expansion proposal.	The component wise details of the project i.e, land area, break up of built-up area along with details of parameters such as population, water consumption, wastewater generation, reuse of treated wastewater for flushing/green area, STP capacity, final disposal of treated wastewater, etc. as per earlier Environmental Clearance (EC) granted and as per revised layout plan is mentioned in Table 1 submitted.

S. No.	ADS Query	Reply
(ii)	<p>The Project Proponent shall submit the layout plan by clearly marking the land areas considered in the environmental clearance already granted and as per the expansion proposal by marking in it different colours.</p>	<p>It is to highlight that there is no change in total scheme area i.e. 110.12 acres as per earlier EC and as per present application. However, net planned area has been increased from 93.4 acres to 98.63 acres. The old layout plan on which earlier EC was accorded is submitted.</p> <p>Approved layout plan based on which EC application has been filed is submitted. However, individual pockets which have obtained separate approvals is also demarcated in the layout plan.</p> <p>Details for break-up of net planned area as per earlier EC granted and as per revised layout plan is submitted.</p>
(iii)	<p>The Committee observed that the proposal of the Project Proponent to utilize treated wastewater for HVAC cooling throughout the year is not justified as there is no requirement of water for HVAC cooling during winter season. Further, no technical details have been provided by the Project Proponent to reuse the treated wastewater for HVAC cooling. The Project Proponent shall submit the alternate scheme for the disposal of excess treated wastewater.</p>	<p>Agreed. There is no requirement of water demand for HVAC cooling during winter season. Thus, revised water balance diagram for all the seasons is submitted. Treated water from STP will be reused for flushing, landscaping as well as HVAC cooling. Standards for usage of treated water for HVAC cooling is submitted. While, remaining excess treated water of 936 KLD during winter season will be disposed of to MC sewer for which permission has already been obtained from MC, Zirakpur. Copy of permission in this regard is submitted.</p>
(iv)	<p>The Project Proponent shall submit an undertaking to the effect that no category A or B industry shall be setup in the proposed land area of the project.</p>	<p>It is to clarify that no Category A or B industry falling under EIA Notification except Schedule 8(a) &amp; 8(b) will be set up within the project. Undertaking regarding the same is submitted.</p>
(v)	<p>The Project Proponent shall submit the clarification w.r.t the status report submitted by the Punjab Pollution Control Board, wherein it has been mentioned that the project is under violation as earlier Environmental Clearance granted to the Project Proponent was expired on 21.08.2021 and</p>	<p>It is to clarify that presently no construction or development work has been done by M/s Shipra Estates Ltd. within the project. However, few plots have been sold to individual plot owners and separate approvals are being obtained by them. Accordingly, construction work is being done by individual plot owners after obtaining individual ECs and not by M/s Shipra Estates Ltd. Construction status of various building components within the project is submitted. Thus,</p>



S. No.	ADS Query	Reply
	construction work was in progress during the visit on 14.02.2023.	project is not under violation. However, M/s Shipra Estate Ltd. will undertake the development work in the form of laying of plumbing services, STP, electrical services, etc. within the project premises after the grant of valid EC.

**Table 1: Construction status of Building components**

Sl. No.	Component	Individual Approval Status	Percentage of work done	Constructed Built-up Area
1.	Manav Mangal School	CTO has been obtained from PPCB vide Certificate no. CTOA/Varied/SAS/2023/20216536 dated 18/01/2023 and CTOW/Varied/SAS/2023/20216914 dated 19/01/2023.	100%	15,988.81 sq.m.
2.	Sushma Valencia • Pocket R1 • Pocket R4	EC has been granted by SEIAA, Punjab vide Letter no. SEIAA/2018/950 dated 16.07.2018.	• 55% • 75%	1,42,141.65 sq.m.
3.	Sushma Empiria (Part of Pocket 3)	EC has been granted by SEIAA, Punjab vide Letter no. DECC/SEIAA/2019/1100 dated 09.12.2019.	25%	33,138.51 sq.m.
4.	Sushma Belleza (Part of Pocket 2)	EC has been granted by SEIAA, Punjab vide Letter no. SEIAA/2020/3340 dated 05.11.2020.	30%	24,322.01 sq.m.
5.	Sushma Metropol (Part of Pocket 2)	EC has been granted by SEIAA, Punjab vide Letter no. DECC/SEIAA/2020/3350 dated 05.11.2020.	5%	Nil

S. No.	ADS Query	Reply
(vi)	The Project Proponent shall submit the self-certified compliance report of the earlier Environmental Clearance granted.	Self-certified six-monthly compliance report of earlier granted EC for period ending 31.03.2023 is submitted.
(vii)	The Project Proponent shall upload the conceptual plan for the proposed Environmental Clearance application.	The conceptual plan for the current EC application is submitted.

During meeting, the Committee perused the point wise reply of the aforesaid observations and observed that Project Proponent has not component wise details of the built-up area of the project, basis of estimating the population, water consumption, waste water generation, re-use of treated waste water for flushing/greening, STP capacity, final disposal of treated waste water etc. as per earlier environmental clearance granted and as per expansion proposal.

The Committee observed that the proposal of the project proponent for re-using treated waste water for HVAC cooling is not tenable, as water quality of COD less than 4 PPM and TDS less than 500 PPM is required for HVAC cooling as per IS8188:1999 standards. The Committee asked the Project Proponent to revise the water balance.

The Committee on perusal of MC Zirakpur letter No. 170 dated 12.01.2023 observed that the MC has not mentioned anywhere the quantity of the treated waste water of the project allowed to be discharged in the MC Sewer in view of the capacity of the MC Sewer & STP.

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

- (i) The Project Proponent shall submit component wise details of the built-up area of the project, basis of estimating the population, water consumption, waste water generation, re-use of treated waste water for flushing/greening, STP capacity, final disposal of treated waste water etc. as per earlier environmental clearance granted and as per expansion proposal.
- (ii) The Project Proponent shall submit the revised water balance without considering re-use of the treated waste water for HVAC cooling.
- (iii) The Project Proponent shall submit the revised permission from MC, Zirakpur stating that the capacity of the existing sewer & STP of MC is sufficient to take care of the additional load of the treated waste water of the project.
- (iv) The Project Proponent shall submit an affidavit that no category A or B industry falling under EIA notification dated 14.09.2006 shall be setup within the project.

**Item No. 249.07: Application for amendment in Environmental Clearance under EIA Notification dated 14.09.2006 for steel manufacturing unit namely M/s Vardhman Adarsh Ispat Pvt Ltd located in the revenue estate of Village Ambey Mazra-Mandi Gobindgarh, District Fatehgarh Sahib, Punjab (Proposal No. SIA/PB/IND/299690/2023).**

The industry was granted Environmental Clearance vide letter No. SEIAA/2019/717 dated 22.08.2019 for total production of 2,00,000 MTA of billets, steel ingots & blooms by installing induction furnace (2 No. 12 TPH each) and Arc furnace (1X 15 TPH) along with 1,20,000 MTA of TMT bars, round bars, wire, flats, strip by rolling mill and reheating furnace located at revenue estate of Village Ambey Mazra-Mandi Gobindgarh, District Fatehgarh Sahib, Punjab

Thereafter, the industry was granted amendment in Environmental Clearance vide letter No. 896 dated 07.09.2022. The industry has now applied for obtaining amendment in Environmental Clearance under EIA Notification dated 14.09.2006. The industry has proposed to acquire additional land for green area outside the industrial premises at a distance of 122m. As per amendment, the green area earlier proposed within the project premises has been reduced to 18% and remaining area shall be developed in the additional land area.

The industry has submitted Form-4, PFR and other relevant documents through Parivesh Portal. The industry has submitted Rs. 33,500/- vide NEFT No. N116232432806272 dated 26.04.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

**Deliberations during 249<sup>th</sup> meeting of SEAC held on 12.06.2023.**

The meeting was attended by the following:

- (i) Mr. Ashwani Garg, Director M/s Vardhman Adarsh Ispat Pvt Ltd
- (ii) Mr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.
- (iii) Mrs. Jyoti Rani, EC Coordinator, M/s Eco laboratories Pvt Ltd.

SEAC allowed the Environmental Consultant of the Promoter Company to present the salient features of the project. Thereafter, the Environmental Consultant presented as under:

Sr. No.	Description	EC accorded	1 <sup>st</sup> EC amendment 2022	Additional/ Proposed	2 <sup>nd</sup> EC amendment proposed
1.	<b>Project area</b>	28,471.25 sq.m (6.95 acres)	62,906.35 sq.m (15.46 acres)	No change	62,906.35 sq.m (15.46 acres)
2.	<b>Production capacity</b>	Billets, Ingots & Blooms @ 2,00,000 TPA and TMT Bars, Round Bars, Wire, Flats,	Billets, Ingots & Blooms @ 2,00,000 TPA and TMT Bars, Round Bars, Wire, Flats, Strips @ 1,20,000 TPA	No change	Billets, Ingots & Blooms @ 2,00,000 TPA and TMT Bars, Round Bars, Wire, Flats,

		Strips @ 1,20,000 TPA			Strips @ 1,20,000 TPA
3.	<b>Machinery</b>	<ul style="list-style-type: none"> <li>• 2 IFs × 12 TPH</li> <li>• 1 AF × 15 TPH</li> <li>• Rolling Mill</li> </ul>	<ul style="list-style-type: none"> <li>• 1 IF × 39 TPH</li> <li>• Rolling Mill</li> </ul>	No change	<ul style="list-style-type: none"> <li>• 1 IF × 39 TPH</li> <li>• Rolling Mill</li> </ul>
4.	<b>Project Cost</b>	Rs. 25 Crores	Rs. 27.97 Crores	Rs. 3.35 Crores	Rs. 31.32 Crores
5.	<b>Green area</b>	1,858.061 sq.m within project premises	20,762.09 sq.m within project premises	Shifting of 15% green area outside of project premises	20,762.09 sq.m <ul style="list-style-type: none"> <li>• 11,329 sq.m within project (18%)</li> <li>• 9,442.37 sq.m outside project (15%)</li> </ul>

During meeting, the Committee observed that the industry is an existing unit and was granted Environmental Clearance on 22.08.2019 subject to the condition that the industry shall develop green belt in an area of 33% of the plant area with native tree species in accordance with the CPCB guidelines. The green belt shall inter alia cover the entire periphery of the plant.

The Committee observed that even after the lapse of 4 years from the date of grant of Environmental Clearance, compliance of the condition to develop 33% green area was found to be very poor. The Committee asked the industry to submit proper justification as to why the green area has not been developed within the industry even after a lapse of 4 years.

The Committee further perused the land ownership documents submitted with regard to the additional land to be acquired for development of green area in 5.56 acres. However, as per the layout plan (Drawing No. 6), total land area to be acquired for green area is 28844.33 sqm (7.12 acres). The industry is required to submit the land ownership documents of the remaining land area of 1.56 acre.

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

- (i) The industry shall submit proper justification as to why the work for development of the green area has not been started within the premises of industry even after the lapse of 4 years from the date of grant of Environmental Clearance.
- (ii) The industry shall submit the land ownership document of remaining land area 1.56 acres out of total 7.12 acres proposed to be acquired for green area development.

**Item No. 249.08: Application for amendment in Environment Clearance for manufacturing of Steel unit located at Village Ambey Majra, Sirhind Side, Mandi Gobindgarh, District Fatehgarh Sahib by M/s Kanha Concast (Proposal No. SIA/PB/IND/299577/2023).**

The industry was granted Environmental Clearance vide Letter No. DECC/SEIAA/2020/1931 dated 08.09.2020 for production of Ingots/Billets @ 1,10,000 TPA with 2 Induction Furnaces of capacity 12 TPH each and Flat bars, TMT bars, Wire rods and Rounds @ 1,04,500 TPA with Rolling Mill located at revenue estate of Village Ambey Majra, Chatarpura Road, Mandi Gobindgarh, Distt. Fatehgarh Sahib, Punjab.

The industry has applied for obtaining amendment in Environmental Clearance under EIA Notification dated 14.09.2006. The industry has proposed changes in the project area w.r.t EC accorded. The industry has been purchased additional land area of 10,350.15 sq.m (2.55 acres). Thus, after amendment, total area of the project becomes 22,638.80 sq.m (5.58 acres). However, no changes have been done in the production capacity or capacity of Induction Furnace w.r.t EC accorded.

The industry has submitted Form-4, PFR and other relevant documents through Parivesh Portal. The industry has submitted Rs. 16,200/- vide NEFT No. UBIN0903191 dated 21.04.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

**Deliberations during 249<sup>th</sup> meeting of SEAC held on 12.06.2023.**

The meeting was attended by the following:

- (i) Mr. Prem Jindal, Partner M/s Kanha Concast.
- (ii) Mr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.
- (iii) Mrs. Jyoti Rani, EC Coordinator, M/s Eco laboratories Pvt Ltd.

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

Sr. No.	Description	EC accorded	Proposed/ Additional	Total after amendment
1.	Plot area	12,293.21 sq.m (3.03 acres)	10,350.15 sq.m (2.55 acres)	22,638.80 sq.m (5.58 acres)
2.	<b>Machinery</b>			
	Induction Furnace	2 × 12 TPH	No change	2 × 12 TPH
	Rolling Mill	1 No.	No change	1 No.

3.	<b>Production &amp; Production capacity</b>	1,10,000 TPA of Ingots/ Billets and 1,04,500 TPA of Flat bars, TMT bars, Wire rods and Rounds	No change	1,10,000 TPA of Ingots/ Billets and 1,04,500 TPA of Flat bars, TMT bars, Wire rods and Rounds
4.	<b>Cost</b>	Rs. 21.07 Crores	Rs. 1.62 Crores	Rs. 22.69 Crores

During meeting, the Committee observed that the industry is an existing unit and was granted Environmental Clearance on 08.09.2020 subject to the condition that the industry shall develop green belt in an area of 33% of the plant area with tree species in accordance with the SEIAA guidelines. The green belt shall inter alia cover the entire periphery of the plant.

The Committee observed that even after the lapse of 3 years from the date of grant of Environmental Clearance, compliance of the condition to develop 33% green area was found to be very poor. The Committee asked the industry to submit proper justification as to why the green area has not been developed within the industry even after a lapse of 3 years.

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

- (i) The industry shall submit proper justification as to why the work for development of the green area has not been started within the premises of industry even after the lapse of 3 years from the date of grant of Environmental Clearance.

**Item No.249.09: Application for Environmental Clearance for establishment of Residential Mega Township at Village Salamatpur, Dhode Majra, Rasulpur, Saini Majra and Ghandauli in Mullanpur Planning Area, District SAS Nagar (Mohali), Punjab which is to be developed by M/s Greater Punjab Officers Corporative House Building Society and M/s Altus Space Builders Pvt. Ltd. (In Joint Venture). (Proposal no. SIA/PB/NCP/30232/2018).**

The Project Proponent was granted Environmental Clearance under EIA notification dated 14.09.2006 vide letter no. SEIAA/2015/175 dated 16.01.2015 for the development of Housing project namely "Residential Mega Township" at Village Salamatpur, Dhode Majra, Rasulpur, Saini Majra, and Ghandauli in Mullunapur Planning area, District SAS Nagar. The total scheme area of the project was 287.90 acres, out of which ned planned area was 204.30 acres.

The Project Proponent was granted Terms of Reference vide letter no. SEIAA/2019/749 dated 22.08.2019 for carrying out EIA study for obtaining Environmental Clearance under EIA notification dated 14.09.2006 for expansion of Residential Mega Township at Village Salamatpur, Dhode Majra, Rasulpur, Saini Majra, and Ghandauli in Mullunapur Planning area, District SAS Nagar, Punjab.

The project proponent has submitted EIA report after incorporating the compliance of Terms of Reference along with other relevant documents. The project is covered under category 8(b) of the schedule appended with the EIA Notification dated 14th September, 2006. The Project Proponent has submitted a copy of certified compliance report of the conditions imposed in the earlier Environmental Clearance granted to the promoter company.

The project proponent has submitted application Form, EIA Report and other additional documents on online portal. The projected built up area proposed for the project is 2156924.03 sqm. The processing fee of Rs. 21,56,924.03/- (Rs. 4,80,870/- has been paid vide UTR No. HDFCR520220465765765451 dated 04.05.2022, fees amounting Rs. 10,76,056.03/- has been deposited through RTGS vide UTR No. HDFCR52022090894361325 dated 08.09.2022 and balance fees amounting Rs. 6,00,000/-has been paid vide UTR No. PUNBR52022090816184274 dated 08.09.2022). The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter no. 7681 dated 21.12.2022 has sent the latest construction status report with details as under:

*"Accordingly, the site was visited by the officer of the Board on 16.12.2022 and it was observed as under:*

<b>Sr.No.</b>	<b>Report of point sought by SEIAA</b>	<b>Remarks</b>
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1.	Construction status of the proposal	<ol style="list-style-type: none"> <li>1. The proposed site is located on both side of PR-4 Road leading from Maloa to Boothgarh in the revenue estate of above said villages, Tehsil Kharar, Distt. SAS Nagar</li> <li>2. The GPS coordinates of the site are 30 '48'15"N and 76'43'07"E.</li> <li>3. The entire project is divided into 06 pockets of containing 2182 plots. The individual have constructed approx. 170. Out of which, 26 families are residing in the residential towership. The project proponent has laid down sewer line /electricity in extension part of pocket-E. During visit, 7-8 kothi have been constructed in extension part of pocket-E.</li> <li>4. The effluent generated from the 26 houses is being discharge into sewer line but still the effluent is not reached the STP collection tank.</li> <li>5. The project proponent has installed STP @ 200 KLD in pocket-C. STP was not in working condition.</li> </ol>
2.	Status of physical structures within 500 m radius of the site including the status of industries, drain, river, eco sensitive structure, if any.	<p>The following units are located within 500 m radius of the unit:</p> <ol style="list-style-type: none"> <li>1. No rice sheller/stone crusher/ hot mix plant/ brick kiln exit within 500 mtr from the proposed site.</li> <li>2. There is no jaggery, petroleum outlet exits within 100 mtr of the site.</li> <li>3. There is seasonal drain/nallah/ choe exist adjoining the site.</li> <li>4. There is no eco-sensitive structure within 500 mtr of the site.</li> </ol>
3.	Whether the site meets with the prescribed criteria for setting up of such projects.	The proposed site is complying with the sitting guidelines farmed by the Government of Punjab for such project.

As mentioned above, the project proponent has started construction work without obtaining the environmental clearance, as such the project proponent has not comply with the Office Memorandum F.no. 22-21/2022-IA.iii dated 7/7/2022 issued by MoEF&CC."

**Deliberations during 235<sup>th</sup> meeting of SEAC held on 24.12.2022.**

The case was considered by the following:

- (i) Mr. Jaswinder Singh, Authorized Signatory M/s Altus Space Builders Pvt. Ltd..
- (ii) Mrs. Simranjit Kaur, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.
- (iii) Mrs. Jyoti Rani, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

SEAC allowed the Environmental Consultant of the project proponent to present the Salient feature of the EIA report as under:

Sr. No	Description	Details
1	Basic Details	



1.1	Name of Project & Project Proponent:	The Residential Mega Township by M/s. Greater Punjab Officers Corporative House Building Society and M/s. Altus Space Builders Pvt. Ltd. (In Joint Venture)
1.2	Proposal:	SIA/PB/NCP/30232/2018
1.3	Location of Project:	Village Salamatpur, Dhode Majra, Rasulpur, Saini Majra and Ghandauli in Mullanpur Planning Area, District SAS Nagar (Mohali), Punjab
1.4	Details of Land area & Built up area:	Total scheme area: 396.08 acres Net planned area: 317.52 acres Built- up area: 21,56,924.03 sq.m.
1.5	Category under EIA notification dated 14.09.2006	The project falls under S.No. 8(b) – ‘Township and Area Development’
1.6	Cost of the project	Rs. 1028 Crores
<b>2.</b>	<b>Site Suitability Characteristics</b>	
2.1	Whether project is suitable as per the provisions of Master Plan:	Permission for Change of Land Use for the total land area of 392.03 acres (23.75 acres + 54.40 acre + 57.70 acre + 229.77 acre + 26.41 acre) submitted, however, total land area of 396 acres has been proposed for grant of Environmental Clearance. The Project Proponent needs to submit the permission for CLU for remaining 3.97 acre land area.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	As per the Master Plan of New Chandigarh, project site falls under residential zone.
<b>3</b>	<b>Forest, Wildlife and Green Area</b>	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	No, the project does not involve any forest land. NOC in this regard submitted.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	No, the Project is not covered under PLPA, 1900.
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	Yes. City Bird Sanctuary is located at 10 km; SE & Sukhna Wildlife Sanctuary at 8 km; NE from the project location. Thus, NBWL clearance is required for eco-sensitive zone of Sukhna Wildlife sanctuary. Application has been filed to obtain NBWL Clearance.
3.4	Whether the project falls within the influence of	Yes Project falls in eco-sensitive zone of Sukhna Wildlife Sanctuary.

	Eco-Sensitive Zone or not.																																																							
3.5	Green area requirement and proposed No. of trees:	Total green area: 77,294.96 sq.m. Proposed trees to be planted: 20,040 nos.																																																						
<b>4.</b>	<b>Configuration &amp; Population</b>																																																							
4.1	Proposal & Configuration	<p>The project comprises of total scheme area of 396.08 acres and net planned area of 317.52 acres. The details are as under:</p> <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Description</th> <th>Area (in acres)</th> <th>Net Planning Area (in %)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Area under Residential Development</td> <td>138.37</td> <td>43.58</td> </tr> <tr> <td>2</td> <td>Group Housing</td> <td>8.27</td> <td>2.6</td> </tr> <tr> <td>3</td> <td>Area under Commercial Development</td> <td>15.82</td> <td>5</td> </tr> <tr> <td>4</td> <td>Area under Parks</td> <td>19.10</td> <td>6.02</td> </tr> <tr> <td>5</td> <td>Area under Public Buildings</td> <td>24.76</td> <td>7.79</td> </tr> <tr> <td>6</td> <td>Area under Roads, Pavements, open</td> <td>111.20</td> <td>35.01</td> </tr> <tr> <td colspan="2"><b>Total</b></td> <td><b>317.52</b></td> <td><b>100</b></td> </tr> </tbody> </table> <p>*The details are as per the layout plan approved on 28.03.2018 from Chief Town Planner, Punjab.</p>	Sr. No.	Description	Area (in acres)	Net Planning Area (in %)	1	Area under Residential Development	138.37	43.58	2	Group Housing	8.27	2.6	3	Area under Commercial Development	15.82	5	4	Area under Parks	19.10	6.02	5	Area under Public Buildings	24.76	7.79	6	Area under Roads, Pavements, open	111.20	35.01	<b>Total</b>		<b>317.52</b>	<b>100</b>																						
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7	<b>Net Planned Area</b> [1- (2+3+4+5+6)]	<b>8,26,772.76</b>	<b>204.03</b>	<b>113.49</b>	<b>12,84,958.98</b>	<b>317.52</b>
8	Area Under Residential	3,93,880.53	97.33	41.04	5,59,964.02	138.37
9	Area Under Commercial	42,977.61	10.62	5.2	64,021.32	15.82 (@ 5%)
10	Area under Amenities / Public Buildings	43,989.33	10.87	13.89	1,00,200.25	24.76
11	Area under Group Housing	20,719.92	5.12	3.15	33,467.53	8.27
12	Total Saleable Area (incl. EWS) (2+8+9+11)	--	-	-	7,37,863.98	182.33 (@ 54.04%)
13	Area under Parks	49,695.39	12.27	6.83	77,294.96	19.10
14	Area under roads, paved open spaces	83,203.37	20.56	90.64	4,50,010.43	111.2

**4.3 Population details**

Sl. No.	Description	Norms	EC Accorded		Proposed	Total (After Expansion)	
			Total Plots / Area	No. of Persons	No. of Persons	Total Plots / Area	No. of Persons
8.	Residential Plotted Development	15 persons per plot	1,202 Plots	18,030	14,685	2,181 Plots	32,715
9.	Group Housing	450 persons per acre	5.12 acres	2,304	1,418	8.27 acres	3,722
10.	Commercial	100 persons per acre	10.62 acres	1,062	520	15.82 acres	1,582
11.	Amenities	100 persons per acre	10.87 acres	1,087	1,389	24.76 acres	2,476

	12.	EWS	400 persons per acre	15.89 acres	6,356	1,592	19.87 acres	7,948
<b>Total</b>					<b>28,839</b> Persons	<b>19,604</b> Persons		<b>48,443</b> Persons
<b>5 Water</b>								
<b>5.1 Water details after expansion:</b>								
<b>EC Accorded and Total (After Expansion)</b>								
<b>Sl. No.</b>	<b>Description</b>	<b>EC Accorded</b>	<b>Proposed</b>	<b>Total (After Expansion)</b>				
1.	<b>Total Water Demand</b>	4,100 KLD	2,075 KLD	6175 KLD				
2.	<b>Fresh Water Demand</b>	3,032 KLD	1,065 KLD	4097 KLD				
3.	<b>Wastewater generated</b>	3,280 KLD	2054 KLD	5,334 KLD				
4.	<b>STP capacity</b>	STP of 3.5 MLD capacity	Additional STP of 2.5 MLD capacity	Proposed overall STP of 6 MLD capacity				
<b>Sl. No</b>	<b>Description</b>	<b>Flushing Water Requirement (lpcd)</b>	<b>Total (After Expansion)</b>					
			<b>Population</b>	<b>Total Water Requirement</b>				
1.	Floating population	20	4,058	183 KLD				
2.	Residential Population	45	44,385	5992 KLD				
<b>Total</b>				<b>6175 KLD</b>				
<b>Total water req. (@ 135 lpcd for residential &amp; @ 45 lpcd for floating)</b>				6,175 KLD				
<b>Flushing water req. (@ 45 lpcd for residential &amp; 20 lpcd for floating)</b>				2,078 KLD				
<b>Flow to sewer (@ 80%)</b>				4,940 KLD				
<b>Treated water (@ 98%)</b>				4841 KLD				

	<b>Green area req.</b>	19.1 acres (77,295 sq.m.)															
	• <b>Summer (@ 5.5 lt./m<sup>2</sup>/day)</b>		425 KLD														
	• <b>Winter (@ 1.8 lt./m<sup>2</sup>/day)</b>		139 KLD														
	• <b>Monsoon (@ 0.5 lt./m<sup>2</sup>/day)</b>		39 KLD														
5.1	Total fresh water requirement:	4097 KLD															
5.2	Source:	Borewell															
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>	No. Application has been filed to PWRDA for obtaining permission for the abstraction of groundwater for quantity of 4097 KLD through bore well.															
5.4	Total wastewater generation:	4940 KLD															
5.5	Treatment methodology: <i>(STP capacity, technology &amp; components)</i>	4940 KLD of sewage will be generated from the project which will be treated in proposed STP of 6 MLD capacity based on MBBR Technology.															
5.6	Treated wastewater for flushing purpose:	2078 KLD															
5.7	Utilization/Disposal of excess treated wastewater.	Excess treated water will be disposed of to GMADA sewer															
5.8	Cumulative Details:	<table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Total water Requirement</th> <th>Total wastewater generated</th> <th>Treated wastewater</th> <th>Flushing water requirement</th> <th>Green area requirement (77,295 sqm)</th> <th>Into sewer</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>6175 KLD</td> <td>4940 KLD</td> <td>4841 KLD</td> <td>2078 KLD</td> <td>Summer: 425 KLD Winter: 139 KLD Monsoon: 39 KLD</td> <td>Summer: 2338 KLD Winter: 2624 KLD Monsoon : 3110 KLD</td> </tr> </tbody> </table>		Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement (77,295 sqm)	Into sewer	1.	6175 KLD	4940 KLD	4841 KLD	2078 KLD	Summer: 425 KLD Winter: 139 KLD Monsoon: 39 KLD	Summer: 2338 KLD Winter: 2624 KLD Monsoon : 3110 KLD
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1.	6175 KLD	4940 KLD	4841 KLD	2078 KLD	Summer: 425 KLD Winter: 139 KLD Monsoon: 39 KLD	Summer: 2338 KLD Winter: 2624 KLD Monsoon : 3110 KLD											
5.10	Rain water harvesting proposal:	Total 192 Recharge Pits i.e. 155 pits by individual plot owners and 37 recharge pits by developer.															
6	<b>Air</b>																

6.1	Details of Air Polluting machinery:	5 DG sets of 120 kVA capacity each	
6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG sets will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.	
7	<b>Waste Management</b>		
7.1	Total quantity of solid waste generation	18.56 MT/day	
7.2	Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery Facility submitted or not	10 Mechanical composters of 1000 kg, 1 of 200 kg and 1 of 150 kg capacity will be installed within the project premises.	
7.5	Details of management of Hazardous Waste.	Hazardous Waste will be managed & disposed off to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.	
8	<b>Energy Saving &amp; EMP</b>		
8.1	Power Consumption:	Total power demand for the proposed project will be 10,000 KW which will be provided by Punjab State Power Corporation Limited (PSPCL).	
8.2	Energy saving measures:	Use of LEDs is proposed in all common areas.	
8.3	Details of activities under Environment Management Plan		
	<b>Construction phase</b>		
	<b>Description</b>	<b>Capital Rs. Lakhs</b>	
		<b>Recurring Cost Rs. Lakhs/annum</b>	
	Waste Water Management STP of 6 MLD (in modules) MBBR, UF	500	7
	Air & Noise Pollution Management: (Tarpaulin sheets, Acoustics enclosures for DG sets)	50	2
	Landscaping	25	5
	Rainwater Recharging (37 pits)	60	10

	Environmental Monitoring	4	4	
	Solid Waste Management (including 10 composters of size 1000 kg, 1 of 200 kg and 1 of 150 kg)	350	5	
	Energy Conservation Measures (Solar lighting, CFL)	40	1	
	<b>TOTAL</b>	<b>Rs. 1029 Lakhs</b>	<b>Rs. 34 Lakhs/annum</b>	
<b>Operational phase</b>				
	<b>Description</b>	<b>Recurring Cost (Rs. In Lakhs/annum)</b>		
	Waste Water Management STP of 6 MLD (in modules) MBBR, UF	20		
	Air & Noise Pollution Management	5		
	Landscaping	21 (for 3 years)		
	Rainwater Recharging (37 pits)	10		
	Environmental Monitoring	4		
	Solid Waste Management (including 10 composters of size 1000 kg, 1 of 200 kg and 1 of 150 kg)	10		
	Energy Conservation Measures (Solar lighting, CFL)	5		
	Miscellaneous	2		
	<b>TOTAL</b>	<b>Rs. 77 Lakhs/annum</b>		
8.4	<b>CER details:</b>			
	<b>S. No.</b>	<b>Activities</b>	<b>Fund allocated (Lakhs)</b>	<b>Timeline</b>
				<b>Start</b> <b>Completed</b>
	1.	Maintenance of School Building, Construction of Toilets, Solar panels, furnitures, electronics devices and installation of RO system at Govt. Middle School, Dhode Majra.	130	After grant of EC      5 Years
	2.	Adoption of Pond in Village Dhodemajra and its maintenance	60	After grant of EC      5 Years

	3.	Health Facilities like provision of ambulance, wheel chairs and health checkup camps in nearby villages	40	After grant of EC	5 Years
	4.	Installation of solar lights in Village of Salamtpur	10	After grant of EC	5 Years
	5.	Promoting tree plantation & maintenance and social awareness program in nearby surrounding areas	17	After grant of EC	5 Years
	<b>Total</b>		<b>257</b>		

During meeting, the Project Proponent apprised the Committee that the promoter company has already carried out construction in the land area wherein, the expansion is proposed to be carried out. As such, the project attracts the provisions of the violations under the EIA notification dated 14.09.2006. The Committee asked the Project Proponent to immediately stop the construction activity and submit the details of the construction activity already carried out in the proposed expansion project along with its timelines. The Project Proponent agreed to the same.

The Committee further observed that the Project Proponent has not submitted the component wise details of the land area, built up area, population, water requirement, green water requirement, etc as per the earlier Environmental Clearance granted to the promoter company viz-a-viz expansion proposal. The Project Proponent assured the Committee that the said details shall be provided before the next meeting of SEAC.

The Committee further observed that the Project Proponent has neither obtained permission for abstraction of ground water from PWRDA, nor submitted any details pertaining to the management and disposal of 18.56 MT/day of solid waste generation from the project. Further, no specific details and NOCs from the respective stakeholder have been provided for carrying out the CER activities.

The Committee decided that being violation case, SEIAA may be requested to write to PPCB to take action under Section 15 read with Section 19 of The Environmental (Protection) Act, 1986 to initiate prosecution against the promoter company, as per the Standard Operating Procedure (SoP) laid down by MoEF&CC vide OM dated 07.07.2021 for identification and handling of violations cases under EIA notification 2006.

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

- (i) The Project Proponent shall stop the construction activity in the expansion proposal with immediate effect and submit a self- declaration in this regard.



- (ii) The Project Proponent shall provide the details of the construction activity already carried out in the expansion proposal along with its timelines.
- (iii) The Project Proponent shall submit the component wise details of the total land area, total built up area, population, water requirement, flushing requirement, water requirements for green area etc as per the earlier Environmental Clearance granted to the promoter company viz-a-viz expansion proposal.
- (iv) The Project Proponent shall submit the permission for abstraction of ground water from PWRDA.
- (v) The Project Proponent shall submit the acknowledgement of the application submitted to NBWL for obtaining clearance under the provisions of the Wildlife Protection Act, 1972.
- (vi) The Project Proponent shall submit the detailed proposal for management & disposal of Solid Waste @ 18.56 MT/day and also earmark dedicated space for Solid Waste Management, in compliance to the Solid Waste Management Rules 2016
- (vii) The project proponent has submitted the permission for Change of Land Use (CLU) for the total land area of 392.03 acres against the total land area of 396 acres after expansion. The Project Proponent shall submit the permission for CLU for remaining 3.97 acres of land area.
- (viii) The Project Proponent shall submit the revised CER activities along with NOC from different stakeholders.
- (ix) The Project Proponent shall submit the self-declaration that the proposed project does not involve any forest area, PLPA land and Wildlife Sanctuary area.

**Deliberations during 245<sup>th</sup> meeting of SEAC held on 24.04.2023.**

The meeting was attended by the following:

- (i) Mr. Jaswinder Singh, Director M/s Altus Space Builders Pvt. Ltd..
- (ii) Mrs. Simranjit Kaur, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.
- (iii) Mrs. Jyoti Rani, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

SEAC allowed the Environmental Consultant of the project proponent to present the reply of the aforementioned observations. Thereafter, the Environmental Consultant presented reply as under:

S. No.	ADS Queries	Reply

1.	The Project Proponent shall stop the construction activity in the expansion proposal with immediate effect and submit a self- declaration in this regard.	Construction activities in the expansion part were initiated in mid-April, 2021 and continued till mid-September, 2021. After that no construction has been done in the expansion part and presently also no construction activity is being carried out at the site.  Undertaking regarding the same submitted.
2.	The Project Proponent shall provide the details of the construction activity already carried out in the expansion proposal along with its timelines.	Road base construction in approximately 17000 sq.m. of area in the expansion part has been done over a period of 5 months i.e. mid-April, 2021 to mid-September, 2021.
3.	The Project Proponent shall submit the component wise details of the total land area, total built up area, population, water requirement, flushing requirement, water requirements for green area etc. as per the earlier Environmental Clearance granted to the promoter company viz-a-viz expansion proposal.	Comparison chart for all the components submitted.
4.	The Project Proponent shall submit the permission for abstraction of ground water from PWRDA.	The application to obtain the permission for abstraction of ground water from PWRDA has been submitted.
5.	The Project Proponent shall submit the acknowledgement of the application submitted to NBWL for obtaining clearance under the provisions of the Wildlife Protection Act , 1972.	The application has been submitted to NBWL for obtaining clearance under the provisions of the Wildlife Protection Act, 1972.
6.	The Project Proponent shall submit the detailed proposal for management & disposal of Solid Waste @ 18.56 MT/day and also earmark dedicated space for Solid Waste Management, in compliance to the Solid Waste Management Rules 2016.	The detailed proposal for management & disposal of Solid Waste in compliance with the Solid Waste Management Rules 2016 submitted.

7.	The project proponent has submitted the permission for Change of Land Use (CLU) for the total land area of 392.03 acres against the total land area of 396 acres after expansion. The Project Proponent shall submit the permission for CLU for remaining 3.97 acres of land area.	Additional CLU has been obtained for an area of 61.13 Acres. Copy of same submitted.
8.	The Project Proponent shall submit the revised CER activities along with NOC from different stakeholders.	The detailed proposal for CER activities along with NOC submitted.
9.	The Project Proponent shall submit the self-declaration that the proposed project does not involve any forest area, PLPA land and Wildlife Sanctuary area.	Self-declaration stating that the proposed project does not involve any forest area, PLPA land and Wildlife Sanctuary area submitted.

The Committee observed that Member Secretary SEAC vide letter no. 13 dated 05.01.2023 requested SEIAA to write to PPCB to take action under Section 15 read with Section 19 of the Environmental (Protection) Act, 1986 to initiate prosecution against the promoter company, as per the Standard Operating Procedure (SoP) laid down by MoEF&CC vide OM dated 07.07.2021 for identification and handling of violations cases under EIA notification 2006. However, no report in this regard has been received from SEIAA.

The Committee observed that the Project Proponent was issued Terms of Reference vide letter no. SEIAA/2019/749 dated 22.08.2019 with the following conditions besides other conditions:

- (i) Special condition: - Northern Regional Office, MoEF&CC, Chandigarh has yet not verified the compliance of conditions of earlier EC granted to the project. Thus, the observations to be made by MoEF&CC w.r.t compliances of previous EC, will be considered as additional ToRs for the expansion project. Further, the application for grant of EC for the expansion project will be considered only after the confirmation of the compliance of conditions of EC of the existing project.
- (ii) Additional ToR:- The Project Proponent shall re-work on the proposal to install STP considering waste water generation 80% of the total water consumption @ 200 LPCD on module basis so as to effectively handle the waste water as per generation from the society.

In compliance of the above, the Committee observed that MoEF&CC is yet to submit the certified compliance report. Further, the Project Proponent has submitted the proposal by considering the water consumption @ 135 LPCD against ToR condition of @ 200 LPCD. The

Project Proponent agreed to revise the same.

The Committee perused the ADS reply submitted by the Project Proponent and found it incomplete w.r.t point no. 2, 6 & 8. The Project Proponent in the ADS reply of point no. 2 has not provided the details of road base construction carried out in the 17000 sq. m. area in the expansion part. Further the Project Proponent in the ADS reply of the point no. 6 has not provided the land area required for solid waste management along with the details of various components such as storage area for organic & inorganic waste, composters, material recovery facility etc., agreement with the municipal authority for the disposal of inert waste. Further, the Project Proponent in the ADS reply of point no. 8 has provided repair of school roof, fixing of tiles on roof, furniture for anganwari workers etc. under CER activities which does not cover under environmental protection activities.

The Committee further perused the damage assessment, remediation plan and natural resource augmentation plan submitted by the Project Proponent and observed that the same is prepared without taking into account the No. of days of violation. No remediation measures have been proposed as the same has been mentioned as "Not Applicable". Proposal regarding submission of penalty amount to be deposited also not submitted. The Committee observed that the Damage Assessment Plan, Remediation Plan & Natural Resource Augmentation Plan was not in consonance with the Standard Operating Procedure as laid down by MoEF&CC vide Office Memorandum dated 7.07.2021 for identification and handling of violation cases.

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

- (i) The Project Proponent shall submit the certified compliance report from MoEF&CC, in compliance to the special condition mentioned in the letter No. SEIAA/2019/749 dated 22.08.2019. Further, the Project Proponent shall submit the pointwise reply of the observations raised by MoEF&CC in their certified compliance report.
- (ii) The Project Proponent shall submit the revised calculation by considering the water consumption @ 200 LPCD, in compliance of additional ToR issued vide letter No. SEIAA/2019/749 dated 22.08.2019. Accordingly, the Project Proponent shall submit the revised permission from GMADA for discharging excess treated wastewater.
- (iii) The Project Proponent shall submit the details of road base construction carried out in the 17000 sq. m. area in the expansion part.
- (iv) The Project Proponent shall submit the land area required for solid waste management along with the details of various components such as storage area for organic & inorganic waste, composters, material recovery facility etc.
- (v) The Project Proponent shall submit agreement with the municipal authority for the disposal of inert waste.
- (vi) The Project Proponent shall submit the revised CER activities along with the NOCs from the concerned stakeholders.
- (vii) The Project Proponent shall submit the revised details of the Damage Assessment, Remediation Plan & Natural Resource Augmentation Plan.

- (viii) The Project Proponent shall submit the layout plan by superimposing the land area for which Environmental Clearance had been granted and proposed land area for which EC has been sought.

**Deliberations during 247<sup>th</sup> meeting of SEAC held on 22.05.2023.**

The case was considered by the following:

- (i) Mr. Jaswinder Singh, Director M/s Altus Space Builders Pvt. Ltd.  
(ii) Mr. Sandeep Garg, EC Coordinator, M/s Eco laboratories Pvt. Ltd.  
(iii) Mrs. Jyoti Rani, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

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

S. No.	ADS Queries	Reply by the Project Proponent
1.	The Project Proponent shall submit the certified compliance report from MoEF&CC, in compliance to the special condition mentioned in the letter No. SEIAA/2019/749 dated 22.08.2019. Further, the Project Proponent shall submit the pointwise reply of the observations raised by MoEF&CC in their certified compliance report.	Certified Compliance Report has been obtained from RO, MoEF&CC, Chandigarh vide letter no. 5-852/2015-RO(NZ)/583 dated 02.12.2022. Copy of the same has already been enclosed with reply of EDS dated 07.10.2022. Copy of certified compliance report is submitted.
2.	The Project Proponent shall submit the revised calculation by considering the water consumption @ 200 LPCD, in compliance of additional ToR issued vide letter No. SEIAA/2019/749 dated 22.08.2019. Accordingly, the Project Proponent shall submit the revised permission from GMADA for discharging excess treated wastewater.	Revised water demand calculations @ 200 lpcd along with water balance is submitted.  Letter has been submitted to GMADA for disposal of excess treated water. Copy of acknowledgement is submitted.
3.	The Project Proponent shall submit the details of road base construction carried out in the 17,000 sq.m. area in the expansion part.	Area development done in expansion part = 17,000 sq.m (4.2 acres) disturbed during construction phase for laying of roads, sewer, storm, water supply, etc.  Length of road = 2,200 m

		<p>Width of road = 7.7 m</p> <p>Area of road = 17,000 sq.m. (approx.)</p> <p>Out of this, only 2,500 sq.m of area is involved under concrete or brick work in construction of roads.</p> <p>While, built-up area constructed by 11 individual plot owners = 2,010 sq.m.</p>
4.	The Project Proponent shall submit the land area required for solid waste management along with the details of various components such as storage area for organic & inorganic waste, composters, material recovery facility etc.	2,280 sq.m. has been reserved for solid waste management within the project premises. Layout plan showing the location reserved for solid waste management is submitted. Further, Solid waste management layout plan depicting various components like storage of raw material, segregation area, location of composters, area for ready compost, etc. is submitted.
5.	The Project Proponent shall submit agreement with the municipal authority for the disposal of inert waste.	Letter has been submitted to GMADA for disposal of inert solid waste. Copy of acknowledgement is submitted.
6.	The Project Proponent shall submit the revised CER activities along with the NOCs from the concerned stakeholders.	Revised CER activities along with NOCs is submitted.
7.	The Project Proponent shall submit the revised details of the Damage Assessment, Remediation Plan & Natural Resource Augmentation Plan.	<p>Revised Chapter 13 stating the details of the damage assessment, remediation plan &amp; natural resource augmentation plan is submitted.</p> <p>1. As per the damage assessment plan, remediation plan along with natural &amp; community resource augmentation plan, total no. of days of violation were calculated as 326 (considering date for start of the project as 12.04.2021 and date of submission of self-declaration regarding violation vide dated 03.03.2022). Date of submission of application proposal for EIA Notification dated 14.09.2006 is 19.05.2022. However, date of</p>

		<p>stoppage of construction work was 12.09.2021.</p> <p>2. The Capital &amp; Recurring cost for Damage Assessment has been estimated as 10.19 lakhs and Rs. 0.014 lakh/day respectively. Whereas, the amount allocated towards Remediation Plan &amp; Natural and Community Resources Augmentation Plan has been proposed as Rs. 14.7 lakhs for 326 days of violation.</p> <p>3. The Project Proponent after the grant of ToR committed the violation by carrying out the development/construction activity. The project cost incurred Rs. 4.60 Cr in expansion part without obtaining Environmental Clearance from 09.04.2021 till 15.09.2021 as per the CA certificate dated 22.04.2023 (CA certificate dated 22.04.2023 submitted). Further, as the operation has not been commenced. Therefore, taking into consideration of the clause 12(i) of the OM dated 07.07.2021, penalty of Rs. 2.3 Lakhs have been worked out as total amount will be deposited.</p>
8.	The Project Proponent shall submit the layout plan by superimposing the land area for which Environmental Clearance had been granted and proposed land area for which EC has been sought.	Superimposed layout plan is submitted.

The Committee perused the reply of Sr. No. 1 in the above table submitted by the Project Proponent vide letter dated 29.11.2022, in response to the observations conveyed by Regional Office of MoEF&CC vide letter No. 5-852/2015-RO (NZ)/566 dated 18.11.2022, and observed that reply is incomplete with respect to following:

- (i) The Project Proponent has developed 17.2 acres of green area out of total green area of 19.10 acre by planting around 3200 trees at a total cost of Rs. 30 lakh which is on lower side.

- (ii) The Project Proponent has mentioned that NOC for structural safety and fire NOC are not applicable being a development project. The same was found to be not in order.
- (iii) The Project Proponent has also mentioned that due to financial crisis in the company, partial Consent to Operate (CTO) could not be applied. Further, the application has been filed to Punjab Pollution Control Board for partial Consent to Operate. The Committee observed that the EC to the Project was granted to the project vide letter No. SEIAA/2015/175 dated 16.01.2015 and even after a lapse of more than 8 years, CTO has not been obtained so far by the Project Proponent.
- (iv) The Project Proponent has submitted a copy of the work order for providing composter of 250 KG capacity for treatment of organic waste. The Committee perused the work order and observed that no cost of the proposed composter has been mentioned in the same. The Committee took serious note of the issue and asked the Project Proponent and Environmental Consultant to be careful in future while submitting the documents before Committee.

The Committee observed that the Project Proponent has not provided the details of various components like storage area, material recovery facility, management of organic & inorganic waste, use of manure etc. The Project Proponent has also not submitted the agreement with the municipal authority for the disposal of inert waste. The Committee asked the Project Proponent to submit revised solid waste management proposal.

The Committee further observed that the Capital & Recurring cost proposed for Damage Assessment as Rs. 10.19 lakhs and Rs. 0.014 lakh/day respectively and the amount allocated towards Remediation Plan and Natural & Community Resources Augmentation Plan as Rs. 14.7 lakhs are on lower side and needs to be checked.

The Project Proponent apprised the Committee that the proposed project is located at a distance of 8 Km from Sukhna Wildlife Sanctuary as such he has applied for obtaining clearance from National Board for Wildlife (NBWL) as the project falls within eco-sensitive zone of the Sukhna Wildlife Sanctuary. In this regard, the Committee perused the SEIAA letter no. 518 dated 28.03.2023 addressed to Member Secretary vide which it was informed as under:

*“The Principal Chief Conservator of Forest (Wildlife) & Chief Wildlife Warden, vide letter no. 8334 dated 13.02.2023 has informed that the PCCF (HoFF), Punjab vide his letter dated 10.01.2023 requested the State Government to send the proposal to the Government of India, MoEF&CC/CEC to declare only 100 metres area of Punjab surrounding Sukhna Wildlife Sanctuary as eco sensitive zone. Further, it has been informed that until the approval of the Government of India is obtained for notifying the eco-sensitive zone of 100 metres around Sukhna Wildlife Sanctuary, as per the Hon’ble Supreme Court order dated 03.06.2022, the width of eco-sensitive zone is to be considered as 1 km.”*

In view of above the Committee decided not to press the Project Proponent for obtaining NOC from National Board for Wildlife (NBWL) due to the decision taken by the SEIAA to observe 1Km as eco-sensitive zone around the wildlife sanctuary.



The Committee perused the Environmental Clearance earlier granted to the project vide SEIAA letter No. 175 dated 16.01.2015 with a proposal to dispose of the excess treated wastewater of 2.1 MLD into the public sewer. The said Environmental Clearance was granted in view of GMADA Memo No. DE(PH-1)2014/2210 dated 23.05.2014 mentioning that GMADA will account for water supply and sewage load from the project while designing the trunk services on the peripheral grid road of Mullanpur, Master Plan.

However, in the present expansion proposal, the Project Proponent has proposed to discharge excess treated wastewater of 4.9 MLD into public sewer. The Project Proponent has submitted a copy of GMADA letter No. GMADA-DE (PH-2)-2023/1169 dated 19.05.2023, wherein, it has been mentioned that it is proposed to lay 600mm diameter pipeline on VR-5 road passing through the project, for the purpose of disposal of surplus treated wastewater left after utilizing within the project. The pipeline could only be laid after the land of VR-5 is acquired by the concerned office. The connection would be provided as per the terms & conditions laid down by GMADA.

The Committee observed that earlier GMADA vide letter dated 23.05.2014 informed that GMADA will account for water supply and sewage load from the project and now GMADA vide letter dated 19.05.2023 indicated that land of VR-5 has not been acquired. The Committee observed that even after the lapse of 9 years, land has not been acquired so far by the GMADA and no timelines have been given for laying the sewer pipe line.

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

- (i) The Project Proponent shall submit the breakup of the Net Planned Area as per the Environmental Clearance accorded to project and as per the expansion proposal.
- (ii) The Project Proponent shall submit the revised reply of the observations raised by MoEF&CC vide letter No. 5-852/2015-RO (NZ)/566 dated 18.11.2022:
  - a) Development of 17.2 acres of green area out of total green area of 19.10 acre by planting around 3200 trees at a total cost of Rs. 30 lakh seems to be on lower side.
  - b) NOC for structural safety and fire NOC are not applicable being a development project. This appears to be incorrect.
  - c) The Committee observed that the EC to the Project was granted to the project vide letter No. SEIAA/2015/175 dated 16.01.2015 and even after a lapse of more than 8 years, CTO has not been obtained so far by the Project Proponent. The Project Proponent shall obtain CTO from Punjab Pollution Control Board.
  - d) The Project Proponent shall submit proper copy of the work order for providing composters.
- (iii) The Project Proponent shall submit detailed proposal for solid waste management by working out the areas of various components such as storage area for organic & inorganic waste, composters, material recovery facility, utilization/disposal of manure etc.

- (iv) The Project Proponent shall upload the six-monthly compliance report for the period July to December, 2022 on the Parivesh Portal.
- (v) The Project Proponent shall submit the Letter from the Competent Authority of GMADA mentioning the timelines for laying of sewer lines in the vicinity of the project area for the disposal of excess treated waste water.
- (vi) The Project Proponent shall submit the revised details of the Capital & Recurring cost proposed for Damage Assessment, Remediation Plan & Natural and Community Resources Augmentation Plan.

**Deliberations during 249<sup>th</sup> meeting of SEAC held on 12.06.2023.**

The case was considered by the following:

- (i) Mr. Sanjay Carol Harrison M/s Altus Space Builders Pvt. Ltd.
- (ii) Mr. Sandeep Garg, EC Coordinator, M/s Eco laboratories Pvt. Ltd.
- (iii) Mrs. Jyoti Rani, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

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

S. No.	ADS Queries	Reply
(i)	The Project Proponent shall submit the breakup of the Net Planned Area as per the Environmental Clearance accorded to project and as per the expansion proposal.	The break-up of net planned area as per earlier accorded Environmental Clearance and as per the expansion proposal is given in <b>Table 1</b> below.

**Table 1: Comparison of breakup of net planning area as per Earlier EC and as per Expansion proposal**

S. No.	Components	EC accorded	As per Expansion proposal
		Area (in acres)	
1.	Area under Residential including Group Housing	97.333	146.64
2.	Area under Commercial	10.62	15.82
3.	Area under Amenities/ Public buildings/ Institution including Utilities	12.61	24.76

4.	Area under Internal Roads, paved & open spaces	71.187	111.2
5.	Area under Parks	12.28	19.10
<b>Net Planned area</b>		<b>204.03 acres</b>	<b>317.52 acres</b>

S. No.	ADS Queries	Reply
(ii)	<p>The Project Proponent shall submit the revised reply of the following observations raised by MoEF&amp;CC vide letter No. 5-852/2015-RO (NZ)/566 dated 18.11.2022:</p> <p>a) Development of 17.2 acres of green area out of total green area of 19.10 acres by planting around 3200 trees at a total cost of Rs. 30 lakh seems to be on lower side.</p> <p>b) NOC for structural safety and fire NOC are not applicable being a development project. This appears to be incorrect.</p> <p>c) The Committee observed that the EC to the Project was granted to the project vide letter No. SEIAA/2015/175 dated 16.01.2015 and even after a lapse of more than 8 years, CTO has not been obtained so far by the Project Proponent. The Project Proponent shall obtain CTO from Punjab Pollution Control Board.</p>	<p>The revised reply of observations raised by MoEF&amp;CC vide letter dated 18.11.2022 is given below:</p> <p>a) The figure of Rs. 30 lakhs was mentioned due to typographic error instead of Rs. 230 lakhs. Thus, an expenditure of Rs. 2.3 Crores have been spent on development of 17.2 acres of green area within the project.</p> <p>b) It is to highlight that our project is plotted residential township project which comprises of group housing, commercial, institutional pockets, etc. However, it is to ensure that every individual prospective buyer will obtain separate NOC such as structural safety certificate, fire NOC, etc. at the time of building plan approval of their plot.</p> <p>c) Being a residential plotted township project, development in the form of roads, plumbing lines, electrical lines, etc. is being done by us. Due to COVID-19, development of the project has been slow down. Although, plots are being developed by individual plot owners. Only 50 plots are operational. Earlier, we were unaware of obtaining Consent to Operate (CTO). Accordingly, adequate STP of 250 KLD capacity has been installed recently. Thus, application has been filed to PPCB for obtaining partial CTO. Copy of acknowledgement is submitted. Further, it is to assure you that CTO will be obtained in 1-2 months of time.</p>

	d) The Project Proponent shall submit proper copy of the work order for providing composters.	d) Proper copy of work order for composter is submitted.
(iii)	The Project Proponent shall submit detailed proposal for solid waste management by working out the areas of various components such as storage area for organic & inorganic waste, composters, material recovery facility, utilization/disposal of manure etc.	5,700 sq.m. has been reserved for solid waste management within the project premises. Layout plan showing the location reserved for solid waste management is submitted. Further, Solid waste management layout plan depicting various components like storage of raw material, segregation area, location of composters, area for ready compost, etc. is submitted. Solid waste management proposal is submitted.
(iv)	The Project Proponent shall upload the six-monthly compliance report for the period July to December, 2022 on the Parivesh Portal.	It is to highlight that there are two periods for submission of compliance reports i.e. period from 1 <sup>st</sup> April to 30 <sup>th</sup> September and 1 <sup>st</sup> October to 31 <sup>st</sup> March. Also, it is to inform you that earlier Environmental Clearance has been issued in offline mode. Accordingly, compliance report against earlier EC cannot be uploaded on Parivesh portal. Thus, acknowledgement mail for submission of compliance report for period from 1 <sup>st</sup> April to 30 <sup>th</sup> September (i.e. period ending 30.09.2022) and period from 1 <sup>st</sup> October to 31 <sup>st</sup> March (i.e. period ending 31.03.2023) is submitted.
(v)	The Project Proponent shall submit the Letter from the Competent Authority of GMADA mentioning the timelines for laying of sewer lines in the vicinity of the project area for the disposal of excess treated waste water.	GMADA letter No. 1424 dated 02.06.2023 submitted wherein it has been mentioned that timeline for laying of 600 mm dia pipeline on VR-5 road for disposal of surplus treated wastewater shall be laid within 3-4 years.
(vi)	The Project Proponent shall submit the revised details of the Capital & Recurring cost proposed for Damage Assessment, Remediation Plan & Natural and Community Resources Augmentation Plan.	Revised details of the damage assessment, remediation plan & natural resource augmentation plan is submitted. Revised CER is also incorporated in it.

The Project Proponent presented the revised details of Damage Assessment, Remediation Plan & Natural and Community Resources Augmentation Plan.

- (i) As per the damage assessment plan, remediation plan along with natural & community resource augmentation plan, total no. of days of violation were calculated as 326 (considering date for start of the project as 12.04.2021 and date of submission of self-declaration to SEIAA regarding violation vide dated 03.03.2022).
- (ii) The Committee observed that the Project Proponent has not submitted proof of date of the start of construction activity i.e., 12.04.2021 indicated for calculating the number of days of violation. In this regard, the Project Proponent apprised the Committee that contract for carrying out the civil work was awarded to M/s Abbott Infratech P Ltd, Mohali on 07.04.2021. A copy of the letter written by the Promoter Company to the Contractor agency was submitted which was taken on record by the Committee.
- (iii) The Total Cost of Damage Assessment has been estimated as Rs. 42 Lakhs (Capital Cost- 10.19 lakhs & Recurring Cost - Rs. 6.84 Lakh for 326 days of violation @ 0.021 lakh/day). Further, the economic benefit accrued due to violation has been estimated as Rs. 25 Lakhs. The total cost of Remediation Plan and Natural & Community Resources Augmentation Plan has been assessed as Rs. 42 lakhs.
- (iv) The Project Proponent at the time of submission of EIA report suo-moto committed the violation by carrying out the construction activity. The Project Proponent has worked out the penalty amount as Rs. 50.918 Lakhs (0.5 % of the project cost of Rs. 99.03 crore + 0.125 % of the total turnover of Rs. 11.23 crore involved during the period of violation) which shall be deposited with Punjab Pollution Control Board. The Project Proponent submitted the CA certificate dated 10.06.2023 of the total project cost of Rs. 99.03 crores and total turnover of Rs. 11.23 crore which was taken on record.
- (v) A complaint has been filed u/s 15, 16, 5 & 19 of Environmental Protection Act 1986 in Hon'ble Court of Sub Division Judicial Magistrate, Kharar by Punjab Pollution Control Board against M/s Altus Space Builders Pvt. Ltd. and M/s Greater Punjab Officers Co-operative House Building Society (in Joint Venture) for the violations of the provisions of EIA notification dated 14.09.2006. The next date of the hearing has been fixed for 02.08.2023.
- (vi) The Project Proponent has submitted the revised details of CER activities and Additional Environmental Activities proposed under the project.
- (vii) The Project Proponent has submitted an affidavit that no possession/occupation shall be given until the outlet of the project sewer is connected with the GMADA sewer.

The Committee was satisfied with the presentation given by the Project Proponent and after detailed deliberations, the Committee decided to award 'Silver Grading' to the project proposal and decided to forward the application of the project proponent to SEIAA with the recommendation to grant Environmental Clearance for establishment of Residential Mega Township at Village Salamatpur, Dhode Majra, Rasulpur, Saini Majra and Ghandauli in Mullanpur Planning Area, District SAS Nagar (Mohali), Punjab which is to be developed by M/s Greater Punjab Officers Corporative House Building Society and M/s Altus Space Builders Pvt. Ltd. (In Joint Venture), subject to the following specific & standard conditions:

**Specific Conditions:**

- (i) The Project Proponent shall submit the Bank Guarantee of Rs. 42 lakhs with Punjab Pollution Control Board prior to the grant of Environmental Clearance and the same shall be released after the successful implementation of the remediation and natural & community resource augmentation plan.
- (ii) The Project Proponent shall deposit penalty amount of Rs. 50.918 lacs with Punjab Pollution Control Board, in compliance to the OM dated 07.07.2021 issued by MoEF&CC, Gol prior to the grant of Environmental Clearance.
- (iii) The Project Proponent shall obtain Consent to Operate under the Water Act 1974 & Air Act 1981 within 3 months from the date of grant of Environmental Clearance.
- (iv) The Project Proponent shall not offer possession/occupation until the outlet of the project sewer is connected with the GMADA sewer.

**I. Statutory compliances:**

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

- x) The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
- xi) The project site shall conform to the suitability as prescribed under the provisions laid down under the master plan of the respective city/ town. For that, the project proponent shall submit the NOC/ land use conformity certificate from Deptt. of Town and Country Planning or other concerned Authority under whose jurisdiction, the site falls.
- xii) Besides the above, the project proponent shall also comply with siting criteria/guidelines, standard operating practices, code of practice, and guidelines if any prescribed by the SPCB/CPCB/MoEF&CC for such types of projects.
- xiii) The project proponent shall construct the buildings as per the layout plan approved from the Competent Authority and in consonance of the project proposal for which this environment clearance is being granted.

## **II. Air quality monitoring and preservation**

- i) Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii) A management plan shall be drawn up and implemented to contain the current exceedance in the ambient air quality at the site.
- iii) The project proponent shall install a system to undertake Ambient Air Quality monitoring for common /criterion parameters relevant to the main pollutants released (e.g., PM10 and PM2.5) covering upwind and downwind directions during the construction period.
- iv) Diesel power generating sets proposed as a source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel would be the preferred option. The location of the DG sets may be decided in consultation with Punjab Pollution Control Board.
- v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, and continuous dust/ wind-breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum up to 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

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

### **III. Water quality monitoring and preservation**

- i) The natural drainage system should be maintained for ensuring unrestricted flow of water.
- ii) No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other



sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.

- iii) Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done.
- iv) The total freshwater use shall not exceed the proposed requirement as mentioned in the application proposal.
- v) Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.
- vi) During the construction phase, the project proponent shall ensure that the wastewater generated from the labour quarters/toilets shall be treated and disposed of in an environment-friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately designed septic tanks for the treatment of such wastewater and treated effluents shall be utilized for green area/plantation.
- vii) The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.
- viii) The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC and SEIAA along with six-monthly monitoring reports.
- ix) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration, and the balance of water available. This should be specified separately for groundwater and surface water sources, ensuring that there is no impact on other users.
- x) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape, etc. would be considered as pervious surface.
- xi) Dual pipe plumbing shall be installed for supplying fresh water for drinking, cooking and bathing, etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, air conditioning etc.
- xii) Installation of R.O. plants in the project will be discouraged in order to reduce water wastage in form of RO reject. However, in case the requirement of installing RO plant is unavoidable, the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises.

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

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

- xv) Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents, and adopting other best practices.
- xvi) The CGWA provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of the plot area and a storage capacity of a minimum of one day of the total freshwater requirement shall be provided. In areas where groundwater recharge is not feasible, the rainwater should be harvested and stored for reuse. The groundwater shall not be withdrawn without approval from the Competent Authority.
- xvii) All recharge should be limited to shallow aquifers.
- xviii) No groundwater shall be used during the construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and should be available at the site.

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

#### **IV. Noise monitoring and prevention**

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

**V. Energy Conservation measures**

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

**VI. Waste Management**

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

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

## **VII. Green Cover**

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

80 sqm of the total land area. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles.

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

#### **VIII. Transport**

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

augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

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

**IX. Human health issues**

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

**X. Environment Management Plan**

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

**XI. Validity**

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

## **XII. Miscellaneous**

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



assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.

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

### **XIII. Additional Conditions**

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

- vii) Concealing factual data or submission of false/fabricated data may result in revocation of this Environmental Clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- viii) The Project Proponent shall manage the solid waste generated from the project as per the sub-rule-7 of rule-4 of SWM Rules 2016.
- ix) The Ministry reserves the right to stipulate additional conditions if found necessary. The Promoter Company in a time bound manner shall implement these conditions.
- x) The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and other wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India/High Courts and any other Court of Law relating to the subject matter.
- xi) Any appeal against this Environmental Clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.