Proceedings of the 271st meeting of the State Environment Impact Assessment Authority (SEIAA) held on 13.12.2023 (Wednesday) at 10:00 AM in the Room no. 311, 2nd Floor, MGSIPA Complex, Sector-26, Chandigarh.

The meeting was attended by the following members:

1) Sh. H S Gujral,
Chairman, SEIAA

2) Sh. Harjeet Singh Sandhu, PCS
Member Secretary, SEIAA

3) Dr. Adarsh Pal Vig, Member SEIAA -cum (Through VC)
Chairman, Punjab Pollution Control Board, Patiala

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

Item No. 01: Confirmation of the proceedings of the 270th meeting of the State Environment Impact Assessment Authority

The proceedings of the 270th meeting of the State Environment Impact Assessment Authority (SEIAA) held on 07.12.2023 have been prepared and have been circulated to members for sending their comments.

Item No. 02: Action taken of 265th, 266th, 267th, 268th, 269th & 270th meeting of State Environment Impact Assessment Authority held on 26.10.2023, 02.11.2023, 17.11.2023, 20.11.2023, 28.11.2023 & 07.12.2023 respectively.

SEIAA was informed that requisite action as per the decisions taken in the proceedings of the 265th meeting has been completed except filing of reply in Supreme Court as approved in item no. 265.10. Action in accordance with the proceedings of the 266th, 267th & 268th meeting has also been completed whereas action as per the proceedings of the 269th & 270th meetings of the Authority will be completed shortly.

SEIAA observed that Member Secretary has made a visit to PBTI and during the visit, CEO, PBTI has assured that one more room will be provided on the ground floor for the offices of Chairman, SEIAA and Environmental Engineer, SEIAA.

After detailed deliberations, SEIAA decided as under:

i. Supporting staff SEIAA shall visit the PBTI Office to check seating arrangements, status of workstations, storage of record, availability of Internet Services and other necessary

infrastructure for smooth functioning of its office and shall begin the process of shifting to the new premises immediately thereafter.

ii. Supporting staff SEIAA shall complete the pending actions on item no. 265.10, and as per proceedings of the 269th & 270th meetings immediately.

General Discussions:

1) SEIAA was apprised that as per data checked from Parivesh portal, the status of pending EC and ToR applications is as under:

EC cases

Total No. of Pending EC cases	Total No. of cases pending at SEAC level	Total No. of cases pending at SEIAA level
42	20	22 (13 cases listed in 270th meeting & EC will be uploaded after finalization of proceedings, 2 case pending for acceptance for withdrawal, 5 applications listed in today's meeting of SEIAA, 2 recently received cases under Scrutiny).

ToR cases

Total No. of Pending ToR cases	Total No. of cases pending at SEAC level	Total No. of cases pending at SEIAA level
14	3	11 (2 applications pending for acceptance for withdrawal, 9 recently received cases under scrutiny).

After deliberations, SEIAA directed the supporting staff to clear the pending cases under scrutiny on immediate basis.

2) The matter regarding allocation of vehicle for SEIAA was also discussed during the meeting. Supporting staff apprised SEIAA that in compliance of decisions taken in the 267th meeting of SEIAA held on 17.11.2023, example of vehicle provided for SEIAA, Haryana has been sent to Director, DECC and Additional Secretary, STE vide letter no. 2048-2049 dated 29.11.2023 for taking further necessary action in the matter. However, no reply has been received from DECC.

After detailed deliberations, SEIAA decided that supporting staff shall look into the vehicle hiring policy of the Government and the same shall be placed before SEIAA during its next meeting for discussion.

Item No. 271.01: Application for Environmental Clearance under EIA Notification 14.09.2006 for Commercial Project namely "THE CYBRUM" at CP-04, Industrial Focal Point, Phase-8A, Mohali (Punjab) by M/s Silver Cyber Space (Proposal no. SIA/PB/INFRA2/444993/2023).

The project proponent has submitted application for obtaining Environmental Clearance under EIA notification 14.09.2006 for Commercial project namely "THE CYBRUM" at CP-04, Industrial Focal Point, Phase-8A, Mohali (Punjab). The land area of project is 7998.885 sq.m having built-up area of the project 38027.7 sq.m. Project is covered under category 8(a) of the schedule appended with the EIA notification dated 14.09.2006

The project proponent has deposited Rs. 76055.4/- vide UTR No./ Reference ID N257232642840685 dated 14.09.23. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter No. 8781 dated 15.11.2023 furnished the latest construction status report is as under:

"The project site was visited by officer of board on 30/10/2023 and it was observed as under:

1) *As per the site shown by the representative, only temporary boundary wall has been constructed for the securing the plot and no site development work has been started at the site and site is empty plot.*
2) *As physically observed, the distance of the proposed site from the various approved existing operational industries/units (for which specific sitting guidelines have been issued by the board for time to time), is more than the required distance as per the siting criteria given as under:*

Sr.no	***Type of industrial unit***	***Required distance as per sitting criteria***
1	*Cement plant/grinding unit*	*300 m*
2	*Rice Sheller/salla plant*	*500 m*
3	*Stone crushing/screening cum washing plant*	*500 m*
4	*Hot mix plant*	*300 m*
5	*Brick kiln*	*300 m*
6	*CBWTF*	*500 m*
7	*Poultry farm*	*500 m*
8	*Jiggery unit*	*200 m*

3) *There is no drain, river, eco-sensitive structure within 500 m boundary of the project site.*
4) *The site is complying with general siting criteria as per policy dated 30/4/2013 and specific sitting guidelines as per the department of science, Technology, Environment, government of Punjab notification no .3/6/07/STE (4)/2274 DATED 25/7/2008."*

Deliberations during 268th meeting of SEAC held on 04.12.2023.

The meeting was attended by the following:

(i) Smt. Mona Sharma, General Manager M/s M/s Silver Cyber Space
(ii) Dr. Sandeep Garg, EC-Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

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

Sr. No.	Description	Details
1	**Basic Details**	
1.1	Name of Project & Project Proponent:	Commercial Project "THE CYBRUM" at CP-04, Industrial Focal Point, Phase-8A, Mohali (Punjab) by M/s Silver Cyber Space.
1.2	Proposal:	SIA/PB/INFRA2/444993/2023
1.3	Location of Project:	CP-04, Industrial Focal Point, Phase-8A, Mohali (Punjab).
1.4	Details of Land area & Built up area:	Total plot area: 7,998.885 sq.m. Built up area: 38,027.7 sq.m.
1.5	Category under EIA notification dated 14.09.2006	8(a)
1.6	Cost of the project	Rs. 157.09 Crores
2.	**Site Suitability Characteristics**	
2.1	Whether project is suitable as per the provisions of Master Plan:	Yes, the project falls under Industrial & Warehouse zone as per Master Plan of SAS Nagar.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof:	A copy of the allotment letter vide No. PSIEC/ESTATE/12914 dated 01.07.2022 issued by PSIEC for land measuring 9583.2 sqyard in the name of M/s Silver Cyber Space.

	(CLU/building plan approval status)	
3	**Forest, Wildlife and Green Area**	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	No, an undertaking has been submitted in the prescribed performa
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	No, an undertaking has been submitted in the prescribed performa
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	No
3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No
3.6	Green area requirement and proposed No. of trees:	Total green area: 2,374 sq.m. Proposed trees to be planted: 105 trees
4.	**Configuration & Population**	

4.1 Proposal & Configuration

The Project comprises of 80 Showrooms, 128 Shops, 85 offices, 7 Halls & 1 Restaurant.

Area Statement

S. No.	Description	Area (in sq.m.)
1.	Total Plot Area	7,998.885
2.	Permissible Ground Coverage (@ 45%)	3,599.528
3.	Proposed Ground coverage (@ 43.05%)	3,444.32
4.	Permissible F.A.R (@ 3)	23,996.86
5.	Proposed F.A.R (@ 2.975)	23,803.95
6.	Total Basement Area • Basement 1 • Basement 2	13,316.92 • 6,658.46 • 6,658.46
7.	Non FAR including basement	14,223.75
8.	**Built up Area (FAR+ Non FAR including Basement)**	**38,027.7**
9.	Proposed Green Area	2,374

Floor Wise Area Details

Floors	Details	No. of Units	FAR (in sq.m.)	Non FAR (in sq.m.)	Total Built-up Area (in sq.m.)
Basement 1	-	-	-	6,658.46	6,658.46
Basement 2	-	-	-	6,658.46	6,658.46
Ground Floor	• Showrooms • Shops • Office lobby	20 32 1	3,444.32	215.74	3,660.09
First Floor	• Showrooms • Shops	20 32	3,580.08	79.98	3,660.05
Second Floor	• Showrooms • Shops • Restaurant	20 32 1	3,580.08	79.98	3,660.05

Third Floor	• Showrooms • Shops • Office	20 32 1	3,580.08	79.98	3,660.05
Fourth Floor	Offices	80	2,657.86	131.26	2,789.11
Fifth Floor	Office Halls	1 2	1,888.25	79.98	1,968.23
Sixth Floor	Office Halls	1 2	1,888.25	79.98	1,968.23
Seventh Floor	Office Halls	1 2	1,888.25	79.98	1,968.23
Eighth Floor	Office Hall	1 1	1,296.79	79.98	1,376.77
			23,803.95	**14,223.75**	**38,027.7**

4.2 Population details

2,839 persons.

Population details

S. No.	Description	Area (in sq. m.)	Criteria	No. of Persons
1	Ground Floor ➢ Showrooms & Shops • Staff (@ 10%) • Visitors (@ 90%) ➢ Office Lobby • Staff (@ 10%) • Visitors (@ 90%)	2,293.42 135.83	3 sq.m. /person 10 sq.m. /person	77 688 1 13
2.	1st Floor ➢ Showrooms & shops • Staff (@ 10%) • Visitors (@ 90%)	2,293.42	6 sq.m. /person	38 344
3.	2nd Floor ➢ Showrooms & shops • Staff (@ 10%) • Visitors (@ 90%) ➢ Restaurant	2,293.42 172.75	6 sq.m. /person 1.8 sq.m. /person	38 344 96

	4.	3rd Floor ➢ Showrooms & shops • Staff (@10%) • Visitors (@ 90%) ➢ Office	2293.42 172.75	6 sq.m. /person 10 sq.m. /person	38 344 17
	5.	4th Floor ➢ Offices	2,202.84	10 sq.m. /person	220
	6.	5th -7th Floors ➢ Offices ➢ Hall ➢ Hall	80.13 1714.66 2987.06	10 sq.m. /person 10 sq.m. /person 10 sq.m. /person	8 171 299
	8	8th Floor ➢ Offices ➢ Hall	26.71 995.69	10 sq.m. /person 10 sq.m. /person	3 100
		Total Estimated Population			**2,839**

5 Water

5.1 Total fresh water requirement:
40 KLD

Water Demand and Wastewater Generation Details

S. No.	Description	No. of Persons	Criteria for total water (lpcd)	Total Water Requirement (KLD)	Criteria for Flushing water (lpcd)	Flushing Water Requirement (KLD)	Fresh Water Requirement (KLD)
1.	**Shops & Showrooms** • Staff Population • Visitor Population	192 1,733	45 15	9 26	20 10	4 17	5 9
2.	**Offices & Hall Population**	818	45	37	20	16	21
3.	**Restaurant**	96	70	7	15	2	5
	Total	**2,839**		**79**		**39**	**40**

	Water req. for green area of 2374 sq. m. in Summer Season (@ 5.5 lit/sq.m./day)	**13 KLD**
	Water req. for green area of 2374 sq. m. in Winter Season (@ 1.8 lit/sq.m./day)	**4 KLD**
	Water req. for green area of 2374 sq. m. in Monsoon Season (@ 0.5 lit/sq.m./day)	**1 KLD**
5.2	Source:	MC Supply
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) *Details thereof*	Letter No. 2746 dated 09.10.2023 issued by Office Municipal Corporation, SAS Nagar (Mohali).
5.4	Total wastewater generation:	63 KLD
5.5	Treatment methodology: *(STP capacity, technology & components)*	63 KLD of sewage will be generated from the project which will be treated in proposed STP of 80 KLD capacity.
5.6	Treated wastewater for flushing purpose:	39 KLD
5.7	Treated wastewater for green area in summer, winter and rainy season:	Summer: 13 KLD Winter: 4 KLD Monsoon: 1 KLD
5.8	Utilization/Disposal of excess treated wastewater.	A copy of letter No. 2746 dated 09.10.2023 issued by Office Municipal Corporation, SAS Nagar (Mohali) is reproduced as under: *ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਤੇ ਹਵਾਲੇ ਅਧੀਨ ਪੱਤਰ ਸਬੰਧੀ ਦੱਸਿਆ ਜਾਦਾ ਬੈ ਕਿ ਆਪ ਵੱਲੋਂ CP-04, Phase-8A, Focal Point, SAS Nagar Mohali ਦੀ ਸਾਈਟ ਲਈ ਜਦੋ ਵੀ ਵਾਟਰ ਸਪਲਾਈ, ਸੀਵਰੇਜ ਅਤੇ ਸਟਾਰਮ ਕੁਨੈਸ਼ਨ ਦੀ ਮੰਗ ਕੀਤੀ ਜਾਵੇਗੀ ਤਾ ਨਗਰ ਨਿਗਮ ਵੱਲੋ*

		ਬਣਦੀ ਫੀਸ ਜਮਾਂ ਕਰਵਾਉਣ ਉਪਰੰਤ ਉਕਤ ਸਾਈਟ ਲਈ ਕੁਨੈਕਸ਼ਨ ਮੁਹੱਈਆ ਕਰਵਾ ਦਿੱਤਾ ਜਾਵੇਗਾ।
5.9	Cumulative Details:	

Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Into sewer
1.	79 KLD	63 KLD	62 KLD	39 KLD	Summer: 13 KLD Winter: 4 KLD Monsoon: 1 KLD	Summer: 10 KLD Winter: 19 KLD Monsoon: 22 KLD

5.10	Rain water harvesting proposal:	2 Rain water recharging pits have been proposed for artificial rain water recharging within the project premises. Layout showing 2 rain water recharging pits is enclosed along with application.
6	**Air**	
6.1	Details of Air Polluting machinery:	3 DG sets of capacity 2×1000 KVA & 1×500 KVA 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	**Waste Management**	
7.1	Total quantity of solid waste generation	588 kg/day
7.2	Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery	Biodegradable waste will be converted into Manure using 1 Composter of 300 kg. Layout plan showing area marked for composter is attached along. Recyclable waste will be recycled through authorized recyclers. Inert waste will be disposed at approved dumping site or disposal site of MC located at Industrial Area, Phase VIII B, Mohali. While, domestic hazardous waste will be handed over to authorized vendors approved by PPCB.

	Facility submitted or not	
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 sold to authorized vendors as per The Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.
8	**Energy Saving & EMP**	
8.1	Power Consumption:	Total connected load for the proposed commercial project will be 11pprox. 2000 KW.
8.2	Energy saving measures:	Solar panels have been proposed on the roof top of the building. The total area covered by solar panels will be 390 m^2 (which is 30% of roof top area i.e. 1,296.79 m^2) which will generate 20 KW of power generation. Energy will be saved by utilizing LED bulbs in common & street areas & other measures, etc.

8.3 Details of activities under Environment Management Plan.

S. No.	Title	Construction Phase		Operation Phase
		Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)
1.	Air Pollution Control (tarpaulin sheets/ barricading, water sprinklers, anti-smog guns, etc.)	10	0.5	0.5
2.	Water Pollution Control (STP of Capacity 80 KLD)	40	1.5	5
3.	Noise Pollution Control	2	0.5	0.5
4.	Landscaping	2	1	3
5.	Solid Waste Management (Composter of 300 kg)	12	1.5	3
6.	Rain water Recharging (2 pits)	5	1	1
7.	Energy Conservation (LED lights in common areas, solar panels, etc.)	30	2	2
8.	Miscellaneous (Appointment of	9	3	5

	Consultants & Management of Environment Cell)			
Total		**110 Lakhs**	**11 Lakhs**	**20 Lakhs**

Rs. 1.57 Crores (i.e. 1% of total project cost) has been reserved for adoption of pond (4.5 acres) in Village Sohana under additional Environment activities.

Sl. No.	**Description of item**	**Amount (in lakhs)**
1.	Cleaning, Civil construction work & Design work	70
2.	Fabrication, supply of screens and Railing work	20
3.	Desilting work	10
4.	Plumbing work and provision of solar lights	20
5.	Beautification works (paver blocks for track, Benches, plantation, etc.)	37
	Total	**Rs. 157 lakhs**

The Committee was satisfied with the presentation given by the Project Proponent and after detailed deliberations, decided to award silver grading to the project and to forward the application to SEIAA with the recommendation to grant Environmental Clearance for Commercial Project namely "THE CYBRUM" at CP-04, Industrial Focal Point, Phase-8A, Mohali (Punjab), subject to the following standard conditions:

I. Statutory compliances:

i) The project proponent shall obtain all necessary clearances/ permissions from all relevant agencies including the town planning authority before commencement of work. All the construction shall be done in accordance with the local building bye laws.

ii) The approval of the Competent Authority shall be obtained for the structural safety of buildings due to earthquakes, adequacy of firefighting equipment, etc. as per the National Building Code including protection measures from lightning, etc.

iii) The project proponent shall obtain forest clearance under the provisions of the Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purposes is involved in the project.

iv) The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.

v) The project proponent shall obtain Consent to Establish / Operate under the provisions of the Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Punjab Pollution Control Board.

vi) The project proponent shall obtain the necessary permission for the abstraction of groundwater/ surface water required for the project from the competent authority.

vii) A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.

viii) All other statutory clearances such as the approvals for storage of diesel from the Chief Controller of Explosives, Fire Department, and Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.

ix) The provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, Construction & Demolition Waste Rules,2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.

x) The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

xi) The project site shall conform to the suitability as prescribed under the provisions laid down under the master plan of the respective city/ town. For that, the project proponent shall submit the NOC/ land use conformity certificate from Deptt. of Town and Country Planning or other concerned Authority under whose jurisdiction, the site falls.

xii) Besides the above, the project proponent shall also comply with siting criteria/guidelines, standard operating practices, code of practice, and guidelines if any prescribed by the SPCB/CPCB/MoEF&CC for such types of projects.

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

II. Air quality monitoring and preservation

i) Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.

ii) A management plan shall be drawn up and implemented to contain the current exceedance in the ambient air quality at the site.

iii) The project proponent shall install a system to undertake Ambient Air Quality monitoring for common /criterion parameters relevant to the main pollutants

released (e.g., PM10 and PM2.5) covering upwind and downwind directions during the construction period.

iv) Diesel power generating sets proposed as a source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel would be the preferred option. The location of the DG sets may be decided in consultation with Punjab Pollution Control Board.

v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, and continuous dust/ wind-breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum up to 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram 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. The plantation to be carried out under Karnal Technology shall be in addition to the green area plantation of the project.

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 following activities under EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority.

S. No.	Title	Construction Phase		Operation Phase
		Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)
1.	Air Pollution Control (tarpaulin sheets/ barricading, water sprinklers, anti-smog guns, etc.)	10	0.5	0.5
2.	Water Pollution Control (STP of Capacity 80 KLD)	40	1.5	5
3.	Noise Pollution Control	2	0.5	0.5
4.	Landscaping	2	1	3
5.	Solid Waste Management (Composter of 300 kg)	12	1.5	3
6.	Rain water Recharging (2 pits)	5	1	1
7.	Energy Conservation (LED lights in common areas, solar panels, etc.)	30	2	2
8.	Miscellaneous (Appointment of Consultants & Management of Environment Cell)	9	3	5

Total	110 Lakhs	11 Lakhs	20 Lakhs

Rs. 1.57 Crores (i.e. 1% of total project cost) has been reserved for adoption of pond (4.5 acres) in Village Sohana under additional Environment activities.

SI. No.	Description of item	Amount (in lakhs)
1.	Cleaning, Civil construction work & Design work	70
2.	Fabrication, supply of screens and Railing work	20
3.	Desilting work	10
4.	Plumbing work and provision of solar lights	20
5.	Beautification works (paver blocks for track, Benches, plantation, etc.)	37
	Total	**Rs. 157 lakhs**

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.

Deliberations during 271st meeting of SEIAA held on 13.12.2023.

The meeting was attended by the following:

(i) Smt. Mona Sharma, General Manager, M/s Silver Cyber Space
(ii) Dr. Sandeep Garg, EC-Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

During the meeting, the Environment Consultant presented the salient details of the project to SEIAA.

To a query raised by SEIAA, project proponent informed that the no. of trees to be planted within the project have been increased from 105 to 170. Revised Layout Plan depicting locations and spacing of trees was submitted during the meeting which was taken on record.

To another query raised by SEIAA, project proponent informed that they have already submitted revised floor-wise conceptual plans to SEAC as per which the total population of the project is 2839.

Further, project proponent submitted an undertaking during the meeting to the effect that they have considered the minimum 30% of roof top area for solar panels as per norms. However, they will try to enhance the same to 50% of roof top area at the time of actual designing at site. The assurance was taken on record.

Environmental Consultant thereafter submitted the revised Additional Environmental Activities to be carried out under the project as under:

Table - 1

Sl. No.	Description of item	Amount (Rs in Lakhs)	Timeline
1.	Adoption of pond (4.5 acres) in Village Sohana and its rejuvenation (by designing and installation of collection tank, screen chamber, grit chamber, anaerobic tank, facultative point, maturation pond and outlet to irrigation) (considering population of	130	Within 18 months of grant of EC

	10,000 persons and wastewater generation of 2000 KLD)		
2	Greening Mission Punjab through concerned DFO	27	In 3 installments of Rs 9 Lakhs each every 6 months after grant of EC
	Total	**Rs. 157 lakhs**	

A copy of the revised presentation for the project was submitted by environmental consultant and was taken on record by SEIAA.

After detailed deliberations, SEIAA decided to accept the recommendations of SEAC and to grant Environmental Clearance for developing Commercial Project namely "THE CYBRUM" at CP-04, Industrial Focal Point, Phase-8A, Mohali (Punjab) by M/s Silver Cyber Space, subject to the standard conditions as proposed by SEAC and following additional conditions:

Additional conditions:

i. The project proponent shall undertake revised AEA activities as per Table I above.
ii. 170 number of 8 feet tall plants of indigenous tree species would be planted. The plantation would be commenced at the earliest and completed within 1 year.
iii. The Project Proponent shall endeavour to enhance the area of roof top solar panels from 30 to 50%.

Item No. 271.02: Application for Environment clearance for expansion under EIA notification dated 14.09.2006 for group housing project namely "Medallion" at Site No. 4 & 5, IT City, Sector-82-Alpha, District SAS Nagar (Mohali), Punjab by M/s JMT Housing Pvt Ltd (Proposal No. SIA/PB/INFRA2/436596/2023).

The Project Proponent was granted Environmental Clearance vide MoEF&CC letter No. F. No. 21-97/2020-IA-III dated 13.01.2021 for construction of group housing project namely Medallion" with built up area of 1,23,276.087 sqm. The total site area of the project was 8.610 acres.

Thereafter, project proponent was granted Terms of Reference vide SEIAA letter No. 380 dated 07.09.2022 under violation category for carrying out EIA study for obtaining Environmental Clearance under the EIA Notification dated 14.09.2006 for expansion of group housing project. However, specific ToR in compliance to the OM dated 07.07.2021 for damage assessment, remediation & community augmentation plan has not been issued by SEIAA to the Project Proponent.

The project proponent has applied Environmental Clearance for expansion under EIA notification dated 14.09.2006 for group housing project namely "Medallion" at Site No. 4 & 5, IT City, Sector-82-Alpha, District SAS Nagar (Mohali), Punjab. The land area of the project is 8.61 acres having built up area increased from 1,23,276.087 sqm to 1,74,550.98 sqm. The project is covered under category 8(b) of the schedule appended with the EIA Notification dated 14.09.2006.

The Project Proponent has submitted EIA report, online form, checklist, compliance of ToR and Certified compliance report of the EC conditions. He has also deposited Rs. 12,820/- vide UTR No. AXSK221920013566 dated 11.07.2022 and Rs. 38,455/- vide UTR No. AXSK231810010872 dated 30.06.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter No. 7637 dated 05.10.2023 furnished the latest construction status report is as under:

"The project site was visited by officer of the Board on 14.09.2023 and it was observed as under:

1. *As per the site show by the representative the Project Proponent construction work of 6 No. towers was being carried out and about 40% of construction work of the existing project has been completed and the built up area constructed is within the existing Environmental Clearance granted to it.*
2. *As physically observed, the distance of the proposed site from the various approved existing operational industries/units (for which specific siting guidelines has been issued by the Board for time to time), is more than the required distance as per the siting criteria given as under:*

Sr. No.	*Type of industrial unit*	*Required distance as per siting criteria*
1.	*Cement plant/grinding unit*	*300m*
2.	*Rice Sheller/Saila Plant*	*500m*
3.	*Stone crushing/screening cum washing plant*	*500m*
4.	*Hot Mix Plant*	*300m*
5.	*Brick Kiln*	*300m*
6.	*CBWTF*	*500m*
7.	*Poultry Farm*	*500m*
8.	*Jaggery Unit*	*200m*

3. *There is no drain, river, eco-sensitive structure within 500m boundary of the project site.*
4. *The site is complying with general siting criteria as per policy dated 30.04.2013 and specific sitting guidelines as per the Department of Science, Technology Environment, Government of Punjab Notification No. 3/6/07/STE(4)/2274 dated 25.07.2008."*

Deliberations during 265th meeting of SEAC held on 30.10.2023.

The meeting was attended by the following:

(i) Sh. Simar Singh, Director M/s JMT Housing Pvt Ltd.
(ii) Dr. Sandeep Garg, EC-Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.
(iii) Mrs. Jyoti Rani, EC- Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

During the 268th meeting of SEAC held on 04.12.2023 the Environmental Consultant apprised the Committee that they have some changes in the water balance & population. The Committee agreed the same and amended synopsis as under:

Sr. No.	**Description**	**Details**
1	**Basic Details**	
1.1	Name of Project & Project Proponent:	Expansion of Group Housing project namely "Medallion" by M/s JMT Housing Pvt. Ltd.
1.2	Proposal:	SIA/PB/INFRA2/436596/2023
1.3	Location of Project:	Located at Site No. 4 & 5, IT City, Sector 82-Alpha, S.A.S. Nagar (Mohali), Punjab.

<table>
<tr><td>1.4</td><td>Details of Land area & Built up area:</td><td>Total Site Area = 8.61 acres (34,843.378 m^2)
Built-up Area = 1,74,550.98 m^2

<u>Table: Comparison of Area Statement w.r.t Earlier EC & as per revised approved layout</u>
<table><tr><th>Sr. No.</th><th>Description</th><th>Area as per Earlier EC</th><th>Proposed</th><th>Area as per revised approved Layout</th></tr><tr><td>1.</td><td>Plot Area</td><td colspan="3">34,843.378 m^2 (8.61 acres)</td></tr><tr><td>2.</td><td>Built-up area</td><td>1,23,276.087 m^2</td><td>51,274.893 m^2</td><td>1,74,550.98 m^2</td></tr></table></td></tr>
<tr><td>1.5</td><td>Category under EIA notification dated 14.09.2006</td><td>8(b)</td></tr>
<tr><td>1.6</td><td>Cost of the project</td><td>Total project cost after expansion is estimated to be Rs. 450 Crores. Comparison details as per earlier EC accorded is given below:<table><tr><th rowspan="2">Project Cost</th><th>EC Accorded</th><th>Proposed</th><th>Total (after Expansion)</th></tr><tr><td>Rs. 300 Crores</td><td>Rs. 150 Crores</td><td>Rs. 450 Crores</td></tr></table></td></tr>
<tr><td>2.</td><td colspan="2">Site Suitability Characteristics</td></tr>
<tr><td>2.1</td><td>Whether project is suitable as per the provisions of Master Plan:</td><td>The allotment letter has already been issued to the promoter company.</td></tr>
<tr><td>2.2</td><td>Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)</td><td>1. Allotment letter vide memo No. 22335 dated 17.05.2018 issued by GMADA for land measuring 4.04 acres in the name of JMT Contractors Pvt Ltd through Smt. Kiran Singh (Director), submitted.
2. Allotment letter vide memo No. EO/2019/26102 dated 02.05.2019 issued by GMADA for land measuring 4.57 acres in the name of JMT Contractors Pvt Ltd, submitted.</td></tr>
<tr><td>3</td><td colspan="2">Forest, Wildlife and Green Area</td></tr>
<tr><td>3.1</td><td>Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:</td><td>No, the project does not involve any forest land. An undertaking in the prescribed format submitted.</td></tr>
</table>

3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	No, Project is not covered under PLPA, 1900. An undertaking in the prescribed format submitted.
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	No, an undertaking in the prescribed format submitted. The project is situated at crow fly distance of 9.5 Km from the nearest sanctuary namely city bird sanctuary.
3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No
3.5	Green area requirement and proposed No. of trees:	Total green area: 9,216.51 sq.m. (@ 26.45% of site area). Proposed trees to be planted: 780 trees.
4.	**Configuration & Population**	

4.1 **Comparison of details between EC accorded, Proposed and total (after Expansion)**

Sr. No.	Description	EC accorded	Proposed	Total (after Expansion)
1.	**Total Site Area**	34,843.378 m2 (8.61 acres)		
2.	**Built up Area**	1,23,276.087 m^2	51,274.893 m^2	1,74,550.98 m^2
3.	**Components**	660 Residential Flats (132 nos. of 4 BHK & 528 nos. of 3 BHK) , 1 Club House, 30 shops along with basketball court, tennis court, cricket practice area	30 nos. of pent house, 17 commercial shops and 47 basement stores	690 Residential Flats (132 nos. of 4 BHK & 528 nos. of 3 BHK) including 30 nos. of pent house, 1 Club House, 47 commercial shops and 47 basement stores along with basketball court, tennis court, cricket Practice area
4.	**Estimated Population**	4,496 Persons	330 Persons	4,826 Persons
5.	**Total Water Requirement**	552.7 KLD	38.3 KLD	591 KLD
6.	**Fresh Water Demand**	365 KLD	26 KLD	391 KLD
7.	**STP capacity**	500 KLD		
8.	**Parking provision**	1,407 Nos.	108 ECS	1,515 ECS

9.	**Solid waste generation**	1,691 kg/day	135 kg/day	1,826 kg/day
10.	**Rain water recharging pits**	5 Nos.	-	5 Nos.
11.	**Power Load**	3,477 KW	371.63 KW	3848.63 KW
12.	**DG sets**	6 DG sets (750 KVA each)	8 DG sets (2x630 KVA, 4x 750 KVA and 2x500 KVA each capacity)	
13.	**Project Cost**	Rs.300 Crores	Rs. 150 Crores	Rs. 450 Crores

Tower Wise Unit Details:

Tower	EC Accorded			Total After Expansion		
	Floors	Units	Total Built-up Area (sq.m.)	Floors	Units	Total Built-up Area (sq.m.)
T-1	Stilt to 22nd Floor	44	10,973.701	B+ 2 Stilt to 24th Floor	46	12,074.342
T-2	Stilt to 22nd Floor	44	11,043.834	B+ 2 Stilt to 24th Floor	46	12,109.729
T-3	Stilt to 22nd Floor	44	10,973.701	2 Stilt to 24th Floor	46	12,047.042
T-4	Stilt to 22nd Floor	88	12,070.85	2 Stilt to 24th Floor	92	13,564.396
T-5	Stilt to 22nd Floor	88	15,944.925	2 Stilt to 24th Floor	92	17,607.88
T-6	Stilt to 22nd Floor	88	12,070.85	2 Stilt to 24th Floor	92	13,564.396
T-7	Stilt to 22nd Floor	88	15,944.925	2 Stilt to 24th Floor	92	17,607.88
T-8	Stilt to 22nd Floor	88	15,944.925	B+ 2 Stilt to 24th Floor	92	17,607.88
T-9	Stilt to 22nd Floor	88	15,944.925	B+ 2 Stilt to 24th Floor	92	17,635.772
Club House	S+G+1+ toilets	1 nos.	1,360.101	G+3	1 nos.	2,191.68
Commercial Shops/Stores	G	30 nos.	1,003.353	G	47 nos.	1,563.575

4.2 Population details

EC accorded, Proposed and Total (after Expansion)

	EC Accorded	Proposed	Total (After Expansion)
	4,496 persons	330 Persons	4,826 Persons

Population details				

Population Calculations (After Expansion) As per the approved layout

S. No.	Details	Units/ Area	Criteria	Population (No.)
1.	**3 BHK Flats**	528 Nos.	6 persons / flat	3,168
2.	**4 BHK Flats**	132 Nos.	7 persons / flat	924
3.	**Pent House**	30 Nos.	7 persons / Pent house	210
4.	**Commercial Shops**	47 Nos.	@ 2 Persons per shop	94
5.	**Visitors**		@ 10% of Residential Population	430
Total Population				**4,826 persons**

5 Water

5.1 Water details:

S. No.	Description	Population	Water Consumption (in lpcd)	Total Water Requirement
1.	Residential Population (Residential Flats & Pent House)	4,302	135	581 KLD
2.	Floating population (Commercial Shops)	94	45	4 KLD
3.	Visitors	430	15	6 KLD
Total				**591 KLD**

Flushing Water Requirement (After Expansion)

S. No.	Description	Population	Flushing Water Requirement (lpcd)	Total Water Requirement
1.	Residential Population (Residential Flats & Pent House)	4,302	45	194 KLD
2.	Floating population (Commercial Shops)	94	20	2 KLD
3.	Visitors	430	10	4 KLD
Total				**200 KLD**

Water Demand & Wastewater Generation Details (After Expansion)

S. No.	Details	Demand (KLD)
1.	Total water req.	591 KLD
2.	Flushing water req.	200 KLD
3.	Fresh Water Demand (1-2)	391 KLD
4.	Wastewater Generated (@ 80%)	473 KLD
5.	Treated water Generated (@ 98%)	464 KLD
6.	Green area req. 9,216.51 sq.m.	
	• Summer (@ 5.5 lt./m^2/day)	51 KLD
	• Winter (@ 1.8 lt./m^2/day)	17 KLD
	• Monsoon (@ 0.5 lt./m^2/day)	5 KLD

5.2	Source:	GMADA supply or Borewells
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) *Details thereof*	Permission letter for abstraction of 440.8 KLD of fresh water submitted.
5.4	Total wastewater generation:	473 KLD
5.5	Treatment methodology: *(STP capacity, technology & components)*	473 KLD of sewage will be generated from the project which will be treated in proposed STP of capacity 500 KLD based on SBR technology.
5.6	Treated wastewater for flushing purpose:	200 KLD
5.7	Treated wastewater for green area in summer, winter and rainy season:	Summer: 51 KLD Winter: 17 KLD Monsoon: 5 KLD
5.8	Utilization/Disposal of excess treated wastewater.	Excess will be disposed to GMADA Sewer as per allotment letter.
5.9	Cumulative Details:	

Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Into sewer
1.	591 KLD	473 KLD	464 KLD	200 KLD	Summer: 51 KLD	Summer: 213 KLD

<table>
<tr><td></td><td></td><td></td><td></td><td></td><td></td><td>Winter: 17 KLD
Monsoon: 5 KLD</td><td>Winter: 247 KLD
Monsoon : 259 KLD</td></tr>
<tr><td>5.10</td><td>Rain water harvesting proposal:</td><td colspan="6">Ground water recharging will be done by 5 nos. of Rain water recharging pits to compensate the abstraction of ground water. Service layout showing location of 5 rain water recharging pits.</td></tr>
<tr><td>6</td><td>Air</td><td colspan="6"></td></tr>
<tr><td>6.1</td><td>Details of Air Polluting machinery:</td><td colspan="6">8 DG sets (2x630 KVA, 4x 750 KVA and 2x500 KVA each capacity each)</td></tr>
<tr><td>6.2</td><td>Measures to be adopted to contain particulate emission/Air Pollution</td><td colspan="6">DG sets will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.</td></tr>
<tr><td>7</td><td>Waste Management</td><td colspan="6"></td></tr>
<tr><td>7.1</td><td>Total quantity of solid waste generation</td><td colspan="6">1,826 kg/day</td></tr>
<tr><td>7.2</td><td>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.</td><td colspan="6">Biodegradable waste will be composted by use of Composter of total capacity 1,000 kg/day. Inert waste will be dumped to authorized dumping site. The recyclable waste shall be sold to resellers.</td></tr>
<tr><td>7.3</td><td>Details of management of Hazardous Waste.</td><td colspan="6">Hazardous waste in the form of used oil from DG set will be generated which will be sold to authorized vendors as per The Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.</td></tr>
<tr><td>8</td><td>Energy Saving & EMP</td><td colspan="6"></td></tr>
<tr><td>8.1</td><td>Power Consumption:</td><td colspan="6">Total power demand for the proposed project will be 3,848.63 KW which will be provided by Punjab State Power Corporation Limited (PSPCL).
<u>Table: Comparison of Power Load and DG set details from EC Accorded, Proposed and Total (after Expansion)</u>
<table>
<tr><th>Sl. No.</th><th>Description</th><th>EC Accorded</th><th>Proposed</th><th>Total (after Expansion)</th></tr>
<tr><td>1.</td><td>Power Load</td><td>3,477 KW</td><td>371.63 KW</td><td>3848.63 KW</td></tr>
<tr><td>2.</td><td>DG sets</td><td>6 DG sets (750 KVA each)</td><td colspan="2">8 DG sets (2x630 KVA, 4x 750 KVA and 2x500 KVA capacity each)</td></tr>
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8.2	Energy saving measures:	Solar panels have been proposed on the roof top of the towers. The total area covered by solar panels will be 2,384.52 sq.m. which is @ 30% of roof top area which will generate 198 KW of power generation. Further, use of LEDs is proposed in all common areas and the persons shall be educated about the huge savings in their electricity bills if they use the LED.

8.3 Details of activities under Environment Management Plan.

EMP Budget during Construction & Operation Phase

S.No.	Title	Remaining Construction Phase		Operation Phase
		Capital Cost (Rs. Lakhs)	Recurring Cost (Rs. Lakhs/ Annum)	Recurring Cost (Rs. Lakhs/ Annum)
1.	Air Pollution Control (including anti-smog guns, tarpaulin sheets/ barricading, DG set stack height, water sprinklers, etc.)	10 (Rs. 15 Lakhs has already been spent)	2	2
2.	Water Pollution Control/ Sewage Treatment Plant (Installation of STP 500 KLD capacity)	100	3	8
3.	Noise Pollution Control	2	0.5	0.5
4.	Landscaping and development of green area	200 (Rs. 1.5 lakhs have already been spent on landscaping on account of planting of trees)	-	8
5.	Solid Waste Management (Installation of Composter of total capacity 1000 kg)	40	1	6
6.	Rain water harvesting (5 pits)	13	2	4
7.	Energy Conservation (LEDs, Solar Panel, etc.)	50	1	5
8.	Environment Monitoring (Ambient air, noise, soil, water, STP outlet, DG stack, etc.)	7	5	5
9.	Miscellaneous	10	5	5
	Total	**432**	**19.5**	**43.5**

During meeting, the Committee perused SEIAA letter No. 380 dated 07.09.2022 vide which ToR had been granted and observed that the project has been considered under the violation category. The Project Proponent apprised the Committee that the project doesn't cover under violation category and the same has been inadvertently mentioned in the SEIAA letter. In this regard, the Committee asked the Project Proponent to amend the ToR letter issued by SEIAA.

The Committee further observed that the Project Proponent has not proposed the details of activities to be carried out under Additional Environmental Activities.

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

1. The Project Proponent shall make suitable amendment in the ToR letter No. 380 dated 07.09.2022 issued by SEIAA with regard to consideration of case under violation category.
2. The Project Proponent shall submit details of the activities under the Additional Environmental Activities.

Deliberations during 268th meeting of SEAC held on 04.12.2023.

The meeting was attended by the following:

(i) Sh. Karamjeet Sandhu, VP-Project M/s JMT Housing Pvt Ltd.
(ii) Dr. Sandeep Garg, EC-Coordinator M/s Eco Paryavaran Laboratories & Consultant 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
1.	The Project Proponent shall make suitable amendment in the ToR letter No. 380 dated 07.09.2022 issued by SEIAA with regard to consideration of case under violation category.	Corrigendum has been issued by SEIAA, Punjab to earlier granted TOR letter vide letter no. SEIAA/MS/2023/2001 dated 22.11.2023. Copy of corrigendum to TOR letter is submitted
2.	The Project Proponent shall submit details of the activities under the Additional Environmental Activities.	As there is no condition in earlier EC letter regarding the CSR/CER. Thus, Rs. 1.50 Crores (@ 1% of the expansion project cost) will be spent

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<td>under following additional environmental activities as given below:

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<tr><th>Sl. No.</th><th>Activities</th><th>Amount (in Lakhs)</th></tr>
<tr><td>1.</td><td>Development of Panchayati land (2.5 acres) in the form of Nanak Bagichi in Village Ulaitpur alias Jawalapur.</td><td>90</td></tr>
<tr><td>2.</td><td>Adoption of pond (0.75 acre) in Village Ulaitpur alias Jawalapur and its maintenance for 2 years</td><td>40</td></tr>
<tr><td>3.</td><td>Green Punjab Mission fund</td><td>10</td></tr>
<tr><td>4.</td><td>Distribution of Jute bags in Village Ulaitpur alias Jawalapur</td><td>10</td></tr>
<tr><td></td><td>Amount reserved for Additional Environment Activities</td><td>Rs. 1.5 Crores</td></tr>
</table>

NOC regarding additional environmental activities has been obtained from village Sarpanch Ulaitpur alias Jawalapur.</td>
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The Committee was satisfied with the presentation given by the Project Proponent and after detailed deliberations, decided to award silver grading to the project and to forward the application to SEIAA with the recommendation to grant Environmental Clearance for group housing project namely “Medallion” at Site No. 4 & 5, IT City, Sector-82-Alpha, District SAS Nagar (Mohali), Punjab, subject to the following standard conditions:

I. Statutory compliances:

i) The project proponent shall obtain all necessary clearances/ permissions from all relevant agencies including the town planning authority before commencement of work. All the construction shall be done in accordance with the local building bye laws.

ii) The approval of the Competent Authority shall be obtained for the structural safety of buildings due to earthquakes, adequacy of firefighting equipment, etc. as per the National Building Code including protection measures from lightning, etc.

iii) The project proponent shall obtain forest clearance under the provisions of the Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purposes is involved in the project.

iv) The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.

v) The project proponent shall obtain Consent to Establish / Operate under the provisions of the Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Punjab Pollution Control Board.

vi) The project proponent shall obtain the necessary permission for the abstraction of groundwater/ surface water required for the project from the competent authority.

vii) A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.

viii) All other statutory clearances such as the approvals for storage of diesel from the Chief Controller of Explosives, Fire Department, and Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.

ix) The provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, Construction & Demolition Waste Rules,2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.

x) The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

xi) The project site shall conform to the suitability as prescribed under the provisions laid down under the master plan of the respective city/ town. For that, the project proponent shall submit the NOC/ land use conformity certificate from Deptt. of Town and Country Planning or other concerned Authority under whose jurisdiction, the site falls.

xii) Besides the above, the project proponent shall also comply with siting criteria/guidelines, standard operating practices, code of practice, and guidelines if any prescribed by the SPCB/CPCB/MoEF&CC for such types of projects.

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

II. Air quality monitoring and preservation

i) Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.

ii) A management plan shall be drawn up and implemented to contain the current exceedance in the ambient air quality at the site.

iii) The project proponent shall install a system to undertake Ambient Air Quality monitoring for common /criterion parameters relevant to the main pollutants released (e.g., PM10 and PM2.5) covering upwind and downwind directions during the construction period.

iv) Diesel power generating sets proposed as a source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel would be the preferred option. The location of the DG sets may be decided in consultation with Punjab Pollution Control Board.

v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, and continuous dust/ wind-breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum up to 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram 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	White

	case of individual houses/establishment this proposal may also be implemented wherever possible.	
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. The plantation to be carried out under Karnal Technology shall be in addition to the green area plantation of the project.

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 following activities under EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority.

S.No.	Title	Remaining Construction Phase		Operation Phase
		Capital Cost (Rs. Lakhs)	Recurring Cost (Rs. Lakhs/ Annum)	Recurring Cost (Rs. Lakhs/ Annum)
1.	Air Pollution Control (including anti-smog guns, tarpaulin sheets/ barricading, DG set stack height, water sprinklers, etc.)	10 (Rs. 15 Lakhs has already been spent)	2	2
2.	Water Pollution Control/ Sewage Treatment Plant (Installation of STP 500 KLD capacity)	100	3	8
3.	Noise Pollution Control	2	0.5	0.5
4.	Landscaping and development of green area	200 (Rs. 1.5 lakhs have already been spent on landscaping on account of planting of trees)	-	8
5.	Solid Waste Management (Installation of Composter of total capacity 1000 kg)	40	1	6

6.	Rain water harvesting (5 pits)	13	2	4
7.	Energy Conservation (LEDs, Solar Panel, etc.)	50	1	5
8.	Environment Monitoring (Ambient air, noise, soil, water, STP outlet, DG stack, etc.)	7	5	5
9.	Miscellaneous	10	5	5
	Total	**432**	**19.5**	**43.5**

Additional Environmental Activities:

Sr. No.	**Activities**	**Amount (in Lakhs)**
1.	Development of Panchayati land (2.5 acres) in the form of Nanak Bagichi in Village Ulaitpur alias Jawalapur.	90
2.	Adoption of pond (0.75 acre) in Village Ulaitpur alias Jawalapur and its maintenance for 2 years	40
3.	Green Punjab Mission fund	10
4.	Distribution of Jute bags in Village Ulaitpur alias Jawalapur	10
	Amount reserved for Additional Environment Activities	**Rs. 1.5 Crores**

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.

Deliberations during 271st meeting of SEIAA held on 13.12.2023.

The meeting was attended by the following:

(i) Sh. Karamjeet Sandhu, VP (Project), M/s JMT Housing.
(ii) Dr. Sandeep Garg, EC-Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

During the meeting, the Environment Consultant presented the salient features of the project.

To a query raised by SEIAA, project proponent informed that 47 basements indicated on the layout plan will be utilized for storage purposes only by 47 commercial shops and hence no additional population has been computed in respect of the 47 basement storage units..

Further, project proponent submitted an undertaking during the meeting to the effect that they have considered the minimum 30% of roof top area for solar panels as per norms. However, they will try to enhance the same to 50% of roof top area at the time of actual designing at site. The aassurance was taken on record.

SEIAA observed that the original EC granted to the Project proponent was appraised by the MoEF&CC with project cost of Rs. 300 Cr. However, no amount was prescribed for the Corporate Environment Responsibility (CER)/ Additional Environmental Activities (AEA) in the original project. Now the project proponent has applied for expansion in EC as per which the project cost has increased from Rs 300 Cr. to Rs. 450 Cr. and the PP has submitted proposal of AEA activities of Rs 150 Lakhs only (against the additional project cost of Rs 150 Cr.'s). SEIAA was of the opinion that AEA plan of just Rs 150 Lakhs against a Project of Rs 450 Cr.'s total outlay was unacceptably low considering the environmental footprint of such a large project located in the densely populated city of Mohali.

In view of the above observations of SEIAA, the Project Proponent submitted revised plan of AEA activities with an outlay of Rs 300 Lakhs as under:

TABLE 1

Sr. NO.	Additional Environmental Activity	Amount (Rs. In lacs)	Timeline
1	Development of Panchayati Land (2.5 acres) in the form of Nanak Bagichi in Village Ulaitpur Alias Jawalpur and its maintenance for 2 years	130	Work to commence within 6 months and be completed within 2 years of Grant of EC
2	Adoption of pond (0.75 acre) in village Ulaitpur alias Jawalpur and its maintenance for 2 Years	50	Work to commence within 6 months and be completed within 2 years of Grant of EC
3	Green Punjab Mission Fund	30	In 4 installments of Rs 7.5 Lakhs each every 6 months after grant of EC
4	Provision of crop residue machines for in situ/ex situ management of stubble in consultation with and through District Administration / PPCB	90	To be completed within 2 years of Grant of EC
	Total	**300**	

A copy of the revised presentation was submitted by project proponent and was taken on record by SEIAA.

SEIAA also observed that the project proponent has proposed to dispose of excess treated waste water into GMADA sewer. In this regard,supporting staff apprised the Authority that as on date GMADA has installed a terminal STP of 250 KLD capacity only against the EC accorded to them for IT City project which prescribed the condition that 2 modules of STPs of 10 MLD capacity each would be installed by GMADA.

After detailed deliberations, SEIAA decided as under:

a. To accept the recommendations of SEAC and to grant Environmental Clearance for Group Housing project namely “Medallion” at Site No. 4 & 5, IT City, Sector-82-Alpha, District

SAS Nagar (Mohali), Punjab by M/s JMT Housing Pvt Ltd, subject to the standard conditions as proposed by SEAC and the following additional conditions:

Additional Conditions:

i. The project proponent shall undertake revised AEA activities as per Table I above.

ii. 780 number of minimum 8 feet tall plants of indigenous tree species would be planted. The plantation would be commenced at the earliest and completed within 1 year.

b. Show cause notice be issued to GMADA for revoking of EC for its failure to install STP as stipulated in the EC granted to GMADA for development of township and area development project namely IT City with an opportunity to submit reply in writing, within 30 days and to intimate present status of wastewater generation, its treatment and its disposal.

Item No. 271.03: **Application for Environmental Clearance under EIA Notification dated 14.09.2006 for establishment Residential and Commercial Project namely "Omaxe Chowk" at Railway colony no. 13, civil lines, near fountain chowk, Ludhiana, Punjab by M/s Ludhiana Wholesale Market Pvt. Ltd. (Proposal no. SIA/PB/INFRA2/444918/2023).**

The project proponent has applied for obtaining Environmental Clearance under EIA Notification dated 14.09.2006 for establishment residential and commercial Project namely "Omaxe Chowk" at Railway colony no.13, civil lines, near fountain chownk, Ludhiana, Punjab. The total land of project is 25257.670 sqm having built-up area of 87376.54 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 also deposited Rs. 1,75,000/- vide UTR No. / Reference ID AXTB23234277241 dated 22.08.2023. The adequacy of the fees has been checked and verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter no. 7988 dated 14.11.2023 furnished the latest construction status report is as under:

"In regard to above, it is intimated that the site of the project was visited by the officer of the Board on 22.11.2023 and point wise report is as under:

(i) No constructional activity has been started at site yet.

(ii) There is no MAH and Air polluting Industry, river, drain and eco-sensitive structures within the radius of 500 m from the boundary of the project.

(iii) The site falls within the limits of Notified Master Plan, Ludhiana (2007-31). As per Notified Master Plan, Ludhiana, the site falls on "Commercial Road" as per letter no, 114/ZC/D dated 26.10.2023 issued by Municipal Corporation, Ludhiana.

(iv) The proposed site of the colony is suitable for establishment of such type of projects as per the criteria prescribed by Government of Punjab, Department of Science, Technology & Environment vide Notification no 3/6/07/6TE(4)/2274 dated 25.07.2008, amended on 30.10.2009."

Deliberations during 268th meeting of SEAC held on 04.12.2023.

The meeting was attended by the following:

(i) Sh. Mukesh Bhatti, VP M/s Ludhiana Wholesale Market Pvt. Ltd.
(ii) Sh. Sital Singh, Environmental Consultant M/s CPTL.

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

Sr. No	Description	Details
1	**Basic Details**	
1.1	Name of Project & Project Proponent:	Residential Township Project namely "Omaxe Chowk" by M/s Ludhiana Wholesale Market Pvt. Ltd
1.2	Proposal:	SIA/PB/INFRA2/444918/2023
1.3	Location of Project:	Railway colony no. 13, civil lines, near fountain chowk, Ludhiana, Punjab
1.4	Details of Land area & Built up area:	Plot area: 25257.670 Sqm and built-up area 87376.54 Sqm
1.5	Category under EIA notification dated 14.09.2006	8(a)
1.6	Cost of the project (Rs. in crores)	390 Cr
2.	**Site Suitability Characteristics**	
2.1	Whether project is suitable as per the provisions of Master Plan:	As per master plan of Ludhiana the location of project is not earmarked.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	A copy of lease agreement executed between M/s RLDA and M/s Ludhiana Wholesale Market Pvt. Ltd for land measuring 21185.54 sqm submitted.
3	**Forest, Wildlife and Green Area**	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	No. The Project Proponent has submitted an undertaking in the prescribed Performa
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	No. The Project Proponent has submitted an undertaking in the prescribed Performa
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not?	No. The Project Proponent has submitted an undertaking in the prescribed Performa
3.5	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No, the Project Proponent has submitted an undertaking in the prescribed Performa
3.6	Green area Requirement and proposed No. of trees:	Total green area: 4148 Sqm Proposed trees to be planted: 392 Nos.
4.	**Configuration & Population**	
4.1	Configuration	

AREA CALCULATION (RESIDENTIAL) PHASE-1 (AREA IN SQ.M)

DESCRIPTION	NO. OF FLOORS	TOTAL NO OF UNITS OF ALL FLOORS	GROUND COVERAGE	F.A.R OF EACH FLOOR	F.A.R OF ALL FLOORS	NON-F.A.R OF ALL FLOORS	BUILTUP AREA OF ALL FLOORS
BLOCK -1 (S+7) @ 2 UNIT PER FLOOR	7	14	305	305	2440	600	3040.00
BLOCK -2 (S+7) @ 1 UNIT PER FLOOR	7	7	255	255	2040	400	2440.00
TOTAL		**21**	**560**		**4480**	**1000**	**5480.00**

AREA CALCULATION (CLUB) PHASE-1 (AREA IN SQ.M)							
DESCRIPTION	**NO. OF FLOORS**	**TOTAL NO OF UNITS OF ALL FLOORS**	**GROUND COVERAGE**	**F.A.R OF EACH FLOOR**	**F.A.R OF ALL FLOORS**	**NON F.A.R OF ALL FLOORS**	**BUILTUP AREA OF ALL FLOORS**
CLUB (G+2)	3	-	160	160	480	24	504
PODIUM BLOCK	1	-	360	0	0	360	360
TOTAL			**520**		**480**	**384**	**864**

AREA CALCULATION (COMMERCIAL) PHASE-2 (AREA IN SQ. M)						
DESCRIPTION	**NO. OF FLOORS**	**GROUND COVERAGE**	**F.A.R OF EACH FLOOR**	**F.A.R OF ALL FLOORS**	**NON F.A.R OF ALL FLOORS**	**BUILTUP AREA OF ALL FLOORS**
COMMERCIAL BLOCK-A (G+2)	3	4828.81	4828.81	14486.44	724.32	15210.76
COMMERCIAL BLOCK-B (G+3) TAKE (AREA= 3150 SQ. M) OF 4TH FLOOR	4	4698.79	4698.79	17246.36	862.32	18108.67
BASEMENT-1	-	-	-	-	-	12225.00
BASEMENT-2	-	-	-	-	-	12225.00
TOTAL	7	**9527.60**		**31732.80**	**1586.64**	**57769.44**

AREA CALCULATION (RESIDENTIAL) PHASE-2 (AREA IN SQ. M)							
DESCRIPTION	**NO. OF FLOORS**	**TOTAL NO OF UNITS OF ALL FLOORS**	**GROUND COVERAGE**	**F.A.R OF EACH FLOOR**	**F.A.R OF ALL FLOORS**	**NON F.A.R OF ALL FLOORS**	**BUILTUP AREA OF ALL FLOORS**
RESIDENTIAL BLOCK-A @ 6 UNIT PER FLOOR	7	42	-	1282.05	8974.36	897.44	9871.79

	RESIDENTIAL BLOCK-B @ 8 UNIT PER FLOOR	7	56	-	1739.13	12173.91	1217.39	13391.30
	TOTAL		**98**			**21148.27**	**2114.83**	**23263.10**

The above said details are as per the conceptual plan

4.2 **Water requirement & Population:**

Flats 119	119 Flats @ 5 residents each per flat	595 Persons
Flats Population	595 @ 135 lpcd	80 KLD
Commercial	Ground Floor= 9527 sqm @ 3 Persons/sqm = 3176 persons First Floor and Second floor third and fourth floor = 22205 sqm @ 6 Persons/sqm= 3701 Persons Total 6877 persons Permanent population @ 10% of total= 687 Floating population @ 90% 6190	
	687 @ 45 lpcd 6190 @ 15 lpcd	31 KLD 93 KLD
Green	4148 sqm @ 5.5 lpcd	23 KLD
Domestic water required		204 KLD
Total Flow to STP @ 80%	(Domestic water)	163 KLD
Reuse of treated wastewater	Flushing @ 45 lpcd 687 @ 20 lpcd 6190 @ 10 lpcd	27 KLD 14 KLD 62 KLD

5.1	Source:	Bore wells
5.2	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) *Details thereof*	**Not submitted.**
5.3	Total wastewater generation:	163 KLD
5.4	Treatment methodology: *(STP capacity, technology & components)*	163 KLD of wastewater will be generated from the project which will be treated in proposed STP of 170 KLD capacity.

<table>
<tr><td>5.5</td><td>Treated wastewater for flushing purpose:</td><td>103 KLD</td></tr>
<tr><td>5.6</td><td>Treated wastewater for green area in summer, winter and rainy season:</td><td>Summer: 23 KLD
Winter: 7 KLD
Monsoon: 2 KLD</td></tr>
<tr><td>5.7</td><td>Utilization/Disposal of excess treated wastewater.</td><td>A copy of permission letter No. 91/XEN/OM/20 dated 25.08.2023 issued by Municipal Corporation, Ludhiana for disposal of excess treated wastewater discharged into public sewer submitted.</td></tr>
<tr><td>5.8</td><td colspan="2">Cumulative Details:
<table>
<tr><th>S. No.</th><th>Total water Requirement</th><th>Total wastewater generated</th><th>Treated wastewater</th><th>Flushing water requirement</th><th>Green area requirement</th><th>Into sewer</th></tr>
<tr><td>1.</td><td>204 KLD</td><td>163 KLD</td><td>163 KLD</td><td>103 KLD</td><td>Summer: 23 KLD
Winter: 7 KLD
Monsoon: 2 KLD</td><td>Summer: 37 KLD
Winter: 53 KLD
Monsoon: 58 KLD</td></tr>
</table></td></tr>
<tr><td>5.9</td><td>Rain water harvesting proposal:</td><td>6 Rain Water Recharging pits with dual bore have been proposed for artificial rain water recharging within the project premises.</td></tr>
<tr><td>6</td><td colspan="2">Air</td></tr>
<tr><td>6.1</td><td>Details of Air Polluting machinery:</td><td>DG set of 1 X 500, 2x240, 2x 125 KVA capacity will be installed for essential services such as STP, borewell, etc.</td></tr>
<tr><td>6.2</td><td>Measures to be adopted to contain particulate emission/Air Pollution</td><td>DG set will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.</td></tr>
<tr><td>7</td><td colspan="2">Waste Management</td></tr>
<tr><td>7.1</td><td>Total quantity of solid waste generation</td><td><table><tr><th>Total (kg/day)</th></tr><tr><td>1613</td></tr></table></td></tr>
<tr><td>7.2</td><td>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.</td><td>Solid waste management area has been provided and earmarked in conceptual layout plan attached along with application. Recyclable component will be disposed off through authorized recycler</td></tr>
</table>

		vendors. Inert waste will be dumped to authorized dumping site.
7.3	Details of management of Hazardous Waste.	Hazardous Waste in the form of used oil from DG set will be generated which will be managed & disposed of to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.
8.	Energy Saving & EMP	
8.1	Power Consumption:	

Description	Total
Electrical Power requirement (KW)	7500
Source	PSPCL

8.2	Energy saving measures:	Use of LEDs is proposed in all common areas and the residents shall be educated about the huge savings in their electricity bills, if they use the LED.

8.3 Details of activities under Environment Management Plan.

S. No.	Title	Construction Phase		Operation Phase
		Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)
1.	Medical Cum First Aid	2.0	1.0	--
2.	Toilets for workers	2.5	1.5	--
3.	Wind breaking curtains	15.0	4.0	--
4.	Sprinklers for suppression of dust	5.0	3.0	--
5.	Sewage Treatment Plant	60.0	---	5.0
6.	Solid waste Management	20.0	- -	6.0
7.	Green belt development	8.0	--	8.0
8.	Rain water harvesting	6.0	--	2.0
9.	Smog gun	6.0	2.0	--

Total	**Rs. 124.50 Lakhs**	**Rs. 11.50 Lakhs**	**Rs. 21.00 Lakhs**

Additional Environmental Activities:

Description	Cost
• Providing set of Racker & baler machines to small & marginal farmer for management of paddy straw in District Mohali (10 sets @ 25 lacs/set).	250 Lac
• 2 No. Happy Seeder	150 Lac
Total	**400 Lacs**

During the meeting, the Project Proponent has submitted a copy of lease agreement executed between Rail Land Development Authority (RLDA) and M/s Ludhiana Wholesale Market Pvt. Ltd. RLDA grants to the Lessee, the site on lease for a period upto 17th day of November 2122 i.e., 99 years from the effective date i.e., 18.11.2023, on certain terms & conditions.

The Committee was satisfied with the presentation given by the Project Proponent and after detailed deliberations, decided to award silver grading to the project and to forward the application to SEIAA with the recommendation to grant Environmental Clearance for establishment Residential and Commercial Project namely "Omaxe Chowk" at Railway colony no. 13, civil lines, near fountain chowk, Ludhiana, Punjab, subject to the following standard conditions:

I. Statutory compliances:

i) The project proponent shall obtain all necessary clearances/ permissions from all relevant agencies including the town planning authority before commencement of work. All the construction shall be done in accordance with the local building bye laws.

ii) The approval of the Competent Authority shall be obtained for the structural safety of buildings due to earthquakes, adequacy of firefighting equipment, etc. as per the National Building Code including protection measures from lightning, etc.

iii) The project proponent shall obtain forest clearance under the provisions of the Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purposes is involved in the project.

iv) The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.

v) The project proponent shall obtain Consent to Establish / Operate under the provisions of the Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Punjab Pollution Control Board.

vi) The project proponent shall obtain the necessary permission for the abstraction of groundwater/ surface water required for the project from the competent authority.

vii) A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.

viii) All other statutory clearances such as the approvals for storage of diesel from the Chief Controller of Explosives, Fire Department, and Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.

ix) The provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, Construction & Demolition Waste Rules,2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.

x) The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

xi) The project site shall conform to the suitability as prescribed under the provisions laid down under the master plan of the respective city/ town. For that, the project proponent shall submit the NOC/ land use conformity certificate from Deptt. of Town and Country Planning or other concerned Authority under whose jurisdiction, the site falls.

xii) Besides the above, the project proponent shall also comply with siting criteria/guidelines, standard operating practices, code of practice, and guidelines if any prescribed by the SPCB/CPCB/MoEF&CC for such types of projects.

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

II. Air quality monitoring and preservation

i) Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.

ii) A management plan shall be drawn up and implemented to contain the current exceedance in the ambient air quality at the site.

iii) The project proponent shall install a system to undertake Ambient Air Quality monitoring for common /criterion parameters relevant to the main pollutants released (e.g., PM10 and PM2.5) covering upwind and downwind directions during the construction period.

iv) Diesel power generating sets proposed as a source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the

combined capacity of all proposed DG sets. Use of low sulphur diesel would be the preferred option. The location of the DG sets may be decided in consultation with Punjab Pollution Control Board.

v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, and continuous dust/ wind-breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum up to 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram 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. The plantation to be carried out under Karnal Technology shall be in addition to the green area plantation of the project.

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 following activities under EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority.

S. No.	Title	Construction Phase		Operation Phase
		Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)
1.	Medical Cum First Aid	2.0	1.0	--
2.	Toilets for workers	2.5	1.5	--
3.	Wind breaking curtains	15.0	4.0	--
4.	Sprinklers for suppression of dust	5.0	3.0	--
5.	Sewage Treatment Plant	60.0	---	5.0
6.	Solid waste Management	20.0	- -	6.0
7.	Green belt development	8.0	--	8.0
8.	Rain water harvesting	6.0	--	2.0
9.	Smog gun	6.0	2.0	--
Total		**Rs. 124.50 Lakhs**	**Rs. 11.50 Lakhs**	**Rs. 21.00 Lakhs**

Additional Environmental Activities:

Description	Cost
• Providing set of Racker & baler machines to small & marginal farmer for management of paddy straw in District Mohali (10 sets @ 25 lacs/set).	250 Lac
• 2 No. Happy Seeder	150 Lac

Total	**400 Lacs**

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.

Deliberations during 271st meeting of SEIAA held on 13.12.2023.

The meeting was attended by the following:

(i) Sh. Mukesh Bhatti, VP M/s Ludhiana Wholesale Market Pvt. Ltd.
(ii) Sh. Sital Singh, Environmental Consultant M/s CPTL.
(iii) Sh. Deepak Gupta, Environmental Advisor M/s Ludhiana Wholesale Market Pvt. Ltd.

During the meeting, the Environment Consultant presented the salient features of the project.

To a query raised by SEIAA, Project Proponent submitted the revised Additional Environmental Activities to be undertaken under the project as under:

Table - 1

Additional Environmental Activity

Description	Cost (Rs. in Lacs)	Timeline
Supply of Crop Residue machinery for management of stubble (In-situ / Ex-situ) in consultation with and through PPCB / District Administration.	400	Activity shall be commenced within 8 months and shall be completed within 24 months.
Total	**400 Lacs**	

A copy of the revised presentation for the project submitted by environmental consultant was taken on record by SEIAA.

After detailed deliberations, SEIAA decided to accept the recommendations of SEAC and to grant Environmental Clearance for establishment of Residential and Commercial Project namely "Omaxe Chowk" at Railway colony no. 13, Civil Lines, Near Fountain Chowk, Ludhiana, Punjab by M/s Ludhiana Wholesale Market Pvt. Ltd, subject to the standard conditions as proposed by SEAC and the following additional conditions:

Additional Conditions:

i. The project proponent shall undertake revised AEA activities as per Table I above.
ii. 392 number of minimum 8 feet tall plants of indigenous tree species would be planted. The plantation would be commenced at the earliest and completed within 1 year.

Item No. 271.04: **Application for Environmental Clearance under EIA Notification dated 14.09.2006 for establishment of group housing project namely "Umbera Orchard Apartment" located at Village Issewal, Tehsli Mullanpur Dakha, District Ludhiana, Punjab by M/s Umbera Group (Proposal No. SIA/PB/INFRA/432318/2023).**

The Project Proponent has submitted application for Environmental Clearance under EIA Notification dated 14.09.2006 for establishment of group housing project namely "Umbera Orchard Apartment" at Village Issewal, Tehsil Mullanpur Dakha, District Ludhiana. The total area of the project is 13570.72 sqm having built up area of 79119.67 sqm. The project is covered under category 8(a) of the schedule appended with the EIA Notification dated 14.09.2006. The total cost of the project is Rs. 122 Cr.

The Project Proponent has submitted online form, checklist & other documents through Parivesh Portal. He has also deposited Rs. 1,58,240/- vide UTR No. SBIN22314678849 dated 26.05.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter No. 5702 dated 21.09.2023 furnished the latest construction status report is as under:

It is intimated that the site of the project was visited by the officer of the Board on 10.08.2023 and point wise report is as under:

1. *No construction activity has been started at site yet.*
2. *There is no MAH and Air Polluting industry, river, drain and eco-sensitive structures within the radius of 500m from the boundary of the project. However, there is a water body namely Sidhwan branch of Sirhind canal exists at a distance of approximately 30m from the boundary wall of the site.*
3. *The proposed site of the colony is suitable for establishment of such type of projects as per criteria prescribed by Government of Punjab, Department of Science, Technology & Environment vide Notification No. 3/6/07/STE (4)/2274 dated 25.07.2008, amended on 30.10.2009.*
4. *Further, the site falls within the limits of approved Master Plan of Ludhiana (2007-31). As approved Master Plan of Ludhiana, the entire revenue estate of Village issewal falls under "Residential Zone (RD 3)". Thus, the site of proposed project falls under Residential zone as per approved Master Plan of Ludhiana (2007-31).*

Deliberations during 260th meeting of SEAC held on 25.09.2023.

The meeting was attended by the following:

(i) Sh. Harjot Singh, Manager, M/s Umbera Group
(ii) Mr. Deepak Gupta, Environmental Advisor on behalf of Project Proponent.
(iii) Sh. Sital Singh, Environmental Consultant M/s CPTL

The Committee allowed the Environmental Consultant to present the salient features of the

application proposal. Thereafter, the Environmental Consultant presented the case as under:

Sr. No.	Description	Details
1	**Basic Details**	
1.1	Name of Project & Project Proponent:	Umbera Orchard Apartment" by M/s Umbera Group.
1.2	Proposal:	SIA/PB/INFRA2/432318/2023
1.3	Location of Project:	Village Issewal Ludhiana, Tehsil Ludhiana, Distt. Ludhiana, Punjab
1.4	Details of Land area & Built up area:	Plot area: 13570.72sq.m. Built up area: 79119.67 sq.m.
1.5	Category under EIA notification dated 14.09.2006	8(a)
1.6	Cost of the project	Rs. 122 Crores
2.	**Site Suitability Characteristics**	
2.1	Whether project is suitable as per the provisions of Master Plan:	Master Plan of Ludhiana submitted, however, location of the project not earmarked.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	No, supporting document submitted.
3	**Forest, Wildlife and Green Area**	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	No, undertaking in the prescribed format not submitted.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	No, undertaking in the prescribed format not submitted.
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not?	No, undertaking in the prescribed format not submitted.

<table>
<tr><td>3.4</td><td>Whether the project falls within the influence of Eco-Sensitive Zone or not.</td><td>No, the project does not fall within any eco-sensitive zone.</td></tr>
<tr><td>3.5</td><td>Green area requirement and proposed No. of trees:</td><td>Total green area: 4071 sq.m.
Proposed trees to be planted: 200 nos.</td></tr>
<tr><td>4.</td><td colspan="2">Configuration & Population</td></tr>
<tr><td>4.1</td><td colspan="2">Proposal & Configuration
<u>Area Statement</u>

<table>
<tr><td>Sr. No.</td><td>Description</td><td>Area (in sq.m.)</td></tr>
<tr><td>1.</td><td>Total Plot Area</td><td>13570.72 sq.m</td></tr>
<tr><td>2</td><td>Built up area</td><td>79119.67 sq.m.</td></tr>
</table></td></tr>
<tr><td>4.2</td><td>Population details</td><td>600 persons
<table>
<tr><td>1</td><td>Flats 120 Flats</td><td>120 flats@ 5 residents each per flat</td><td>600 Persons</td></tr>
<tr><td></td><td colspan="3">Total Estimated Population = 600 Persons</td></tr>
</table></td></tr>
<tr><td>5</td><td colspan="2">Water</td></tr>
<tr><td>5.1</td><td>Total fresh water requirement:</td><td>54 KLD
<table>
<tr><th>Sl. No.</th><th>Details</th><th>Population</th><th>Criteria</th></tr>
<tr><td>1.</td><td>Flats Population</td><td>600 @ 135 lit./day</td><td>81 M3/day</td></tr>
<tr><td>2.</td><td>Domestic water required</td><td></td><td>81 M3/day</td></tr>
<tr><td>3.</td><td>Total Flow to STP@ 80%</td><td>(Domestic water)</td><td>65 M3/day</td></tr>
<tr><td>4.</td><td>Reuse of treated waste water</td><td>Flushing @ 45 ltr/person
Green area 4071 @5.5 ltr/sqm</td><td>27 M3/day
22 M3/day</td></tr>
</table></td></tr>
<tr><td>5.2</td><td>Source:</td><td>Bore well</td></tr>
</table>

<table>
<tr><td>5.3</td><td>Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N)
Details thereof</td><td>No. Permission from PWRDA is not required as water demand will be met for exclusively for Drinking & Domestic purpose.</td></tr>
<tr><td>5.4</td><td>Total wastewater generation:</td><td>65 KLD</td></tr>
<tr><td>5.5</td><td>Treatment methodology:
(STP capacity, technology & components)</td><td>65 KLD of wastewater will be generated from the project which will be treated in proposed STP of 100 KLD capacity based on SBR Technology followed by UF.</td></tr>
<tr><td>5.6</td><td>Treated wastewater for flushing purpose:</td><td>27 KLD</td></tr>
<tr><td>5.7</td><td>Treated wastewater for green area in summer, winter and rainy season:</td><td>Summer: 22 KLD
Winter: 6 KLD
Monsoon:2 KLD</td></tr>
<tr><td>5.8</td><td>Utilization/Disposal of excess treated wastewater.</td><td>36 KLD Excess treated water will be disposed on to land for irrigation.</td></tr>
<tr><td>5.9</td><td colspan="2">Cumulative Details:
<table>
<tr><th>S. No.</th><th>Total water Requirement</th><th>Total wastewater generated</th><th>Treated wastewater</th><th>Flushing water requirement</th><th>Green area requirement</th><th>On to land for irrigation</th></tr>
<tr><td>1.</td><td>81 KLD</td><td>65 KLD</td><td>65 KLD</td><td>27 KLD</td><td>Summer: 22 KLD
Winter: 6 KLD
Monsoon: 2 KLD</td><td>Summer: 16 KLD
Winter:32 KLD
Monsoon: 36 KLD</td></tr>
</table></td></tr>
<tr><td>5.10</td><td>Rain water harvesting proposal:</td><td>4 Rain Water Recharging pits with dual bore have been proposed for artificial rain water recharging within the project premises.</td></tr>
<tr><td>6</td><td colspan="2">Air</td></tr>
<tr><td>6.1</td><td>Details of Air Polluting machinery:</td><td>2x240, 1x 500 KVA capacity will be installed for essential services such as STP, borewell, etc.</td></tr>
<tr><td>6.2</td><td>Measures to be adopted to contain particulate emission/Air Pollution</td><td>DG set will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.</td></tr>
</table>

7	**Waste Management**	
7.1	Total quantity of solid waste generation	240 kg/day
7.2	Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery Facility submitted or not.	Solid waste management area has been provided and earmarked in conceptual layout plan attached along with application. Biodegradable waste will be composted by use of 1 Composter of 150 kg each. Recyclable component will be disposed of through authorized recycler vendors. Inert waste will be dumped to authorized dumping site.
7.3	Details of management of Hazardous Waste.	Hazardous Waste in the form of used oil from DG set will be generated which will be managed & disposed of to authorized vendors as per the Hazardous & Other Wastes (Management & Trans boundary Movement) Rules, 2016 and its amendments.
8	**Energy Saving & EMP**	
8.1	Power Consumption:	Total power demand for the proposed project will be 800 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 and solar street lights

8.3 Details of activities under Environment Management Plan.

S. No.	Title	Construction Phase		Operation Phase
		Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)
1.	Medical Cum First Aid	0.50	1.0	
2.	Toilets for sanitation system	2.0	1.0	
3.	Wind breaking curtains	3.0	2.0	
4.	Sprinklers for suppression of dust	2.0	1.5	
5.	Sewage Treatment Plant	50.0		6.0
6.	Solid Waste segregation & disposal	8.0		3.0
7.	RWHP	20.0		10.0
8.	Green area development	3.0		1.0

Total	**88.50**	**5.5**	**17.0**
Monitoring Plan		5.90	6.90

Sr. No.	Activities	Budget Allocation (In Rs)	Timeline
1	Distribution of Jute Bags under supervision District administration @ 7500 bags	₹s 22.0 Lakhs	End of November 2023
2	100 Solar Lights (40W) at Village Issewal District Ludhiana	₹s 25.0 Lakhs	August 2024
3	Mechanical Composter (0.5Ton/day) at village Issewal Gurdwara sahib Ldh	₹s 50.0 Lakhs	Before monsoon seasons June -2025
4	Providing RWH System, Toilets (Boys & Gils) and solar Power Plant 20KW Govt Primary School Village Issewal Ludhiana	₹s 25.0 Lakhs	Financial year 2026
Total		**₹s 122.0 Lakhs**	

The Committee observed that the Project Proponent has proposed to utilize its excess treated wastewater in the land area of 6 Kanal proposed to be developed as per Karnal Technology just near to the boundary of the project.

The Committee perused the decision of the 13th Joint meeting of SEIAA & SEAC, wherein the matter of utilization of treated wastewater onto land for plantation as per Karnal Technology methodology was deliberated upon and a decision was taken by the joint committee as under:

> *"In case of absence of MC sewer, no case shall be granted Environmental Clearance in which the project proponent proposes to develop plantation as Karnal Technology on land taken on lease by the project proponent which is outside the project site. In all cases where the adoption of Karnal Technology method is to be used for disposal of wastewater (either due to absence of MC sewer or due to its present inadequate capacity), the project proponent be asked to develop plantation within the project site as per the Karnal Technology."*

In view of above, the Committee asked the Project Proponent to submit the alternative scheme for utilization of the excess treated wastewater. The Project Proponent agreed to the same.

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

1. The Project proponent shall provide the alternative scheme within boundary of project site for the utilization of excess treated waste water till the project sewer is connected with the main sewer.

2. The Project Proponent shall submit the land ownership documents of the land area measuring 13570.72 sqm.

3. The Project Proponent shall submit the undertaking with regard to non-involvement of the land area under Forest area, PLPA & Wildlife in the prescribed format.

4. The Project Proponent shall provide the details of Additional Environmental Activities.

Deliberations during 265th meeting of SEAC held on 30.10.2023.

The meeting was attended by the following:

(i) Sh. Harjot Singh, Manager, M/s Umbera Group
(ii) Sh. Sital Singh, Environmental Consultant M/s CPTL

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

Sr No.	Observations	Reply
1	The Project Proponent shall provide the alternative scheme within boundary of project site for the utilization of excess treated waste water till the project sewer is connected with main sewer.	The land area which was to be used for on to land for plantation belongs to the company and registered deed was executed in the name of our company. The treated waste water will be discharged through pipeline at the site it is only 84 mtr.
2	The Project Proponent shall submit the land ownership documents of the land area measuring 13570.72 Sqm.	Land documents submitted.
3	The Project Proponent shall submit the undertaking with regard to non-involvement of the land area under forest area, PLPA	Undertaking with regard to non-involvement of the land area under forest area, PLPA & Wildlife is attached.

	& Wildlife in the prescribed format.	
4	The Project Proponent shall provide the details of additional Environmental Activites.	Jute Bags 15000 = 22.50 Lacs Solar Lights 100 = 25 lacs Mechanical Composter at village Issewal Gurdwara sahib = 50 Lacs RWH, Toilets and solar power at government school= 25 Lacs

The Committee observed that the Project Proponent proposed to develop the land area measuring 6 Kanal under Karnal Technology at a distance of 84 meter from the project site. The Committee asked the Project Proponent to submit the alternative scheme for the utilization of excess treated waste water within the project.

After detailed deliberations, the Committee decided to defer the case till the Project Proponent submit the alternative scheme for the utilization of excess treated waste water within the project.

Deliberations during 268th meeting of SEAC held on 04.12.2023.

The meeting was attended by the following:

(i) Sh. Sital Singh, Environmental Consultant M/s CPTL

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

The Project Proponent shall carry out the construction of the project in phases. The Project Proponent propose to construct Tower-1 in first phase and Tower-2 in the second phase. The Project Proponent shall not carry out the construction of the second phase till the time the project sewer is connected with the MC, sewer or get additional land for disposal of treated waste water, as the land reserved for these Towers along with other land are proposed to be developed under Karnal Technology for utilization of treated waste water. The population estimation and water demand has been revised accordingly with details as under:

First Phase

(A) Estimation of Population& Water Demand

Sr. No.	Description	Population (No. of Persons)	Criteria for Water Demand	Water Demand (KLD)	Flushing Water Criteria	Flushing Water Requirement
1.	Residential Tower (1 No. Towers) – 60	300	135 LPCD	41	45 LPCD	14

	DUs @5 Persons/DU					
	Total	**300**		**41**		**14**

(B) Cumulative detail:

S. No.	Total Water Requirement KLD	Total Wastewater generated KLD	Treated Wastewater KLD	Flushing Water requirement KLD	Green area requirement KLD	Into sewer KLD
1.	81 KLD	65 KLD	65 KLD	27 KLD	Summer – 22 KLD Winter -7 KLD Monsoon – 2 KLD	Summer -16 Winter – 33 KLD Monsoon- 36 KLD

During the meeting, the Project Proponent informed the Committee to construct the project in phases i.e., Tower-1 in First Phase & Tower-2 in Second Phase. Further, the construction of the Second Phase will not be started till the time the project sewer is connected with the MC sewer. The Project Proponent also informed that the waste water of 17 KLD being generated from Tower-1 is proposed to be disposed of in a land measuring around 2000 sqm to be developed under Karnal Technology till the time the project sewer is connected with MC sewer. The Project Proponent has also submitted an affidavit in this regard.

The Committee was satisfied with the reply given by the Project Proponent and after detailed deliberations, decided to award silver grading to the project and to forward the application to SEIAA with the recommendation to grant Environmental Clearance for establishment of group housing project namely “Umbera Orchard Apartment” located at Village Issewal, Tehsli Mullanpur Dakha, District Ludhiana, Punjab, subject to the following standard & special conditions:

Special Condition:

(i) The Project Proponent shall not carry out the construction of Phase-II i.e., Tower-2, till the time the project sewer is connected with the MC sewer. Further, the Project Proponent shall develop & maintain land area of around 2000 sqm under Karnal Technology, in addition to the green area of 4071 sqm, till the final outlet of the project carrying excess treated wastewater is connected with the MC 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, murram 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. The plantation to be carried out under Karnal Technology shall be in addition to the green area plantation of the project.

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 following activities under EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority.

S. No.	Title	Construction Phase		Operation Phase
		Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)
1.	Medical Cum First Aid	0.50	1.0	
2.	Toilets for sanitation system	2.0	1.0	
3.	Wind breaking curtains	3.0	2.0	
4.	Sprinklers for suppression of dust	2.0	1.5	
5.	Sewage Treatment Plant	50.0		6.0

6.	Solid Waste segregation & disposal	8.0		3.0
7.	RWHP	20.0		10.0
8.	Green area development	3.0		1.0
Total		**88.50**	**5.5**	**17.0**
Monitoring Plan			5.90	6.90

Additional Environmental Activities:

Jute Bags 15000 = 22.50 Lacs Solar Lights 100 = 25 lacs Mechanical Composter at village Issewal Gurdwara sahib = 50 Lacs RWH, Toilets and solar power at government school= 25 Lacs

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.

Deliberations during 271st meeting of SEIAA held on 13.12.2023.

The meeting was attended by the following:

(i) Sh. Sanjay, Partner, M/s Umbera Group

(ii) Sh. Sital Singh, Environmental Consultant M/s CPTL

During the meeting, the Environment Consultant presented the salient features of the project.

To a query raised by SEIAA, project proponent informed that the no. of trees to be planted within the project have been increased from 200 to 352 trees. Revised Layout Plan depicting locations and spacing of trees was submitted during the meeting which was taken on record.

To another query raised by SEIAA, the Project Proponent informed that the project will be constructed in two phases i.e., Tower-1 in First Phase and Tower-2 in Second Phase. Further, the construction of the Second Phase will not be started till the time the project sewer is connected with the MC sewer. The Project Proponent also informed that the excess waste water being generated from Tower-1 is proposed to be disposed of in a land measuring around 2000 sqm to be developed under Karnal Technology till the time the project sewer is connected with MC sewer. The project proponent submitted the water balances of the project i.e. when the project is not connected with the MC sewer and when the project will be connected with the MC sewer as under:

Project not connected with the MC sewer

Sr. No.	**Description**	**Population (No. of Persons)**	**Water Demand (KLD)**	**STP Capacity (KLD)**	**Total Wastewater Generation (KLD)**	**Flushing Water Requirement (KLD)**	**Green Area Requirement (KLD)**	**On to land for plantation as per Karnal Technology (2000 sqm)**
1.	Residential Tower (1 No. Towers) – 60 DUs @5 Persons/ DU	300	41	100	32.8	14	18.8 (In Summer) 7 (In Winter) 2 (In Monsoon)	0 (In Summer) 11.8 (In Winter) 16.8 (In Monsson)

Project connected with the MC sewer

Sr. No.	Description	Population (No. of Persons)	Water Demand (KLD)	STP Capacity (KLD)	Total Wastewater Generation (KLD)	Flushing Water Requirement (KLD)	Green Area Requirement (KLD)	MC Sewer
1.	Residential Tower (2 No. Towers) – 120 DUs @5 Persons/ DU	600	81	100	65	27	22 (In Summer) 7 (In Winter) 2 (In Monsoon)	16 (In Summer) 33 (In Winter) 36 (In Monsson)

Environmental Consultant thereafter submitted the revised Additional Environmental Activities to be carried out under the project as under:

Table - 1

Additional Environmental Activity

Sr. No.	Activities	Budget Allocation (In Lacs)	Timeline
1	Distribution of Jute Bags@ 7500 bags in coordination with District administration / PPCB	22.0	End of November 2023
2	100 Solar Lights (40W) at Village Issewal District Ludhiana	25.0	August 2024
3	Installation of Mechanical Composter (0.4 Ton/day) at village Issewal Gurdwara Sahib, Ludhiana along with its operation and maintenance for three years	50.0	Before monsoon seasons June -2025
4	Providing RWH System, Toilets (Boys & Gils) and solar	25.0	Before 31.12.2025

	Power Plant 20KW Govt Primary School Village Issewal Ludhiana		
Total		**Rs 122.0 Lakhs**	

A copy of the revised presentation for the project submitted by environmental consultant was taken on record by SEIAA.

After detailed deliberations, SEIAA decided to accept the recommendations of SEAC and to grant Environmental Clearance for establishment of Group Housing project namely "Umbera Orchard Apartment" located at Village Issewal, Tehsli Mullanpur Dakha, District Ludhiana, Punjab by M/s Umbera Group, subject to the standard & special conditions as proposed by SEAC and following additional conditions:

Additional conditions:

i. The project proponent shall undertake revised AEA activities as per Table I above.
ii. 352 number of minimum 8 feet tall plants of indigenous tree species would be planted. The plantation would be commenced at the earliest and completed within 1 year.

Item No 271.05: Application for Environment Clearance under EIA notification dated 14.09.2006 for steel manufacturing unit at Village- Mullanpur Kalan, Sirhind Side, Tehsil-Amloh, District- Fatehgarh Sahib, Punjab by M/s BR Chopra Multimetals Pvt. Ltd. (SIA/PB/IND1/451414/2023).

The industry was granted auto Terms of Reference vide dated 16.01.2023 for new steel manufacturing unit M/s BR Chopra Multimetals Private Limited at Village Mullanpur Kalan, Sirhind Side, Tehsil-Amloh, District- Fatehgarh Sahib, Punjab.

The industry has applied for obtaining Environmental Clearance for steel manufacturing unit having capacity 1,22,500 TPA of steel ingots/billets, 1,10,250 TPA of round, Coil, Flats, Wire Rod, TMT Bars, Beam and Structures and 105000 TPA of ERW Pipe by installing Induction Furnace of capacity 1X25 TPH, a concast and one rolling mill of capacity 1X20 TPH at Village-Mullanpur Kalan, Sirhind Side, Tehsil-Amloh, District- Fatehgarh Sahib, Punjab by M/s BR Chopra Multimetals Pvt. Ltd. The total land area of the project is 6.83 acre. The industry is covered under category 3(a) of the schedule appended with the EIA notification dated 14.09.2006.

The industry has submitted final EIA report after incorporating the compliance of Terms of Reference. The total cost of the industry is 77.85 Crore. In this regard, the industry has deposited fees Rs. 1,94,625/- vide Reference No.: P361220210995942 on dated 27.12.2022 and Rs. 5,83,875/- vide UTR no.- SBINR52023110381871929 dated 03.11.2023. The adequacy of the fee has been checked and verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter No. 25805 dated 12.10.2023 furnished the comments on the suitability of site, construction status and pollution control is as under:

"Construction status

No construction work of the proposed project has been started. Only boundary wall at the site has been done.

Suitability of site

The site of the industry (Mullanpur Kalan) falls in industrial zone as per the Notified Master Plan of Mandi Gobindgarh upload the online in the website of PUDA and as mentioned in the ToRs issued by SEIAA, Punjab. Hence, the site is suitable for the installation of the proposed unit.

Adequacy of pollution control proposals

For discharge of emissions from induction Furnace of 25 Ton/heat, the industry has proposal to install pulse jet bag filter with offline technology. As per the current practice, the proposed arrangements for tapping of primary emissions are adequate in principle, but the industry is required to make arrangements for control/tapping of secondary emissions generated from the furnace & CCM as well. Further for domestic wastewater, STP of 15 MLD capacity is to be installed which id adequate."

Deliberations during 268th meeting of SEAC held on 04.12.2023.

The meeting was attended by the following:

(i) Sh. Pankaj Chopra, Director M/s BR Chopra Multimetals Pvt Ltd.
(ii) Sh. Sital Singh, Environmental Consultant M/s CPTL.

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

Sr. No.	Description	Details
1	**Basic Details**	
1.1	Name of Project & Project Proponent:	**M/s BR Chopra Multimetals Pvt. Ltd.** Pankaj Chopra **Director**
1.2	Proposal:	(SIA/PB/IND1/451414/2023)
1.3	Location of Industry:	Village- Mullanpur Kalan, Tehsil- Amloh, District- Fatehgarh Sahib, Punjab
1.4	Details of Land area & Built-up area:	6.83 acres or 27424.74 Sqm
1.5	Category under EIA notification dated 14.09.2006	3(a)
1.6	Cost of the project	Rs. 77.85 Crores
1.7	Compliance of Public Hearing Proceedings	**Compliance** The EIA report contains proceedings of the public hearing that was conducted by Punjab pollution control board on project site dated 25th August 2023 and compliance mentioned in the below table.
2.	**Site Suitability Characteristics**	
2.1	Whether site of the industry is suitable as per the provisions of Master Plan:	Not submitted
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	Land document of area measuring 32 Bigha 16 Bishwa has been submitted.
3	**Forest, Wildlife and Green Area**	
3.1	Whether the industry required clearance under the provisions of Forest	No, in this regard, an undertaking in prescribed performa has been submitted.

	Conservation Act 1980 or not:	
3.2	Whether the industry required clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900:	No, in this regard, an undertaking in prescribed performa has been submitted.
3.3	Whether industry required clearance under the provisions of Wildlife Protection Act 1972 or not:	Not submitted any details in this regard.
3.5	Whether the industry falls within the influence of Eco-Sensitive Zone or not. (Specify the distance from the nearest Eco sensitive zone)	No, in this regard, an undertaking in prescribed performa has been submitted.
3.6	Green area requirement and proposed No. of trees:	The green belt area requirement is 9057.98sqm i.e., 33% of total area and an estimated 1358 trees will be planted.

4. Raw material, Products and Machinery details are as under:

Description	**Proposed**
Production Capacity	***Steel Ingots/Billets: - 1, 22,500 TPA*** ***Round, Coil, Flats, Wire Rod, TMT Bars: -1,10,250 TPA*** ERW Pipe – 1,05,000TPA
Raw Materials	***MS Scrap – 1,34,750 TPA*** ***Ferro Alloys – 21,204 TPA***
Equipment's	Induction Furnace – 1x25 TPH
	Concast Machine – 01 No.
	Rolling Mill – 1x20 TPH
	Pipe Plant – 01 No.
Project Cost	***Rs. 77.85 Crores***
Manpower	***150***
Total water requirement (KLD)	***89.08***

	Domestic water requirement (KLD)	***7.0***	
	Cooling water requirement (KLD)	***82.08***	
	Power Supply (KW)	***Phase- 14000*** ***Source- Punjab State Power Corporation Limited, Punjab***	
	D.G. Set	***The industry has proposal to install two DG sets of capacity 1x500KVA and 1x125KVA***	
	Working Days	***350 working days in year-round the clock***	
4.1	**Manpower**		
4.2	Population details	Total- 150	
5	**Water**		
5.1	Total water requirement:	89.08 KLD	
5.2	Source:	Tube well	
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) Details thereof	No, application to PWRDA has been submitted.	
5.4	Total water requirement for domestic purpose:	7.0 KLD	
5.4.1	Total wastewater generation:	Industrial Effluent – Nil Domestic wastewater – 5.6 KLD	
5.4.2	Treatment methodology for domestic wastewater: (STP capacity, technology & components)	STP of capacity 15 KLD and MBBR technology	
5.5	Total water requirement	89.08 KLD	
5.5.1	Total effluent generation:	There are no generations of effluents from process.	
5.5.2	Treatment methodology for industrial wastewater: (ETP capacity, technology & components)	NA	
5.6	Details of utilization of treated wastewater into	The wastewater generated from domestic will be treated through STP and will be used for plantation within premises.	

	green area in summer, winter and rainy season	

5.7 Cumulative Details: Water Consumption for Summer (KLD)

Source of water supply	**Own Tube- well**
Consumption of Water (KLD)	
	Proposed
Domestic	7.0 KLD
Cooling	82.08 KLD
Total	89.08 KLD

5.8	Rain water harvesting proposal:	**Outside:** The industrial unit has adopted one village pond for rain water harvesting. The total recharge potential will be 36,741.54m^3/year. 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 Phytorid waste water treatment technology and overflow water will be discharged into the pond A copy of NOC for Village Pond adoption of area 1.5 acres has been submitted. **Inside: -8457.82** m^3/annum.
6	**Air**	

6.1 Details of Air Polluting Machinery and APCDs installed are as under:

PROPOSED			
S.No.	**Source**	**PROPOSED**	**APCD**
1.	Induction Furnace	1X25 TPH	Pulse Jet Bag filters with offline Technology having efficiency more than 99.9%.
2.	Concast Machine	01 No.	--
3.	Rolling Mill	1x20TPH	--
4.	Pipe Plant	01 No.	--

	2.	DG Set	1X500KVA & 1X125	Stack with adequate height

7 Waste Management

7.1 Total quantity of solid waste generation

S.No.	Waste Category	Proposed	Disposal
1.	Slag	25 TPD	Sent to M/s Vohra Industries will collect slag as per the agreement submitted.

7.2 Details of management and disposal of solid waste (Mechanical Composter/Compost pits)

Not Applicable

7.3 Details of management of Hazardous Waste.

S.No.	Waste Category	Proposed	Disposal
1.	35.1 Flue gas cleaning residue	24.5 TPD	Will be disposed off to M/s Vohra Industries will collect slag as per the agreement submitted.
2.	5.1 Used Oil/Spent oil	0.02 Kl/annum	Authorized recyclers/ Lubricant within the industry.
3.	Slag	25 TPD	Sent to M/s Vohra Industries will collect slag as per the agreement.

8 Energy Saving & EMP

8.1 Power Consumption:

Description	Proposed
Power Requirement (KW)	14000
Source	Punjab State Power Corporation Limited, Punjab

8.2 Energy saving measures:

6) LED shall be used in place of inter lighting.
ii) Street lighting shall be done completely with solar energy.

9. **Additional Environmental Activities:**

S.No.	CER Activities	Budget Allocation	Timeline

	1.	Rejuvenation of 02 no. Village Ponds (Mullanpur Kalan) as per Baba Seechawal Model	Rs 20 Lacs	Before coming monsoon in the month June 2024.
	2.	Tree Plantation 200 Trees & Rainwater Harvesting in Govt School	Rs 7.0 Lacs	In monsoon seasons of year July 2025
	3.	Solar Power Plant 5 KW in Govt School	Rs 10.08 Lacs	In the Month of August 2026

10. **EMP BUDGET**

S. No	**Title**	**Capital Cost Rs. Lakh**	**Recurring Cost Rs. Lakh**
1	Pollution Control during construction stage	5.0	2.0
2	Air Pollution Control (Installation of APCD)	90.0	5.0
3	Water Pollution Control/ STP (15 KLD)	30	5.0
4	Noise Pollution Control	5.0	1.0
5	Landscaping/ Green Belt Development	13.58	13.58 (for Three years)
6	Solid Waste Management	5.0	5.0
7	Environment Monitoring and Management	5.0	3.0
8	Occupational Health, Safety and Risk Management	10.0	2.0
9	RWH	12.32	0.50
10	Miscellaneous	4.0	--
	TOTAL	**179.9**	**37.08**

Sr. No.	Name & Address of the Person	Detail of query/ statement/ information/ clarification sought by the person present	Reply of the query/statement information/clarification given by the Project Proponent	Action Plan/Timeline
1.	Sh. Gurmeet Singh S/O Sh. Avtar Singh Village-Mullanpur Kalan, Tehsil-Amloh, District-Fatehgarh Sahib	Sh. Gurmeet Singh S/O Sh. Avtar Singh Village-Mullanpur Kalan, Tehsil-Amloh, District-Fatehgarh Sahib was told that this industry is going to be established in our village, which is a matter of great joy, but attention may be given to control the pollution e.g. when the industry will put in operation care may be taken to discharge the effluent into bore or pit. To develop the green area/belt by industry as there are air pollution problems in the nearby villages. The industry must give financial help to the village school/anganvari.	The Environment Consultant replied that with the operation of this industry, there will no generation of wastewater. The industry will develop greenbelt as per the norms of CPCB and will develop 3 rows along the boundary. He informed that air pollution control device will be interlinked with the furnace, so that whenever there is production, the device will also operate, there will be also a energy meter to check the operation of APCD. He further informed that on the request of the Panchayat or school the industry will be ready to provide financial help under CSR activity.	**Greenbelt:** Greenbelt development will start within three months of grant of EC & will be completed in two years. A total of 1358 plants conducive to local agro-climatic conditions will be planted. **Air Pollution Control:** Air pollution control device will be functional from the first day of start of commercial production. **Financial Support to School/Anganwari:** Adequate financial support will be provided to village school/Anganwari within one month of receipt of request from the school management/village panchayat.

During meeting, the Project Proponent apprised the Committee that the access to the project falls on Village Road and there is no requirement of forest clearance under Forest Conservation Act, 1980. The Committee agreed to the same.

Further, the Committee asked the Project Proponent to explain the details proposed for control of primary emissions and secondary emissions being generated from the furnace and CCM for the control of air pollution. The Project Proponent apprised the Committee that Pulse Jet Bag Filter with offline cleaning is proposed to take care of the primary emission as well as secondary emission from the furnace and CCM for control of air pollution. The Project Proponent further informed that there is no need of any APCD with the rolling mill as direct rolling is proposed from the CCM. The Committee agreed to the same.

The Committee was satisfied with the presentation given by the Project Proponent and after detailed deliberations decided to award silver grading and forward the case to SEIAA with a recommendation to grant Environmental Clearance for steel manufacturing unit at Village-Mullanpur Kalan, Sirhind Side, Tehsil-Amloh, District- Fatehgarh Sahib, Punjab subject to the 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 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 concerned Punjab Pollution Control Board.

v. The project proponent shall obtain the necessary permission from the Central Ground Water Authority/competent authority concerned, in case of withdrawal of groundwater and also in case of use 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 the competent authority.

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 the competent authority, if any.

II. Air quality monitoring and preservation

i. The project proponent shall install 24x7 continuous emission monitoring system at the inlet as well as at the outlet (stack) of each APCD to monitor the SPM concentration with respect to standards prescribed in Environment (Protection) Rules 1986 vide G.S.R 277 (E) dated 31st March, 2012 (applicable to IF/EAF) as amended from time to time; S.O. 3305 (E) dated 7th December, 2015 (Thermal Power Plants) as amended from time to time) and connected to SPCB and CPCB online servers and calibrate these systems from time to time according to equipment supplier specification through labs recognized 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 laboratories recognized under Environment (Protection) Act, 1986 or NABL accredited laboratories.

iii. The project proponent shall install a system to carry out Manual Ambient Air Quality monitoring for parameters relevant to the main pollutants released (e.g. PM_{10} and $PM_{2.5}$ in reference to PM emission, and SO_2 and NOx in reference to SO_2 and NO_x emissions) within and outside the plant area (at least at four locations one within and three outside the plant area at an angle of 120° each), covering upwind and downwind directions.

iv. The project proponent shall submit monthly summery report of continuous stack emission and air quality monitoring and results of manual stack monitoring and manual monitoring of air quality/ fugitive emissions to the Regional Office of MoEF&CC, Zonal office of CPCB and Regional Office of SPCB along with six-monthly monitoring report.

v. Appropriate Air Pollution Control (APC) system shall be provided for all the dust-generating points including fugitive dust from all vulnerable sources.

vi. The project proponent shall provide leakage detection and mechanized bag cleaning facilities for better maintenance of bags.

vii. Sufficient number of mobile or stationery vacuum cleaners shall be provided to clean plant roads, shop floors, roofs, etc. regularly.

viii. Recycle and reuse of iron ore fines, coal and coke fines, lime fines and such other fines collected in the pollution control devices and vacuum cleaning devices in the process after briquetting/ agglomeration should be ensured.

ix. The project proponent shall use leak-proof trucks/dumpers carrying coal and other raw materials and cover them with tarpaulin.

x. The project proponent shall provide covered sheds for raw materials like scrap and sponge iron, lump ore, coke, coal, etc.

xi. The project proponent shall provide primary and secondary fume extraction system at all melting furnaces.

xii. Design and implementation of the ventilation system for adequate air changes as per the ACGIH document for all tunnels, motor houses, Oil Cellars should be ensured.

III. Water quality monitoring and preservation

i. The project proponent shall monitor regularly ground water quality at least twice a year (pre and post-monsoon) at sufficient numbers of piezometers/ sampling wells in the plant and adjacent areas through labs recognized under Environment (Protection) Act, 1986 and NABL accredited laboratories.

ii. Garland drains and collection pits shall be provided for each stock pile to arrest the run-off in the event of heavy rains and to check the water pollution due to surface run off.

iii. The project proponent shall practice rainwater harvesting to the maximum possible extent. As an additional safety measure, the stream carrying waste water of the village shall be diverted in one corner of Phytorid plants trench (designed based on the technology developed by CSIR-NEERI's) divided into different parts, the overflow of each chamber shall be allowed to enter into another chamber which will ultimately lead to the purification of water and collected into the pond to avoid any contamination of ground water aquifer. Pond water will percolate through natural strata (without injection) to augment the ground water and remaining water shall be used for irrigation purposes by pumping method in the nearby fields.

iv. The project proponent shall make efforts to minimize water consumption in the steel plant complex by segregation of used water, practicing cascade use and by recycling treated water.

IV. Noise monitoring and prevention

i. Noise level survey shall be carried as per the prescribed guidelines and the report in this regard shall be submitted to the Regional Officer of the Ministry as a part of six-monthly compliance report.

ii. The ambient noise levels should conform to the standards prescribed under E(P)A Rules, 1986 viz. 75 dB(A) during day time and 70 dB(A) during night time.

V. Energy Conservation measures

i. The project proponent shall practice hot charging of slabs and billets/blooms as far as possible.

ii. The project proponent shall provide solar power generation on rooftops of buildings, solar light system for all common areas, street lights, parking around project area and maintain the same regularly.

iii. The project proponent shall provide the for LED lights in their offices and residential areas.

iv. The Project Proponent shall practice hot charging of slabs and billets/blooms as far as possible.

VI. Waste management

i. Used refractories shall be recycled as far as possible.

ii. 100% utilization of fly ash shall be ensured. All the fly ash shall be provided to cement and brick manufacturers for further utilization and Memorandum of Understanding in this regard shall be submitted to the Ministry's Regional Office.

iii. The waste oil, grease and other hazardous waste shall be disposed of as per the Hazardous & Other waste (Management & Transboundary Movement) Rules, 2016.

iv. Kitchen waste shall be composted or converted to biogas for further use.

VII. Green Belt

i. Green belt shall be developed in an area of 9057.98sqm (equal to 33% of the plant area) with native tree species in accordance with SEIAA guidelines. All tall saplings (minimum 6 feet height) of indigenous species will be planted.

VIII. 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 project proponent shall carry out heat stress analysis for the workmen who work in high temperature work zone and provide Personal Protection Equipment (PPE) as per the norms of Factory Act.

iii. 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.

iv. Occupational health surveillance of the workers shall be done on a regular basis and records maintained as per the Factories Act.

v. The project proponent shall carry out the activities and spent an amount as commuted during the public hearing as per the public hearing action plan.

IX. 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 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 to all / or shareholders / stake holders. The 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 Senior Executive, who will directly report to the head of the organization.

iii. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and will not be diverted for any other purpose. An action plan for implementing following activities under EMP, Additional Environmental Activities and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority.

S. No	Title	Capital Cost Rs. Lakh	Recurring Cost Rs. Lakh
1	Pollution Control during construction stage	5.0	2.0
2	Air Pollution Control (Installation of APCD)	90.0	5.0
3	Water Pollution Control/ STP (15 KLD)	30	5.0
4	Noise Pollution Control	5.0	1.0
5	Landscaping/ Green Belt Development	13.58	13.58 (for Three years)
6	Solid Waste Management	5.0	5.0
7	Environment Monitoring and Management	5.0	3.0

8	Occupational Health, Safety and Risk Management	10.0	2.0
9	RWH	12.32	0.50
10	Miscellaneous	4.0	--
	TOTAL	**179.9**	**37.08**

Additional Environmental Activities:

Sr. No.	**CER Activities**	**Budget Allocation**	**Timeline**
1.	Rejuvenation of 02 no. Village Ponds (Mullanpur Kalan) as per Baba Seechawal Model	Rs 20 Lacs	Before coming monsoon in the month June 2024.
2.	Tree Plantation 200 Trees & Rainwater Harvesting in Govt School	Rs 7.0 Lacs	In monsoon seasons of year July 2025
3.	Solar Power Plant 5 KW in Govt School	Rs 10.08 Lacs	In the Month of August 2026

iv. Year-wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six-Monthly Compliance Report along with the Six-Monthly Compliance Report.

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

vi. All the recommendations made in the Charter on Corporate Responsibility for Environment Protection (CREP) for the plants shall be implemented.

X. Validity

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.

XI. Miscellaneous

i. 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.

ii. 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.

iii. 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.

iv. The project proponent shall monitor the criteria pollutants level namely; PM_{10}, SO_2, NO_x (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.

v. 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.

vi. 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.

vii. 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.

viii. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.

ix. 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.

x. 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.

xi. 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 project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.

ii. The Project Proponent shall install online monitoring system at inlet as well as at the outlet of each APCD for monitoring SPM.

iii. The Project Proponent shall submit compliance of the action plan proposed to address the public hearing issues along with the six-monthly compliance report of EC condition on Parivesh portal.

Deliberations during 271st meeting of SEIAA held on 13.12.2023.

The meeting was attended by the following:

(i) Sh. Pankaj Chopra, Director M/s BR Chopra Multimetals Pvt Ltd.
(ii) Sh. Sital Singh, Environmental Consultant M/s CPTL.

The Environmental Consultant presented the salient features of the project.

To a query raised by SEIAA, Project Proponent submitted the revised Additional Environmental Activities to be carried out under the project as under:

Table – 1

Additional Environmental Activity

Sr. No.	Additional Environmental Activity	Budget Allocation (Rs. In Lacs)	Timeline
1	Rejuvenation, cleaning & desilting of 01 no. village ponds (Mullanpur Kalan, Mandi Gobindgarh)	30.0	Before coming monsoon in the month of June 2024
2	Tree Plantation 200 Trees & Rainwater Harvesting in Anganwari School, Mullanpur Mandi, Gobindgarh	10.0	By March 2025

3	Solar Power Plant 5 KW in Govt. High School, Mullanpur Kalan, Mandi Gobindgarh	10.0	By August 2025
4	Replacement of SUP with Jute Bags distribution (2000 bags) in coordination with District Administration and PPCB	8.0	By December 2025
5	Greening Punjab Mission through concerned DFO	20.0	2 Installments of Rs 10 Lakhs each within 12 months and 24 months of grant of EC

A copy of the revised presentation submitted by environmental consultant during the meeting was taken on record by SEIAA.

After detailed deliberations, SEIAA decided to accept the recommendations of SEAC and to grant Environmental Clearance for steel manufacturing unit at Village- Mullanpur Kalan, Sirhind Side, Tehsil-Amloh, District- Fatehgarh Sahib, Punjab by M/s BR Chopra Multimetals Pvt. Ltd., subject to the standard conditions as proposed by SEAC and following additional conditions:

Additional Conditions:

i. The project proponent shall undertake revised AEA activities as per Table I above.
ii. 1358 number of 8 feet tall plants of indigenous tree species would be planted. The plantation would be commenced at the earliest and completed within 1 year.