

Proceedings of the 270th meeting of the State Environment Impact Assessment Authority (SEIAA) held on 07.12.2023 (Thursday) at 10:30 AM in the Conference Hall no. 2, 1st 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
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 269th meeting of the State Environment Impact Assessment Authority

SEIAA was apprised that the proceedings of the 269th meeting of the State Environment Impact Assessment Authority (SEIAA) held on 28.11.2023 were prepared and circulated to members through email on 04.12.2023 after obtaining comments from the members.

SEIAA noted the same.

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

SEIAA was apprised that the requisite action as per the proceedings of the 265th has been completed except filing of reply in Supreme Court as approved in item no. 265.10. Action as per the proceedings of the 266th meeting has been completed. Action as per the proceedings of the 267th meeting has also been completed except item no. 267.18 i.e regarding visit of PBTI office. Action as per the proceedings of 268th meeting has also been completed. Action as per the proceeding of 269th meeting will be completed shortly.

SEIAA decided that the reply to be filed before Hon'ble Supreme Court shall be expedited at the level of Member Secretary, SEIAA and be filed in Hon'ble Supreme Court on priority basis as the reply has already been approved in the earlier meeting of SEIAA and has also been vetted by the engaged

advocate. SEIAA also directed the supporting staff to complete the pending action on item no.'s 267.18 and of the 269th meeting 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
36	17	19 (02 cases pending for acceptance for withdrawal, 13 applications listed in today's meeting of SEIAA, 04 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
09	03	06 (02 applications pending for acceptance for withdrawal, 04 recently received cases under scrutiny).

Item No.270.01: Application for Environmental Clearance under EIA notification dated 14.09.2006 for residential group housing project namely “Alaknanda towers” located at village Singhpura, Zirakpur, District S.A.S. Nagar, Punjab (Proposal No. SIA/PB/INFRA2/446373/2023).

The project proponent has applied for obtaining Environmental Clearance under EIA notification dated 14.09.2006 for Group Housing Project namely “Alaknanda towers” located at Village Singhpura, Zirakpur, District S.A.S. Nagar, Punjab. The total land area of the project is 15259 sqm having built-up area of 29781.58 sq.m. The project is covered under category 8(a) of the schedule appended with the EIA Notification dated 14.09.2006.

The Project proponent has deposited Rs. 60420/- vide UTR No. N/INDBN28092053168 dated 28.09.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter No. 8203 dated 06.11.2023 furnished the latest construction status report as under:

“The project site was visited by officer of the Board on 23/10/2023 and it was observed as under:

- 1) *As per the site shown by the representative, no site development work has been started at the site and the 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 siting guidelines has 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	300 m
2.	Rice Sheller/ Salla plant	500 m
3.	Stone Crushing/ Screening Cum Washing Plant	500 m
4.	Hot Mix Plant	300 m
5.	Brick Kiln	300 m
6.	CBWTF	500 m
7.	Poultry Farm	500 m
8.	Jaggery Unit	200 m

- 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) dated 25.07.2023.”*

Deliberations during 267th meeting of SEAC held on 21.11.2023.

The meeting was attended by the following:

- (i) Sh. Gaurav Gupta, Partner M/s Alaknanda Land and Promoters.
- (ii) Mr. Deepak Gupta, Environmental Advisor.
- (iii) Mr. Sital Singh, Environmental Consultant M/s CPTL.

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

Sr. No.	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	“Alaknanda Towers” by M/s Alaknanda Land And Promoters
1.2	Proposal:	SIA/PB/INFRA2/446373/2023
1.3	Location of Project:	Village Singhpura, under M.C. Zirakpur, District S.A.S. Nagar, Punjab
1.4	Details of Land area & Built up area:	Total land area of (15259 sqm) and built-up area of 29781.58 sq.m
1.5	Category under EIA notification dated 14.09.2006	8(a)
1.6	Cost of the project	Rs. 59 Crores
2.	Site Suitability Characteristics	
2.1	Whether project is suitable as per the provisions of Master Plan:	The site falls in residential area as per the Master Plan, Zirakpur (mentioned in CLU letter).
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	A copy of permission letter for change of land use in the name of Alaknanda Land & Promoters vide memo No. PB/CLU/SAS/ZIRAK/2744 dated 01.11.2022 for land area measuring 15264.87 sqm issued by Local Government, Punjab for residential housing project submitted.
3	Forest, Wildlife and Green Area	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	No, an undertaking in prescribed Performa submitted.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	No, an undertaking in prescribed Performa submitted.
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	No, an undertaking in prescribed Performa submitted.
3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	As per checklist, the Project Proponent has informed that the project is not located in any notified eco sensitive zone.

3.6	Green area requirement and proposed No. of trees:	Total proposed green area = 2,173.69 sq.m. Total no. of trees to be planted - 181			
4.	Configuration & Population				
4.1	Configuration				
Area Detail					
Total land Area = 1,64,250 sqft (15259.1 sqm)			18,250.00	Sqyd.	
Area under Road widening = 4280.95 sqft + 4077.06 sqft= 8358.035 sqft			928.67		
Net area After Road widening=155892 sqft			17,321.30	Sqyd.	
Required minimum Green Area 15% (23,383.8 sqft)			2,598.20	Sqyd.	
				Sqyd.	
Residential Plots Details					
Plot No.	Size	Nos	Area of Plot (sqft)	Area of Plot (sqyd)	Total area (sqyd)
1 to 6	26'0"X 68'-0"	6	1,786.72	198.52	1191.15
7 to 12	26'4 ^{1/2} "X 75'-0"	6	1,978.12	219.79	1318.75
13 to 30	29'0"X 75'-0"	18	2,196.36	244.04	4392.72
31 to 40	24'-4"X 82'-0"	10	2,157.04	239.78	2398
		40			9300.44
Area Under Non Saleable Area					
Area Under Community Centre=(62'-6"X 75'-0")=4687.50 sqft			520.83	3.01%	
Area Under Services					
Description			Area (sqft)	Area (sqyd)	
Area Under Garbage Disposal Area			904.39	100	
Area Under S.T.P			1418.5	158	
Area Under Water Works			1381.68	153.52	
Area Under Electrical services			904.39	100	
Total Area Under Services			4609	512	2.96%
Area Under Green					
Area Under Green/Park(A)=23,397.42 sqft			2,599.71	15.01%	
Area Under Roads					
Total Area- (Area Under Residential+ Area Under Non-Saleable+ Area Under Services+ Area Under green)					
17321.3- (9300.44+520.83+514+2599.71)			4386.32	25.32%	
Total				100%	
4.2	Population details				
	• Total Population = 1080 persons				
	S.No.	Description	Population	Daily Water Req. per person (Itrs)	Total Water Req.KLD
	1.	Residential Population (160X5)	800	135	108.0
	2.	Community Centre	200	45	9.0
	3.	Floating Population	80	15	1.2
	Total		1080		118.2KLD=119KLD
	TOTALWATERREQUIREMENT				119KLD
	TOTALWASTEWATERGENERATION				95KLD
5	Water				
5.1	Source:	Borewell			

5.2	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>	Application for extracting ground water from borewell has been filed to Punjab Water Regulation and Development Authority (PWRDA).																																																															
5.3	<p>Total water requirement: 119 KLD Fresh water requirement:- 79 KLD</p> <table border="1" data-bbox="256 465 1538 909"> <thead> <tr> <th>S.No.</th> <th>Description</th> <th>Population</th> <th>Daily Water Req. per person (Itrs)</th> <th>Total Water Req. KLD</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Residential Population (160X5)</td> <td>800</td> <td>135</td> <td>108.0</td> </tr> <tr> <td>2.</td> <td>Community Centre</td> <td>200</td> <td>45</td> <td>9.0</td> </tr> <tr> <td>3.</td> <td>Floating Population</td> <td>80</td> <td>15</td> <td>1.2</td> </tr> <tr> <td colspan="2">Total</td> <td>1080</td> <td></td> <td>118.2KLD≈119KLD</td> </tr> <tr> <td colspan="4">TOTALWATERREQUIREMENT</td> <td>119KLD</td> </tr> <tr> <td colspan="4">TOTALWASTEWATERGENERATION</td> <td>95KLD</td> </tr> </tbody> </table> <p>Water Requirement for Flushing:-</p> <table border="1" data-bbox="256 992 1538 1447"> <thead> <tr> <th>S.No.</th> <th>Description</th> <th>Population</th> <th>Daily Water Req. per unit (Itrs)</th> <th>Total Water Req.KLD</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Residential Population (160X5)</td> <td>800</td> <td>45</td> <td>36.0</td> </tr> <tr> <td>2.</td> <td>Community Center</td> <td>200</td> <td>15</td> <td>3.0</td> </tr> <tr> <td>3.</td> <td>Floating Population</td> <td>80</td> <td>10</td> <td>0.8</td> </tr> <tr> <td colspan="2">Total</td> <td>1080</td> <td></td> <td>39.8KLD≈40KLD</td> </tr> </tbody> </table>					S.No.	Description	Population	Daily Water Req. per person (Itrs)	Total Water Req. KLD	1.	Residential Population (160X5)	800	135	108.0	2.	Community Centre	200	45	9.0	3.	Floating Population	80	15	1.2	Total		1080		118.2KLD≈119KLD	TOTALWATERREQUIREMENT				119KLD	TOTALWASTEWATERGENERATION				95KLD	S.No.	Description	Population	Daily Water Req. per unit (Itrs)	Total Water Req.KLD	1.	Residential Population (160X5)	800	45	36.0	2.	Community Center	200	15	3.0	3.	Floating Population	80	10	0.8	Total		1080		39.8KLD≈40KLD
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5.4	Utilization/Disposal of excess treated wastewater.	A copy of the permission letter issued vide No. 2107 dated 21.06.2023 issued by Municipal Council, Zirakpur submitted, wherein it has been mentioned that the project sewer may be connected with the main sewer of the MC, Zirakpur after deposition of the requisite charges by the Project Proponent.																																																															
5.5	Cumulative Details:																																																																
Total water Requirement KLD		Total wastewater generated KLD	Treated wastewater KLD	Flushing water requirement KLD	Green area requirement KLD	Into sewer KLD																																																											
119		95	95	40	Summer-12 KLD Winter-4.0 KLD Monsoon-1.0 KLD	Summer-43 KLD Winter-51																																																											

						KLD Monsoon- 54 KLD
5.6	Rain water harvesting proposal:	3 Rain water recharging pits have been proposed for artificial rain water recharging within the project premises.				
6	Air					
6.1	Details of Air Polluting machinery:	320 KVA X1 and 250 KVA X1				
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	462 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	Yes. Biodegradable waste will be converted into manure using mechanical composter having capacity 162 kg/day. Non-biodegradable waste (recyclable waste) will be disposed off through authorized recycler vendors. Inert waste will be dumped at authorized dumping site. SWM site has been earmarked at the approved layout plan.				
7.3	Details of management of Hazardous Waste.	Hazardous waste in the form of used oil from DG sets 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:	Total Power load =798.9 KW				
8.2	Energy saving measures:	<ul style="list-style-type: none"> • 16 KW of energy will be saved by using LEDs instead of CFLs within the project. • 45 KW of energy will be saved by 30 No. of using solar lights. <p>Total Energy saved/day 45+16 = 61 KWH</p>				
8.3	Details of activities under Environment Management Plan.					
	Construction Phase					
	Sr. No.	Particulars	Approx. Cost (Rs in Lac)	Recurring	Approx. Cost (Rs in Lac)	Capital
	1.	Medical Cum First Aid	1.0		0.5	

2.	Toilets for sanitation system	1.5	0.5
3.	Wind breaking curtains	1.0	0.5
4.	Sprinklers for suppression of dust	1.5	0.5
5	Sewage Treatment Plant	--	30.0
6	Solid Waste segregation & disposal	--	6.0
7	Green Belt including grass coverage	--	4.5
8	RWHP	--	5.0
9	Smog Gun	1.0	4.0
	Total	6.0	51.5

Operation Phase:

Sr. No.	Particulars	Approx. Recurring Cost Operational Phase (Rs in Lac)
1.	Sewage Treatment Plant	7.0
2.	Solid Waste segregation & disposal	2.0
3.	Green Belt including grass coverage	2.5
4.	RWHP	1.0
TOTAL		12.5

ADDITIONAL ENVIRONMENTAL ACTIVITIES

1.	Providing set of Baler & Racker to small & marginal farmer for management of Paddy straw in District Mohali- 2 Sets @ 25 Lacs/set. Deposit in account of Tree Plantation	Rs. 50.00
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		through Green mission Punjab Campaigning	Rs.10.00
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The Committee, on perusal of letter No. 2107 dated 21.06.2023 issued by E.O, Zirakpur regarding disposal of excess treated waste water to MC, Sewer, asked the project proponent to provide the alternative scheme for disposal of excess treated waste water till the time the project sewer is connected with MC, sewer.

In this regard, the Project Proponent proposed to construct 160 Flats (S+4) in 40 Plots in phased manner i.e., 128 Flats (Plot No. 1-26 & Plot No. 35-40) in Phase-I and 32 Flats (Plot No. 27-34) in Phase-II. The area under Plot No. 27-34 measuring around 2000 sqm is proposed to developed under Karnal Technology for the disposal of excess treated wastewater, till the time the project sewer is connected with the MC, sewer. The Project Proponent assured that he shall not carry out the construction of the Phase-II, proposed to be developed under Karnal Technology, till the time the project sewer is connected with the MC sewer. The Project Proponent submitted the layout plan by earmarking the area to be developed under Karnal Technology. The Project Proponent has also submitted an affidavit in this regard.

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 Flats – 128 @ 5 Persons/Flat (Plot No. 1-26 & Plot No. 35-40)	640	135 LPCD	86.4	45 LPCD	28.8
	Total	640		86.4 ≈86		28.8 ≈ 29

(B) Cumulative details:

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.	86KLD	69KLD	69KLD	29KLD	Summer-12KLD	Summer-28

					Winter-4KLD Monsoon- 1KLD	KLD Winter- 36KLD Monsoon- 39KLD
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During meeting, the Committee asked the Project Proponent to submit the detailed layout plan for planting 198 trees by mentioning the distance between the plants, height of plant etc. The Project Proponent submitted the layout plan in this regard. The Committee noted and took a copy of the said layout plan on record.

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 residential group housing project namely "Alaknanda towers" located at village Singhpura, Zirakpur, District S.A.S. Nagar, subject to the following standard & special conditions:

Special Condition:

- (i) The Project Proponent shall not carry out the construction of the Phase-II i.e Plot No. 27-34 measuring land area around 2000 sqm and shall develop & maintain the same under Karnal Technology, 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, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

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

III. Water quality monitoring and preservation

- i) The natural drainage system should be maintained for ensuring unrestricted flow of water.
- ii) No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.
- iii) Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done.

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

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

- xv) Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents, and adopting other best practices.
- xvi) The CGWA provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of the plot area and a storage capacity of a minimum of one day of the total freshwater requirement shall be provided. In areas where groundwater recharge is not feasible, the rainwater should be harvested and stored for reuse. The groundwater shall not be withdrawn without approval from the Competent Authority.
- xvii) All recharge should be limited to shallow aquifers.
- xviii) No groundwater shall be used during the construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and should be available at the site.
- xix) Any groundwater dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any groundwater abstraction or dewatering.
- xx) The quantity of freshwater usage, water recycling, and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC, and SEIAA along with six-monthly Monitoring reports.
- xxi) Sewage shall be treated in the STP with tertiary treatment by providing ultra-filtration Technology. STP shall be installed in a phased manner viz a viz in the module system designed in such a way so as to efficiently treat the wastewater with an increase in its quantity due to rise

in occupancy. The treated effluent from STP shall be recycled/reused for flushing and gardening. No treated water shall be disposed of into the municipal stormwater drain.

- xxii) No sewage or untreated effluent would be discharged through stormwater drains. Onsite sewage treatment with a capacity to treat 100% wastewater will be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry / SEIAA before the project is commissioned for operation. Treated wastewater shall be reused on-site for landscape, flushing, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by the Ministry of Environment, Forest, and Climate Change. Natural treatment systems shall be promoted.
- xxiii) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxiv) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed of as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

IV. Noise monitoring and prevention

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

V. Energy Conservation measures

- i) Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
- ii) Outdoor and common area lighting shall be LED.
- iii) Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased daylighting design and thermal mass, etc. shall be incorporated in the building design. Wall, window, and roof U-values shall be as per ECBC specifications.
- iv) Energy conservation measures like the installation of LEDs for lighting the area outside the building should be an integral part of the project design and should be in place before project commissioning.

- v) Solar, wind, or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
- vi) At least 30% of the rooftop area shall be used for generating Solar power for lighting in the apartments so as to reduce the power load on the grid. A separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher.

VI. Waste Management

- i) A certificate from the competent authority handling municipal solid waste, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from the project shall be obtained.
- ii) The Project Proponent shall install Mechanical Composter of adequate capacity to treat wet component of the Solid Waste.
- iii) Disposal of muck during the construction phase should not create any adverse effect on the neighbouring communities and should be safely disposed of taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of the competent authority.
- iv) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating the segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- v) Organic waste compost/ Vermiculture pit/ Organic Waste Converter/Mechanical Composter within the premises must be installed for treatment and disposal of the solid waste.
- vi) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie-up must be done with the authorized recyclers.
- vii) Any hazardous waste generated during the construction phase, shall be disposed of as per applicable rules and norms with the necessary approvals of the State Pollution Control Board.
- viii) Use of environment-friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environmentally friendly materials.
- ix) Fly ash should be used as a building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready-mixed concrete must be used in building construction.
- x) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- xi) Used CFLs and TFLs should be properly collected and disposed of or sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VII. Green Cover

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

Construction Phase

Sr. No.	Particulars	Approx. Recurring Cost (Rs in Lac)	Approx. Capital Cost (Rs in Lac)
1.	Medical Cum First Aid	1.0	0.5
2.	Toilets for sanitation system	1.5	0.5
3.	Wind breaking curtains	1.0	0.5
4.	Sprinklers for suppression of dust	1.5	0.5
5	Sewage Treatment Plant	--	30.0
6	Solid Waste segregation & disposal	--	6.0
7	Green Belt including grass coverage	--	4.5
8	RWHP	--	5.0
9	Smog Gun	1.0	4.0
	Total	6.0	51.5

Operation Phase:

Sr. No.	Particulars	Approx. Recurring Cost Operational Phase (Rs in Lac)
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1.	Sewage Treatment Plant	7.0
2.	Solid Waste segregation & disposal	2.0
3.	Green Belt including grass coverage	2.5
4.	RWHP	1.0
TOTAL		12.5
ADDITIONAL ENVIRONMENTAL ACTIVITIES		
1.	Providing set of Baler & Racker to small & marginal farmer for management of Paddy straw in District Mohali- 2 Sets @ 25 Lacs/set.	Rs. 50.00
	Deposit in account of Tree Plantation through Green mission Punjab Campaigning	Rs.10.00

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 270th meeting of SEIAA held on 07.12.2023.

The case was considered by SEIAA in its 270th meeting held on 07.12.2023, which was attended by the following:

- (i) Sh. Gaurav Gupta, Partner M/s Alaknanda Land and Promoters.
- (ii) Mr. Deepak Gupta, Environmental Advisor.
- (iii) Mr. Sital Singh, Environmental Consultant M/s CPTL.

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

To a query by SEIAA, the project proponent informed that the total land area of the project is 15,259.1 sqm which after road widening will reduce to 14,482.84 m² built-up area will be 29,781.58 sqm as per the layout plan of the project which has been approved by the Competent Authority. The same was noted by SEIAA.

To another query by SEIAA regarding the Environmental Management Plan and Additional Environmental Activities, the Environmental Consultant submitted revised Environmental Management Plan and the revised Additional Environmental Activities plan during the meeting as per Tables 1 & 2 below:

Table: 1
Environmental Management Plan

Sr. No.	Particulars	Construction Phase		Operation Phase
		Recurring Cost (Rs in Lac)	Capital Cost (Rs in Lac))	Recurring Cost (Rs in Lac)
1.	Medical Cum First Aid	1.0	0.5	-
2.	Toilets for sanitation system	1.5	0.5	-
3.	Wind breaking curtains	1.0	0.5	-
4.	Sprinklers for suppression of dust	1.5	0.5	-
5	Sewage Treatment Plant (<i>SBR Technology with ultra filtration</i>)	-	50.0	7.0
6	Solid Waste segregation & disposal	-	6.0	2.0
7	Green Belt including grass coverage	-	4.5	2.5
8	RWHP	-	5.0	1.0
9	Smog Gun	1.0	4.0	-
	Total	6.0	71.5	12.5

Table: 2
Additional Environmental Activities

ACTIVITY	BUDGET	TIME LINE FOR COMPLETION
Replacement of SUP with Jute Bags distribution (6000 bags) in coordination with PPCB / District (SAS NAGAR) Administration.	Rs 10 Lacs	March 2024

Solar Power electrification: 25 solar lights @Rs. 25000 per light including the cost of installation of poles @ Rs. 20000 per pole	Rs. 10 Lacs	January 2025
PP shall provide machinery for control of Stubble burning involving Ex-situ / In-situ management of crop residue in consultation with and through PPCB / District Administration.	Rs 40.0 Lacs	Rs 20 Lacs March 2025
		Rs 20 Lacs September 2025
Total	Rs. 60 Lacs	

SEIAA approved the revised EMP and AEE plans as per Tables 1 and 2 above.

The Environmental consultant submitted revised presentation during the meeting, which was also taken on record.

After detailed deliberations, SEIAA decided to accept the recommendations of SEAC and grant Environmental Clearance for establishment of residential group housing project namely “Alaknanda Towers” located at Village-Singhpura, Zirakpur, District- SAS Nagar, Punjab having land area 14,482.84 sqm and built-up area of 29,781.58 sqm, as per the details mentioned in the application and other documents and subsequent clarifications made by the project proponent and his consultant, proposed measures and subject to the conditions proposed by SEAC and additional condition by SEIAA as under:

- i) The Project Proponent shall implement the revised EMP & AEA as per Tables 1 & 2 above. The AEA Plan will be fully implemented within 18 months.
- ii) The project proponent shall install STP with latest technology followed by UF and achieve BOD parameter less than or equal to 10 mg/l for its treated effluent to be used onto land for plantation.
- iii) The PP will undertake plantation of 181 tall plants of minimum 8 feet height of indigenous tree species and complete the same within 1 year.

Item No. 270.02: Application for Environmental Clearance under EIA Notification dated 14.09.2006 for expansion in the existing Residential Project “Silver City Themes” by M/s Silver City Housing and Infrastructure Limited at Village- Bhankharpur, Tehsil- Dera Bassi, District- SAS Nagar, Punjab. (SIA/PB/INFRA2/433809/2023).

The Project proponent was granted Environmental Clearance vide MoEF&CC letter no. 21-3402007-IA.III dated 26.12.2007 for the construction of the group housing project “Silver City Themes” at Village- Bhankharpur, Tehsil- Dera Bassi, District- SAS Nagar, Punjab. As per the Environmental Clearance granted, the total land area of the project is 56,614.331 sq.m(13.99 acres) having built-up area of 1,12,460.61 sq.m. The proposal involved the construction of 900 (800+100 for EWS) dwelling units/apartments having configuration of ground +6 floors.

The Project Proponent submitted an application for expansion under the provisions of the EIA notification dated 14.09.2006. As per the expansion proposal, the total land area of the project is 13.99 acres (56614.331sqm) having built up area of 127395.86sqm, thereby increase of the built-up area by 14935.25 sq.m. The total no. of flats will be 1030 after expansion. The project is covered under category 8(a) of Schedule appended with EIA notification dated 14.09. 2006.The cost of the project after expansion will be Rs. 254 Crores.

The Regional Office of MoEF&CC, Chandigarh vide letter no. 5-101/2008-IRO/634-638 dated 24.01.2023 furnished the certified compliance report.

The Project Proponent has deposited fee of Rs. 29870/- on dated 16/06/2023. The adequacy of the fee has been checked & verified by the supporting staff SEIAA.

The latest construction status report furnished by Punjab Pollution Control Board vide letter No. 8605 dated 07.11.2023 is as under:

“The project site was visited by officer of the Board on 23.08.2023 and it was observed as under:

- 1. The Project Proponent has proposed to construct,03 No. new towers in the existing project having 732 No. of existing flats.*
- 2. As per the site shown by the representative, no construction activity has been carried out on the sites where, new towers are to be constructed by the Project Proponent. There is an existing old shed at the site and the representative informed that they shall be dismantled once the word of expansion starts.*
- 3. As per the Google earth and the boundaries of the project shown by the representative during the visit, following boundaries of the industries/estate are located in the vicinity of the project:*
 - a) Industrial Focal Point, Derabassi at a distance of around 86m*
 - b) Industrial Unit namely M/s Samrat Forging at a distance of around 100m*
 - c) Industry namely M/s PCCPL, Bhankarpur, Derabassi at a distance of around 360m.*
 - d) Industry namely M/s Malson coors, Bhankharpur, Derabassi at a distance of around 240m.*
- 4. There is drain namely Dhabi drain at a distance of around 204m from the proposed site of the*

project.

5. As the Project Proponent has not submitted distance from the revenue authorities, thus, the above-mentioned distance are as observed during the visit, shown by the representative and checked through Google earth.
6. AS per the Google earth images above, the boundary of Focal Point Derabassi is located at a distance of around 86 m i.e. less than 100m. However, at present, there is no industrial unit/air polluting unit in the said plot. As such, presently the site of the project is suitable for expansion of the project, as currently, the plot within 100m (as observed from google earth) is lying vacant. However, the suitability of site of the project shall be again checked at the stime of obtaining consent to establish from the Board under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981, for expansion of the project and the Project Proponent will need to submit distance certificate issued by the Revenue authorities/MC Derabassi, so as to adjudge the suitability of site at that time.”

Deliberations during 267th meeting of SEAC held on 21.11.2023.

The meeting was attended by the following:

- (i) Sh. Ramandeep Singh, Director M/s Silver City Housing and Infrastructure Limited.
- (ii) Mr. 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. Silver City Housing and Infrastructure Limited to expand the existing residential Housing project namely 'SILVER CITY THEMES' and Sh. Harpreet Singh
1.2	Proposal:	(SIA/PB/INFRA2/433809/2023)
1.3	Location of Industry:	Village- Bhankharpur, Tehsil- Dera Bassi, District- SAS Nagar, Punjab
1.4	Details of Land area & Built up a	The plot area is 56614.331sqm, no additional land is added and built-up area after expansion will be 127395.86sqm TOTAL BUILT-UP AREA Existing : 1,12,460.61sqm Proposed : 14,935.25sqm Total : 1,27,395.86sqm
1.5	Category under EIA notification dated 14.09.2006	8(a)
1.6	Cost of the project	Existing :Rs 197.5 Cr Proposed : Rs 56.5 Cr Total : Rs 254 Cr
2.	Site Suitability Characteristics	

2.1	Whether site of the industry is suitable as per the provisions of Master Plan:	Yes, The project falls in Residential & mixed use zone as per the master plan, SAS Nagar.																		
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	A copy of the permission for change of Land Use for the land area measuring 144 Kanal 1.66 Marla issued by Department of Town and Country Planning, Punjab vide letter dated 23.12.2005 submitted.																		
3	Forest, Wildlife and Green Area																			
3.1	Whether the industry required clearance under the provisions of Forest Conservation Act 1980 or not:	No. There is no forest land covered under Forest Conservation Act,1980.																		
3.2	Whether the industry required clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900:	No, Project is not covered under PLPA, 1900.																		
3.3	Whether industry required clearance under the provisions of Wildlife Protection Act 1972 or not:	No. The project does not require clearance under Wildlife Protection Act 1972.																		
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. The project does not fall within any eco-sensitive zone.																		
3.6	Green area requirement and proposed No. of trees:	Total land area: 56614.331 m2 Total Green area: Not mentioned in the proposal Proposed trees to be planted: 708 nos.																		
4	Configuration and Population																			
4.1	Area Statement																			
	<table border="1"> <thead> <tr> <th rowspan="2">SR. NO.</th> <th rowspan="2">PARTICULARS</th> <th colspan="3">AREA (m²)</th> </tr> <tr> <th>EXISTING</th> <th>PROPOSED</th> <th>TOTAL</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Total Plot Area</td> <td>56614.331</td> <td>NIL</td> <td>56614.331</td> </tr> <tr> <td>2</td> <td>Built up Area</td> <td>112460.61</td> <td>14935.25</td> <td>127395.86</td> </tr> </tbody> </table>	SR. NO.	PARTICULARS	AREA (m ²)			EXISTING	PROPOSED	TOTAL	1	Total Plot Area	56614.331	NIL	56614.331	2	Built up Area	112460.61	14935.25	127395.86	
SR. NO.	PARTICULARS			AREA (m ²)																
		EXISTING	PROPOSED	TOTAL																
1	Total Plot Area	56614.331	NIL	56614.331																
2	Built up Area	112460.61	14935.25	127395.86																

		TOTAL BUILT UP AREA DETAILS (sqm)				
	1	FAR Area				
		No. of Flats (2/3BHK)- 940				
		No. of Flats (1BHK, EWS)-90	1,12,460.61	8850.288	121310.898	
	2	Non-FAR Area				
		Basement Area	--	6084.642	6084.642	
Total			1,12,460.61	14934.93	127395.86	
4.2	Population details	4995 persons				
5	Water					
5.1	Source:	Ground Water				
5.2	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) Details thereof	Application has been filed to PWRDA for obtaining permission for the abstraction of groundwater for project.				
5.3	Total water requirement for domestic purpose: The existing water requirement of water was 446KLD. The total water requirement for the project after expansion will be 672KLD out of which domestic fresh water demand will be approx. 448 KLD.					
	S. No.	Description	No. of Units	Population	Daily Water Req. per unit (Itrs)	Total Water Req. KLD
	1	2/3BHK -940	940@5person per unit	4700	135	634.50
	2	1BHK 90	90@3person per unit	270	135	36.45
	3	Maintenance staff	--	25	45	01.125
				4995	--	-
	TOTAL WATER REQUIREMENT					672.075 or 672KLD
	WASTE WATER GENERATION					538KLD
	WATERREQUIREDFORFLUSHING:-					

S. No.	DESCRIPTION	UNITS/RATES	POPULATION	Daily Water Req. for flushing (LPCD)	Flushing Water Requirement KLD	
1	GROUP HOUSING	----	4970	45	223.65	
2	Maintenance staff	---	25	10	0.25	
TOTAL			4995	-	223.90	
WATER REQUIRED FOR FLUSHING					224	
Fresh water Requirement			672-224		448	
5.4	Total wastewater generation:	Industrial Effluent – Nil Domestic wastewater – 538 KLD				
5.5	Treatment methodology for domestic wastewater: (STP capacity, technology & components)	538 KLD of waste water from the project will be taken to S.T.P. of 750 KLD through underground delivery system and treated to tertiary level				
5.6	Total water requirement	672 KLD				
5.7	Treatment methodology for industrial wastewater: (ETP capacity, technology & components)	538 KLD of waste water from the project will be taken to S.T.P. of 750 KLD through underground delivery system and treated to tertiary level				
5.10	Cumulative Details: Water Consumption for Summer (KLD)					
	S. No.	Total water Requirement	Total wastewater generated	Flushing water requirement	Green area requirement	Into sewer
	1.	672KLD	538 KLD	224 KLD	Summer: 69 KLD Winter:23KLD Monsoon:6KLD	Summer: 314KLD Winter:314KLD Monsoon:314KLD
The Water balance calculations are incorrect						
5.11	Rain water harvesting proposal:	12 new Rain water harvesting pits have been proposed for artificial rain water recharge within the project premises.				
6	Air					
6.1	Details of Air Polluting Machinery and APCDs installed are as under: NA					
7	Waste Management					
7.1	Total quantity of solid waste generation	The existing quantity of MSW was 2000kg/day and after expansion it will be 2240kg/day.				

7.2	Details of management and disposal of solid waste (Mechanical Composter/Compost pits)	Solid waste management area has not been provided and marked in conceptual layout submitted. The solid waste generated in the project after completion will be mostly domestic waste. Necessary arrangements for segregation and collection of solid wastes shall be made at source. The recyclables like paper, plastic, tins etc. will be sold to authorized vendors and the Municipal solid wastes will be treated through vermin-culture. Thus, there will be no problem of solid waste from the project.			
8	Energy Saving & EMP				
8.1	Power Consumption:	Total power demand for the proposed project will be 3289 KW which will be provided by Punjab State Power Corporation Limited (PSPCL).			
8.2	Energy saving measures:	<ul style="list-style-type: none"> • Promoting use of solar water heating. • Purchase of energy efficient appliances. • Constant monitoring of energy consumption and defining targets for energy conservation 			
8.3	Details of activities under Environment Management Plan.				
	CONSTRUCTION PHASE:				
	SR. NO.	PARTICULARS	APPROX. CAPITAL COST (Rs LAC)	APPROX. RECURRING COST (Rs LAC)	ITEMS COVERED
	1.	Medical Cum First Aid	2.5	1.0	First aid medical facility with first aid kit
	2.	Toilets for workers	2.0	0.5	Toilets with septic tank
	3.	Wind breaking curtains	5.0	0.5	Wind breaking walls at vulnerable areas
	4.	Sprinklers for suppression of dust	3.0	1.0	Sprinklers, Pipeline
	5.	Sewage Treatment Plant	Already installed		
	6.	Solid waste Management	10.0	--	Making arrangement for solid waste segregation & disposal
	7.	Green belt development	7.08	--	Land scaping & tree plantation
	8.	Rain water harvesting	20.0	--	Construction rain water harvesting well & channel

TOTAL COST		Rs. 49.58	Rs. 3.0	
OPERATION PHASE:				
SR. NO.	PARTICULARS	RECURRING COST ANNUALLY (Rs. LAC)	ITEMS COVERED	
1.	Sewage Treatment Plant	6.0	Operation & maintenance of sewage treatment plant including salary of operators	
2.	Solid Waste segregation & disposal	6.0	Colored Bins at appropriate Locations	
3.	Green Belt including Lawns coverage	7.08	Development of green belt, watering & manuring	
4	RWH	5.0	Cleaning of channels & harvesting pits	
TOTAL		Rs 24.08		
ADDITIONAL ENVIRONMENT ACTIVITIES			Rs 2.39 crore	

During meeting, the Committee observed that the Environmental Clearance already granted to the project by MoEF&CC vide Letter no. 21-340/2007-IA.III dated 26.12.2007 has already been expired. The Project Proponent agreed to withdraw the application and apply for fresh application.

After detailed deliberations, SEAC decided to forward the application to SEIAA with the recommendation to withdraw the present application and apply for fresh application by the Project Proponent.

Deliberations during 270th meeting of SEIAA held on 07.12.2023.

The case was considered by SEIAA in its 270th meeting held on 07.12.2023, which was attended by the following:

- (i) Sh. Ramandeep Singh, Director M/s Silver City Housing and Infrastructure Limited.
- (ii) Mr. Sital Singh, Environmental Consultant M/s CPTL.

During the meeting, Environmental consultant presented the details of the case to SEIAA.

To a query raised by SEIAA, the project proponent submitted that the prior EC granted to project has expired and the project has been constructed partially. Accordingly, SEIAA informed the Project Proponent that the application for Environmental Clearance expansion cannot be considered as an expansion case and instead it has to apply for fresh Environmental Clearance. Further, MoEF&CC in its

Certified Compliance Report has also recommended that the PP needs to apply for fresh Environmental Clearance.

After detailed deliberations, SEIAA decided as under:

1. Project Proponent shall apply for withdrawal of Environmental Clearance application filed on Parivesh portal immediately. After withdrawal of the application has been permitted by SEIAA, the PP shall file fresh EC application for the proposed expansion.
2. PPCB will be directed to submit the construction status report upon receipt of the fresh EC application.

Item No. 270.03: Application for Environmental Clearance for carrying out expansion of Residential Township Project namely “Umbera Homez” at Village Banoher, Tehsil- Mullanpur Dakha, Ludhiana, Punjab by M/s Umbera Group (SIA/PB/INFRA2/442540/2023).

Earlier, the Project Proponent was granted Environmental Clearance vide letter No. SEIAA/2019/683 dated 22.08.2019 for establishment of a group housing project namely “Umbera Homez” at Village Banoher, Ludhiana, Punjab by M/s Umbera Group. The total land area of the project was 36033 having built up area of 142415 sqm. The Project Proponent proposes to construct the 360 No. of Flats and 16 No. of shops. The project is covered under category 8(a) of the schedule appended with the EIA Notification dated 14.09.2006.

The Project Proponent was granted Terms of Reference vide letter dated 11.02.2022 for carrying out EIA notification dated 14.09.2006 study.

The project proponent has applied for Environmental Clearance for carrying out expansion of group housing Project namely “UmberaHomez” at Village- Banoher, Tehsil- Mullanpur Dakha, Ludhiana, Punjab. The total land area of the project is 36033 sqm having built up area increased from 142415 sqm to 2,29,184 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 final EIA report after incorporating the compliance of Terms of Reference and certified compliance report from PPCB. The Project Proponent has deposited Rs. 86,796/- vide UTR No. BIN421225779763 dated 13.08.2021. The adequacy of the fee has been checked & verified by the supporting staff of SEIAAA.

Punjab Pollution Control Board vide letter No. 7576 dated 07.11.2023 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 19.10.2023 and point wise report as sought by SEIAA, is as under:

- (i) *The Project Proponent had earlier obtained Environmental Clearance from SEIAA vide No. SEIAA/2019/683 dated 22.08.2019 for establishment of Group Housing Colony in an area of 8.904 acres consisting 362 Flats (11 Towers) & 16 Shops. Presently, the Project Proponent has constructed 8 Towers and construction of 02 Towers is going on. Total constructed flats are 330.*
- (ii) *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.*
- (iii) *The site falls within the limits of Notified Master Plan, Ludhiana (2007-31). The Project Proponent has obtained CLU for site area 8.904 acres from the Senior Town Planner, Ludhiana vide memo No. 33/6 STP (L) TW-12A dated 21.08.2023. As per CLU, the site falls under Residential Zone as per approved*

Master Plan, Ludhiana (2007-31).

(iv)

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, as amended on 30.10.2009.”

Deliberations during 267th meeting of SEAC held on 21.11.2023.

The meeting was attended by the following:

- (i) Sh. Sandeep Garg, CEO M/s Umbera Group
- (ii) Mr. Deepak Gupta, Environmental Advisor.
- (iii) Mr. Sital Singh, Environmental Consultant M/s CPTL.

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

Sr. No.	Description	Details				
1	Basic Details					
1.1	Name of Project & Project Proponent:	Group Housing Project namely “UmberaHomez” developed Umbera Group				
1.2	Proposal:	SIA/PB/INFRA2/442540/2023				
1.3	Location of Project:	Village- Banoher, Tehsil- MullanpurDakha, Ludhiana, Punjab				
1.4	Details of Land area & Built up area:	Plot area: 8.90 Acres and built-up area will be 229184 Sqm				
1.5	Category under EIA notification dated 14.09.2006	8(b)				
1.6	Cost of the project	Description	Existing	Proposed	Total	
			(Rs. in crores)	(Rs. in crores)	(Rs. in crores)	
		Total Cost	Rs60	Rs. 140	Rs. 200	
2.	Site Suitability Characteristics					
2.1	Whether project is suitable as per the provisions of Master Plan:	The permission for Change of land Use vide memo No. 3316 STP (L) dated 21.08.2018 issued by Department of Town & Country Planning, Punjab				
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	The permission for Change of land Use vide memo No. 3316 STP (L) dated 21.08.2018 issued by Department of Town & Country Planning, Punjab for land measuring 8.904 acres in the name of M/s Umbera Group, submitted.				

3	Forest, Wildlife and Green Area			
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	A copy of the acknowledgement letter vide No. -PBB432-2023-CHA has been submitted.		
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	Submitted.		
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not?	Submitted.		
3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No, the project does not fall within any eco-sensitive zone.		
3.5	Green area requirement and proposed No. of trees:	763 No. of trees shall be planted.		
4.	Configuration & Population			
	Sr. No.	Plot Description	Area	Percentage
	1	Towers	6089.74	16.90
	2	Organized Green	5458.13	15.15
	3	Unorganized Green	4507.09	12.51
	4	Surface Parking	4759.67	13.21
	5	Convenience Shops	336.68	0.93
	6	Nursery Plot	809.27	2.25
	7	Community Hall	627.25	1.74
	8	Badminton	107.674	0.30
	9	Squash Court	83.455	0.23
	10	Open Spaces/Roads	13255.161	36.79
	Total=		100	
	Project Summary			
	Total Area		36,886.46	SQ. MT.
			3,97,045.86	SQ. FT.
			44,115.84	SQ. YDS.
	Area For Future Road Widening (21'-9")		852.34	SQ. MT.
	Net Area		36,034.12	SQ. MT.
			3,87,871.27	SQ. FT.
			43,096.46	SQ. YDS.

		8.90		ACRE
Parameters:				
S No.	Description	Units	Permissible/Required	Proposed
1	Net Plot Area	SQ. MT.	36034.120	
2	FAR	Ratio	No Limit	3.46
		SQ. MT.	No Limit	124814.07
		SQ. FT.	No Limit	1343498.68
3	Ground Coverage	Percentage	30%	20.50%
		SQ. MT.	10810.236	7388.01
		SQ. FT.	116361.380	79524.53
4	Convenient Shopping	SQ. MT.		675.01
		SQ. FT.		7265.81
5	Density	PPA	500	321.20
6	Population	Persons	4452	2860.00
7	Dwelling Units	Nos	890	572
8	ECS	Nos	1384	2068
9	Green Area	% of Site Area	25%	27.64%
		SQ. MT.	9008.530	9959.95
		SQ. FT.	96967.817	107208.90
10	Organized Green area	% of Site Area	15%	15.16%
		SQ. MT.	5405.118	5461.05
		SQ. FT.	58180.690	58782.74
11	Community Hall	SQ. MT.		3095.66
		SQ. FT.		33321.68
12	Nursery School	SQ. MT.		132.14
		SQ. FT.		1422.35
13	No of Trees	Nos	759	763
14	Total FAR	SQ. MT.		1,24,814.07
		SQ. FT.		13,43,498.68
15	Total Non-FAR	SQ. MT.		1,04,370.44
		SQ. FT.		11,23,443.41
16	Total Built-up Area	SQ. MT.		2,29,184.51
		SQ. FT.		24,66,942.09
The above said details are as per the approved plan.				
4.2	Details of Population:			
	Description	No. of Units	Population	
	Group Housing	572 Flats @ 5 Persons	2860 Persons	
	Shops	12	24 Persons	
	Total Population		2884	
5.1	Source:	Bore wells		
5.2	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N)	Not submitted.		

	<i>Details thereof</i>						
5.3	Total Water details:						
	Description	No. of Units	Population	Daily Water Required per Unit (Ltrs)	Total water in KLD		
	Flats 572	@ 5 Persons per unit	2860	135 lpcd	386		
	Permanent Population	Commercial	24	45 lpcd	1		
	Total Water requirement				387 KLD		
5.4	Treatment methodology: (STP capacity, technology & components)	310 KLD of wastewater will be generated from the project which will be treated in proposed STP of 475KLD capacity.					
5.5	Treated wastewater for flushing purpose:	129 KLD					
5.6	Treated wastewater for green area in summer, winter and rainy season:	Summer: 61 KLD Winter: 20 KLD Monsoon :6 KLD					
5.7	Utilization/Disposal of excess treated wastewater.	The Project Proponent proposed Karnal Technology for disposal of excess treated wastewater in the land adjoining to the project.					
5.8	Cumulative Details:						
	S. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Into sewer (On to land for irrigation till we get the sewer connection)
	1.	387 KLD	310 KLD	310 KLD	129 KLD	Summer: 61 KLD Winter: 20 KLD Monsoon: 6 KLD	Summer: 120 KLD Winter: 161 KLD Monsoon: 175 KLD
5.9	Rain water harvesting proposal:	9 RWH					
6	Air						
6.1	Details of Air Polluting machinery:	The DG sets of 2X240 KVA, 2x125 KVA &1X 500 KVA shall be installed.					
6.2	Measures to be adopted to contain particulate emission/Air	DG set will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.					

	Pollution																																	
7	Waste Management																																	
7.1	Total quantity of solid waste generation	<table border="1"> <thead> <tr> <th>Description</th> <th>Existing (kg/day)</th> <th>Additional (kg/day)</th> <th>Total (kg/day)</th> </tr> </thead> <tbody> <tr> <td>MSW</td> <td>730</td> <td>420</td> <td>1150</td> </tr> </tbody> </table>	Description	Existing (kg/day)	Additional (kg/day)	Total (kg/day)	MSW	730	420	1150																								
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MSW	730	420	1150																															
7.2	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 off to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.																																
8.	Energy Saving & EMP																																	
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8.2	Energy saving measures:	<ul style="list-style-type: none"> Solar Light 15 No= 30 KWHD Common area (600) lights replaced with LED = 324 KWHD <p>Total Energy saved/day 30+ 324 = 354 KWHD</p>																																
8.3	Details of activities under Environment Management Plan. Construction Phase:	<table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Particulars</th> <th>Approx. Recurring Cost (Rs in Lac)</th> <th>Approx. Capital Cost (Rs in Lac)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Medical Cum First Aid</td> <td>1.0</td> <td>0.50</td> </tr> <tr> <td>2.</td> <td>Toilets for sanitation system</td> <td>1.5</td> <td>2.0</td> </tr> <tr> <td>3.</td> <td>Wind breaking curtains</td> <td>3.0</td> <td>8.0</td> </tr> <tr> <td>4.</td> <td>Sprinklers for suppression of dust</td> <td>3.0</td> <td>2.0</td> </tr> <tr> <td>5</td> <td>Sewage Treatment Plant</td> <td></td> <td>70.0</td> </tr> <tr> <td>6</td> <td>Solid Waste segregation & disposal</td> <td></td> <td>20.0</td> </tr> <tr> <td>7</td> <td>Green Belt including grass coverage</td> <td></td> <td>15.0</td> </tr> </tbody> </table>	Sr. No.	Particulars	Approx. Recurring Cost (Rs in Lac)	Approx. Capital Cost (Rs in Lac)	1.	Medical Cum First Aid	1.0	0.50	2.	Toilets for sanitation system	1.5	2.0	3.	Wind breaking curtains	3.0	8.0	4.	Sprinklers for suppression of dust	3.0	2.0	5	Sewage Treatment Plant		70.0	6	Solid Waste segregation & disposal		20.0	7	Green Belt including grass coverage		15.0
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7	Green Belt including grass coverage		15.0																															

8	RWHP		3.0
9	Smog gun	2.0	4.0
	Total	10.5	124.50
Operation Phase:			
Sr. No.	Particulars	Approx. Cost operational Phase (Rs in Lac)	
1.	Sewage Treatment Plant	5.0	
2.	Solid Waste segregation & disposal	4.5	
3.	Green Belt including grass coverage	15.0	
4.	RWHP	4.0	
	Total	28.50	
	Extra activities under Additional Environmental Activities:		
	(i) Jute bags	25.00	
	(ii) Rejuvenation Pond cleaning as per Sechhewal model at village Banoher	50.00	
	(iii) Awareness programs regarding air pollution and water pollution with Thapar college	10.00	
	(iv) Awareness programs with PPCB	10.00	
	(v) Gaushala cow dung management and solar power at Jagannath Food for Life Welfare Society, Ludhiana	45.00	

During meeting, the Committee observed the Project Proponent has already granted Environmental Clearance for constructing 362 Flats & 16 Shops with built up area of 1,42,415 sqm and Now, the Project Proponent proposed for expansion for constructing 572 Flats & 12 Shops with built up area of 2,29,184 sqm.

The Project Proponent in the earlier EC granted vide letter No. SEIAA/2019/683 dated 22.08.2019 had proposed to utilize excess treated waste water (89 KLD) for Karnal Technology to be developed in an area of 1.35 acres adjoining to the project. Now, after expansion, the Project Proponent has proposed

to utilize excess treated waste water (maximum 175 KLD during monsoon season) for Karnal Technology in two pockets of 1.35 acres (as per earlier EC) & 0.61 acres adjoining the project, till the time the project sewer is connected with the MC, sewer. Further, the Project proponent submitted the land documents of 0.61 acres land on the name of the promoter company.

Thereafter, the Committee asked the Project Proponent to submit the detailed layout plan for planting 1020 trees by mentioning the distance between the plants, height of plant etc. In this regard, the Project Proponent submitted the same. The Committee noted and took a copy of the said layout plan on record.

During meeting, the Committee perused the certified compliance report furnished by Punjab Pollution Control Board vide letter No. 1294 dated 28.04.2023 and found the same satisfactory.

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 carrying out expansion of Residential Township Project namely "UmberaHomez" at Village Banoher, Tehsil- MullanpurDakha, Ludhiana, Punjab, subject to the following standard & special conditions:

Special Condition:

- (i) The Project Proponent shall not carry out any construction in the adjoining land measuring 0.5 acres and shall develop & maintain the same under Karnal Technology, 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 project proponent shall obtain the approval of the Competent Authority 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) The project proponent shall obtain a certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project.
- viii) The project proponent shall obtain all other statutory clearances such as the approvals for storage of diesel from the Chief Controller of Explosives, Fire Department, and Civil Aviation Department, as applicable, from the respective competent authorities.
- ix) The project proponent shall follow 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.
- x) The project proponent shall follow the Energy Conservation Building Code (ECBC) / Energy Conservation Building Code-Residential (ECBC-R) prescribed by the Bureau of Energy Efficiency, Ministry of Power strictly.
- xi) The project site shall conform to the suitability as prescribed under the master plan of the respective city/ town. For that, the project proponent shall submit the NOC/ land use conformity certificate from Department of Town and Country Planning or the Competent Authority under whose jurisdiction, the site falls.
- xii) Besides the above, the project proponent shall comply with siting criteria/guidelines, standard operating practices, code of practice, and guidelines if any prescribed by the Punjab Pollution Control Board (PPCB)/Central Pollution Control Board (CPCB)/Ministry of Environment Forest and Climate Change (MoEF&CC) for such types of projects.
- xiii) The project proponent shall construct the buildings as per the layout plan approved by 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) The project proponent shall comply with the 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.
- ii) The project proponent shall draw up and implement a management plan to contain the current exceedance in the ambient air quality at the site.
- iii) The project proponent shall install a system to undertake Ambient Air Quality monitoring for common /criterion parameters relevant to the main pollutants released (e.g., PM10 and PM2.5) covering upwind and downwind directions during the construction period.
- iv) Diesel power generating sets proposed as a source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel would be the preferred option. The location of the DG sets may be decided in consultation with Punjab Pollution Control Board.
- v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the

site. These measures shall include screens for the building under construction, and continuous dust/ wind-breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum up to 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum, other construction materials and waste 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 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 negative 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 the 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 the 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 Central Ground Water Authority (CGWA) provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where the 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) The project proponent shall install STP with SBR technology followed by UF technology and achieve BOD parameter less than or equal to 10 mg/l for its treated effluent to be used onto land for plantation. STP shall be installed in a phased manner viz a viz in the module system designed in 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 (MSW), 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, Autoclaved Aerated Concrete (AACs) bricks, fly ash lime gypsum blocks, Compressed earth blocks, and other environmental 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 waste from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.

- xi) Used Compact Fluorescent lamps (CFLs) and Tubular Fluorescent lamps (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.
- xii) 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.

VII. Green Cover

- i) The PP will commence the tree plantation work within the project premises at the earliest and complete the same within 1 year. 8 ft tall plants of indigenous tree species should be used for plantation. The pp will ensure plantation of 1020 trees within the project area.
- ii) 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.
- iii) 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 per the proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 8 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.
- iv) 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.
- v) 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.
- vi) 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.

- vii) 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.
- viii) 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.
- ix) 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 Ministry of Urban Development (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 the following 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. 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 involving 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 at the project site 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) 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. The details of the amount to be spent on the various environmental activities proposed in environmental plan and additional environmental activities are given in the tables given below:

Table-I:

Environmental Management Plan

SR. NO.	PARTICULARS	Construction Phase		Operation phase (Recurring Cost)
		APPROX. CAPITAL COST (Rs LAC)	APPROX. RECURRING COST (Rs LAC)	
1.	Medical Cum First Aid	0.5	1.0	-
2.	Toilets for workers	2.0	1.5	-
3.	Wind breakingcurtains	8.0	3.0	-
4.	Sprinklers forsuppression of dust	2.0	3.0	-

5.	Sewage Treatment Plant	70.0	-	5.0
6.	Solid waste Management	20.0	-	4.5
7.	Green belt and landscaping No. of trees: 1020	15.0	-	15.0
8.	Rain water harvesting	3.0	-	4.0
9	Smog Gun	4.0	2.0	-
10	Ambient Air Monitoring	-	3.0	3.0
11	Drinking Water	-	2.40	2.40
12	Noise Level Monitoring	-	0.50	0.50
13	Treated Effluent Monitoring	-	-	1.0
TOTAL COST		124.5	16.4	35.4

Table-2

Additional Environment Activities:

S. No.	CER ACTIVITY	Operation Phase
1	Jute bags	Rs 25.0 Lacs
2	Rejuvenation Pond cleaning as per Sechhewal model at village Banoher	Rs 50.0 Lacs
3	Awareness programs regarding air pollution and water pollution with Thapar college	Rs 10.0 Lacs
4	Awareness programs with PPCB	Rs. 10.0 lacs
5	Gaushala cow dung management and solar power at Jagannath Food for Life Welfare Society, Ludhiana	Rs. 45.0 lacs

	Total	Rs. 140 lacs
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The project proponent shall undertake revised EMP & AEA as per the Table-I & II above. The AEA Plan will be fully implemented within 18 months.

- (iv) The entire cost of the Environmental Management Plan (EMP) will continue to be borne by the project proponent for the lifetime of the project. Year-wise progress of implementation of the action plan shall be reported to the Regional Office, MoEF&CC/ SEIAA along with the six-monthly compliance report.
- (v) The project proponent shall also submit physical/financial progress along with utilization certificates and documentary evidence (including photographs and short video clips) of the works undertaken in lieu of the additional environmental activities by the project proponent in all the subsequent six-monthly compliance reports till the completion of these activities.

XI. Validity

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 environmental 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 proponent 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 environmental 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 Punjab 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.
- ix) The project authorities must strictly adhere to the stipulations made by the Punjab 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 the public hearing and 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 include 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 the compliance of all 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 the final outcome of related pending 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 the project.

XII. Additional Conditions

- i) The Project Proponent shall not carry out any construction in the adjoining land measuring 0.5 acres and shall develop & maintain the same under Karnal Technology, till the final outlet of the project carrying excess treated wastewater is connected with the MC sewer.
- ii) The approval is based on the approved 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.
- iii) 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.
- iv) The solid waste other than Hazardous Waste (dry as well as wet garbage) generated should be properly collected and segregated before disposal to Municipal Authorities in accordance with the Solid Waste (Management) Rules, 2016. No Solid waste should be disposed off outside the premises in contravention of relevant rules and by-laws. Adequate measures should be taken to prevent any odour 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 Ministry reserves the right to stipulate additional conditions if found necessary. The Promoter Company in a time bound manner shall implement these conditions.
- ix) 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.

Deliberations during 270th meeting of SEIAA held on 07.12.2023.

The case was considered by SEIAA in its 270th meeting held on 07.12.2023, which was attended by the following:

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

During the meeting, the Environmental 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 has been increased from 763 to 1020 trees. The same was noted by SEIAA.

To another query raised by SEIAA, the project proponent intimated that out of Rs. 100 Lac. reserved for AEA activities as per conditions of the earlier EC granted to the project, it has spent Rs 37.5 Lacs on carpeting/repair of road from Ferozpur road to village Gahaur. The project proponent submitted documentary evidence regarding the expenses on CER activities during the meeting.

Further, Project Proponent submitted revised AEA plan for Rs 202.5 Lacs (@ 1 % of the total project cost of Rs 254 Cr.= Rs 254 Lakhs minus Rs 37.5 Lakhs already spent = Rs 202.50 Lakhs) as per detail given below:

Table 1:

Sr. No.	Description	Amount (in Lacs.)
1.	Distribution of Jute bags through Government Department	25
2.	Rejuvenation Pond cleaning as per Sechhewal model at village Banoher	50
3.	Awareness programs/conference through Thapar University, Patiala/ Accredited institute/university.	10
4.	Awareness programs with PPCB	10
5.	Gaushala cow dung management and solar power at Jagannath Food for Life Welfare Society, Ludhiana	45
6.	Machinery for control of Stubble burning involving through Ex-situ / In-situ management in consultation with and through the PPCB / District Administration.	62.5
Total		Rs. 202.5

The above revised AEA Plan was approved by SEIAA and was taken on record.

After detailed deliberations, SEIAA decided to accept the recommendations of SEAC and grant Environmental Clearance for establishment of residential group housing project namely "UmberaHomez" located at Village- Banoher, Tehsil- Mullapur Dakha, Zirakpur, Ludhiana, Punjab as per the details mentioned in the application and other documents and subsequent clarifications made by the project proponent and his consultant, proposed measures and subject to the conditions proposed by SEAC and additional condition by SEIAA as under:

- i) The Project Proponent shall implement the revised AEA as per Table 1 above and complete the same within 18 months.
- ii) The project proponent shall install STP with SBR technology followed by UF technology and achieve BOD parameter less than or equal to 10 mg/l for its treated effluent to be used onto land for plantation.
- iii) Plantation activities should be commenced at the earliest and completed within 1 year. Minimum 8 Feet tall plants of indigenous tree species should be planted.

Item No. 270.04: Application for Terms of Reference under EIA notification dated 14.09.2006 for residential colony (Group Housing Project) namely “Beverly Heights” at Village Manawala, Near Best Price, District Amritsar, Punjab by M/s GGH Realtors (P) Ltd (Proposal no. SIA/PB/INFRA2/446782/2023).

The project proponent has applied for obtaining Terms of Reference for residential colony (Group Housing Project) namely “Beverly Heights” at Village Manawala, Near Best Price, District Amritsar, Punjab. The project is covered under **(violation)** category 8(a) of the schedule appended with the EIA Notification dated 14.09.2006. The total land of the project is 5738.29 sqm (1.42 acre) having built up area of project after expansion is 29088.83 Sqm. The project is covered under category 8(a) of the schedule appended with the EIA Notification dated 14.09.2006. The Project Proponent has deposited Rs. 14,545/- vide NEFT No. N276232667546030 dated. 03.10.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

The Project Proponent has submitted a copy of letter of approval/regularization of un-authorized colony namely Dream Arcade to be constructed by M/s Dream County Homes & Villas issued by Competent Authority, Amritsar Development Authority vide letter No. ADA/CA/ASR/2021/6783 dated 21.05.2021. The Project Proponent has also submitted copy of affidavit stating that the Managing Directors of M/s Dream County Homes and M/s GGH Hightech Realtors Pvt Ltd are same. Further, there is no objection if the above said land and regularization fee transfer in the name of M/s GGH Hightech Pvt Ltd. The Project Proponent has also submitted no objection certificate issued by Amritsar Development Authority vide letter No. ADA/PUDA/CA/ASR/2019/3306 dated 04.03.2021 in the name of M/s GGH Realtors Pvt Ltd for residential plot area measuring 6863 sqyard at Village Manawal, Tehsil & District Amritsar.

The Project Proponent has informed that out of 140 No. of flats, 130 no. are of 3BHK and 10 No. Are of 4 BHK, having built up area of 29088.83 sqm. Further, all these flats are to be constructed in one tower having S+15 floors.

The project proponent has submitted an undertaking w.r.t. non-involvement of Forest/PLPA land in the project area in prescribed format. There is no wildlife sanctuary within 10 Km radius of the project site.

Deliberations during 264th meeting of SEAC held on 23.10.2023.

The meeting was attended by the following:

1. Mr. Rajeev Verma, General Manager M/s GGH Realtors (P) Ltd.
2. Mr. Sital Singh, Environmental Consultant M/s CPTL.

The Committee perused the application proposal and observed that the Project Proponent has submitted letter of approval issued in the name of Dream Arcade constructed by M/s Dream County Homes & Villas, however, the application of ToR has been submitted in the name of Beverly Heights to be constructed by M/s GGH Realtors (P) Ltd. In this regard, the Committee asked the Project Proponent to explain the reasons for the same. However, no satisfactory reply was given by the Project Proponent and the Environmental Consultant. The Committee asked the Project Proponent to submit the same.

After detailed deliberations, SEAC decided to defer the case till the Project Proponent submits the detailed justification regarding submission of documents in the name of M/s Dream County Homes & Villas.

Deliberations during 264th meeting of SEAC held on 23.10.2023.

The meeting was attended by the following:

1. Mr. Rajeev Verma, General Manager M/s GGH Realtors (P) Ltd.
2. Mr. Sital Singh, Environmental Consultant M/s CPTL.

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

1. Agreement to purchase **1.79 acres** of land area was executed between M/s. AIPL Ambuja Housing & Infrastructure Ltd and M/s. Dream County Homes & Villas LLP in the year 2013.
2. Accordingly, M/s. Dream County Homes & Villas LLP applied to the Amritsar Development Authority (ADA) on **30.01.2014** for regularization of the unauthorized colony.
3. In the meanwhile, sale deed dated **20.09.2014 and 24.12.2015** for a land area of **1.236 acres** bearing khasra nos. 74//22, 74//23/1, 80/2, 80/3 min was executed between M/s. AIPL Ambuja Housing & Infrastructure Ltd and M/s. GGH HightechRealatorsPvt. Ltd on **29.09.2014**. A copy of the sale deed submitted.
4. No Objection for the residential colony to be constructed in area of 6863 sq yards was granted by ADA to M/s. GGH HightechRealatorsPvt. Ltd on **04.03.2021** subject to certain conditions and one of these conditions is reproduced as under:
“To regularize this plot, the site plan/layout plan must be approved by Estate Officer ADA (PUDA).”
5. M/s. GGH HightechRealatorsPvt. Ltd got approved the Building plans for land Area of 6863 sq. yard (1.417 acres) on 04.03.2021.
6. Since the M/s. Dream County Homes & Villas LLP applied to the Amritsar Development Authority for regularization of the unauthorized colony having project area of **1.79 acres** prior to execution of sale deed between M/s. AIPL Ambuja Housing & Infrastructure Ltd and M/s. GGH HightechRealatorsPvt. Ltd, as such, ADA granted approval for regularization of the unauthorized colony to M/s. Dream County Homes & Villas vide letter No. **ADA/CA/ASR/2021/6783 dated 21.05.2021**.
7. The remaining of the land area 0.554 acres (1.79-1.236) is in the name of M/s. Dream County Homes & Villas, which is lying vacant as of now.
8. M/s. Dream County Homes & Villas LLP (**First Party**) has another stretch of land adjoining to the premises of project of M/s. GGH HightechRealatorsPvt. Ltd. (**Second Party**) and a '**Joint Development Agreement**' dated 19.05.2023 to make development/construction in an area of **863 sq. yards** was executed between both these promoter companies subject to certain conditions including the following conditions:
 - I. The First party grants rights to Second Party to develop the land as per approved layout plan ,develop/construct apartments and the Second Party would obtain all project approvals and develop/construct apartments.
 - II. The First party grants selling/marketing rights to Second Party for the apartments in the approved project in compliance with RERA provisions.
 - III. In lieu of land of the First party , the Second Party shall give 3 no. of apartments details of the apartment Nos. (B-202,B-402,B-502)

9. Therefore, M/s. GGH HightechRealatorsPvt. Ltd has land area of 6000sq. yards (1.236 acres) by way of sale deed executed on **20.09.2014 and 24.12.2015** between M/s. AIPL Ambuja Housing & Infrastructure Ltd and M/s. GGH HightechRealatorsPvt.Ltd.Besides, M/s. GGH HightechRealatorsPvt. Ltd has 863 sq. yards of land area by way of '**Joint Development Agreement**' dated 19.05.2023.Thus, the total project area of M/s. GGH HightechRealatorsPvt. Ltd is 6863 sq. yards, for which layout plan has been got approved from Amritsar Development Authority.
10. Mr. Vikas Mehra and Mr. Aashish Mehra are the partners of M/s. Dream County Homes & Villas LLP and both are partners of M/s. GGH HightechRealatorsPvt. Ltd.
11. An affidavit dated 28.08.2023 was given by the partners of M/s. Dream County Homes & Villas to the effect that:
 - a. That Property bearing Khasra No. 74//22, 74//23/1, 80/2, 80/3 min owned by GGH Hightech Realtors Pvt. Ltd. vide sale deed dated 29-09-2014, Document No. 5321, Book No. 1, Volume No. 6037, Pages No. 75-95 and Sale Deed Dated 24-12-2015, Document No. 12340, Book No. 1, Volume No. 6530, Pages No. 91-93.
 - b. As per Regularization Certificate No. ADA/CA/ASR/2021/6783-6779 Dated 21-05-2021 issued by Amritsar Development Authority, PUDA Bhawan, Green Avenue, Amritsar M/s Dream County Home and Villas LLP paid regularization Fees to ADA Amritsar.
 - c. That in GGH Hightech Realtors Pvt. Ltd. Managing Directors are Mr. Vikas Mehra and Mr. Aashish Mehra and M/s Dream County Homes and Villas, is also owned by us.
 - d. That we have no objection if the above said Land or Regularization Fees transfer in the name of GGH Hightech Realtors Pvt. Ltd. Copy of Regularization Certificate for Unauthorize Colony attached herewith in which above said land measuring 6863 Sq.yards mentioned in the serial No. 20.

The Committee after detailed deliberations decided to forward the application of the project proponent to SEIAA with the recommendation to grant below mentioned TOR under violation category for residential colony (Group Housing Project) namely "Beverly Heights" at Village Manawala, Near Best Price, District Amritsar, Punjab and ask Punjab Pollution Control Board to initiate legal action against the promoter company for violation committed under the provisions of Environment Protection Act, 1986:

Specific ToR:

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

Standard TOR Conditions

1. Examine details of land use as per Master Plan and land use around 10 km radius of the project site. Analysis should be made based on latest satellite imagery for land use with raw images. Check on flood plain of any river.
2. Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/villages and present status of such activities.
3. Examine baseline environmental quality along with projected incremental load due to the project.
4. Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic and health.
5. Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area. Any obstruction of the same by the project.
6. Submit the details of the trees to be felled for the project
7. Submit the present land use and permission required for any conversion such as forest, agriculture etc.
8. Submit Roles and responsibility of the developer etc. for compliance of environmental regulations under the provisions of EP Act.
9. Ground water classification as per the Central Ground Water Authority.
10. Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart.
11. Rain water harvesting proposals should be made with due safeguards for ground water quality. Maximize recycling of water and utilization of rain water. Examine details.
12. Examine soil characteristics and depth of ground water table for rainwater harvesting.
13. Examine details of solid waste generation treatment and its disposal.
14. Examine and submit details of use of solar energy and alternative source of energy to reduce the fossil energy consumption. Energy conservation and energy efficiency.
15. DG sets are likely to be used during construction and operational phase of the project. Emissions from DG sets must be taken into consideration while estimating the impacts on air environment. Examine and submit details.
16. Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analysed with measures for preventing traffic congestion and providing faster trouble-free system to reach different destinations in the city.
17. A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.
18. Examine the details of transport of materials for construction which should include source and availability.
19. Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.

20. Baseline data should not be older than 3 years.
21. Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.
22. Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.
23. The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.
24. The project proponent shall make an assessment of ecological damage done and economic benefit derived due to violation and prepare remediation plan and natural & community resource augmentation plan and it shall be prepared as an independent chapter in the environment impact assessment report by the accredited consultants. The collection and analysis of data for assessment of ecological damage, preparation of remediation plan and natural and community resource augmentation plan shall be done by an environmental laboratory duly notified under Environment (Protection) Act, 1986, or an environmental laboratory accredited by National Accreditation Board for Testing and Calibration Laboratories, or a laboratory of a Council of Scientific and Industrial Research institution working in the field of environment.

Deliberations during 270th meeting of SEIAA held on 07.12.2023.

The case was considered by SEIAA in its 270th meeting held on 07.12.2023, which was attended by the following:

1. Mr. Rajeev Verma, General Manager M/s GGH Realtors (P) Ltd.
2. Mr. Sital Singh, Environmental Consultant M/s CPTL.

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

To a query raised by SEIAA, project proponent informed the reasons of filing the application in the name of Beverly Heights to be constructed by M/s GGH Realtors (P) Ltd along with relevant documents as under:

1. Agreement to purchase **1.79 acres** of land area was executed between M/s. AIPL Ambuja Housing & Infrastructure Ltd and M/s. Dream County Homes & Villas LLP in the year 2013.
2. Accordingly, M/s. Dream County Homes & Villas LLP applied to the Amritsar Development Authority (ADA) on **30.01.2014** for regularization of the unauthorized colony.
3. In the meanwhile, sale deed dated **20.09.2014** and **24.12.2015** for a land area of **1.236 acres** bearing khasra nos. 74//22, 74//23/1, 80/2, 80/3 min was executed between M/s. AIPL Ambuja Housing & Infrastructure Ltd and M/s. GGH Hightech Realators Pvt. Ltd on **29.09.2014**. A copy of the sale deed submitted.

4. No Objection for the residential colony to be constructed in area of 6863 sq yards was granted by ADA to M/s. GGH HightechRealatorsPvt. Ltd on **04.03.2021** subject to certain conditions and one of these conditions is reproduced as under:

“To regularize this plot, the site plan/layout plan must be approved by Estate Officer ADA (PUDA).”

5. M/s. GGH HightechRealatorsPvt. Ltd got approved the building plans for land Area of 6863 sq. yard (1.417 acres) on 04.03.2021.
6. Since the M/s. Dream County Homes & Villas LLP applied to the Amritsar Development Authority for regularization of the unauthorized colony having project area of **1.79 acres** prior to execution of sale deed between M/s. AIPL Ambuja Housing & Infrastructure Ltd and M/s. GGH HightechRealatorsPvt. Ltd, as such, ADA granted approval for regularization of the unauthorized colony to M/s. Dream County Homes & Villas vide letter No. **ADA/CA/ASR/2021/6783 dated 21.05.2021.**
7. The remaining of the land area 0.554 acres (1.79-1.236) is in the name of M/s. Dream County Homes & Villas, which is lying vacant as of now.
8. M/s. Dream County Homes & Villas LLP (**First Party**) has another stretch of land adjoining to the premises of project of M/s. GGH HightechRealatorsPvt. Ltd. (**Second Party**) and a '**Joint Development Agreement**' dated 19.05.2023 to make development/construction in an area of **863 sq. yards** was executed between both these promoter companies subject to certain conditions including the following conditions:
 - I. The First party grants rights to Second Party to develop the land as per approved layout plan ,develop/construct apartments and the Second Party would obtain all project approvals and develop/construct apartments.
 - II. The First party grants selling/marketing rights to Second Party for the apartments in the approved project in compliance with RERA provisions.
 - III. In lieu of land of the First party , the Second Party shall give 3 no. of apartments details of the apartment Nos. (B-202,B-402,B-502)
9. Therefore, M/s. GGH HightechRealatorsPvt. Ltd has land area of 6000sq. yards (1.236 acres) by way of sale deed executed on **20.09.2014 and 24.12.2015** between M/s. AIPL Ambuja Housing & Infrastructure Ltd and M/s. GGH HightechRealatorsPvt.Ltd.Besides, M/s. GGH HightechRealatorsPvt. Ltd has 863 sq. yards of land area by way of '**Joint Development Agreement**' dated 19.05.2023.Thus, the total project area of M/s. GGH HightechRealatorsPvt.

Ltd is 6863 sq. yards, for which layout plan has been got approved from Amritsar Development Authority.

10. Mr. Vikas Mehra and Mr. Aashish Mehra are the partners of M/s. Dream County Homes & Villas LLP and both are partners of M/s. GGH HightechRealatorsPvt. Ltd.

11. An affidavit dated 28.08.2023 was given by the partners of M/s. Dream County Homes & Villas to the effect that:

- a. That Property bearing Khasra No. 74//22, 74//23/1, 80/2, 80/3 min owned by GGH Hightech Realtors Pvt. Ltd. vide sale deed dated 29-09-2014, Document No. 5321, Book No. 1, Volume No. 6037, Pages No. 75-95 and Sale Deed Dated 24-12-2015, Document No. 12340, Book No. 1, Volume No. 6530, Pages No. 91-93.
- b. As per Regularization Certificate No. ADA/CA/ASR/2021/6783-6779 Dated 21-05-2021 issued by Amritsar Development Authority, PUDA Bhawan, Green Avenue, Amritsar M/s Dream County Home and Villas LLP paid regularization Fees to ADA Amritsar.
- c. That in GGH Hightech Realtors Pvt. Ltd. Managing Directors are Mr. Vikas Mehra and Mr. Aashish Mehra and M/s Dream County Homes and Villas, is also owned by us.
- d. That we have no objection if the above said Land or Regularization Fees transfer in the name of GGH Hightech Realtors Pvt. Ltd. Copy of Regularization Certificate for Unauthorize Colony attached herewith in which above said land measuring 6863 Sq.yards mentioned in the serial No. 20.

After detailed deliberations and in accordance with the provisions of OM dated 07.07.2021 SEIAA decided as under:

- 1) Directions u/s 5 of the Environment (Protection) Act, 1986 be issued to PPCB to initiate action against the responsible persons under the provisions of Sections 15 and 16 read with Section 19 of the Environment (Protection) Act, 1986 and send the action taken report to SEIAA, Punjab, within 30 days.
- 2) Directions u/s 5 of the Environment (Protection) Act, 1986 be issued to the project proponent as under:
 - i) That the project proponent shall not undertake any further construction activity under the project or create any further third-party interest in the project till the grant of Environmental Clearance under EIA Notification dated 14.09.2006.

- ii) That the project proponent shall pay penalty equivalent to the amount as may be determined based upon notification dated 07.07.2021 at the time of submission of EIA/EMP report.
- 3) Terms of reference be issued to the project proponent as recommended by SEAC for construction of group housing project namely “Beverly Heights” located at Village Manawala, near Best Price, District Amritsar, Punjab by M/s GGH Realtors (P) Ltd subject to specific TOR & standard ToR as recommended by SEAC and additional specific ToRs as under:
- a) The project proponent shall make necessary arrangement for disposal of treated wastewater generated from the project in an environmentally sound manner.
 - b) The project proponent shall propose the Additional Environmental Activities to be undertaken under the expansion project (@ 1% of the expansion cost of the project) as per the list of AEA activities approved by SEIAA.
 - c) The project proponent shall submit a separate chapter defining the role and responsibilities of all stakeholders in the implementation of the proposed Environmental Management Plan as well as for assuring proper compliance of the conditions of Environmental Clearance in case it is granted.
 - d) Environmental Consultant shall prepare EIA report in accordance with Office Memorandum dated 07.07.2021 issued by the MoEF&CC, New Delhi.

Item No. 270.05: Application for Environment Clearance under EIA Notification dated 14.09.2006 for new steel manufacturing unit located at Village- Chattarpur, backside Focal Point, Tehsil- Amloh, District- Fatehgarh Sahib, Punjab by M/s Eco Special Plates & Flats (P) Ltd (SIA/PB/IND1/449955/2023).

The industry was granted auto Terms of Reference vide dated 21.02.2023 under EIA Notification dated 14.09.2006 for new steel manufacturing unit located at Village- Chattarpur, backside Focal Point, Tehsil- Amloh, District- Fatehgarh Sahib, Punjab.

Now, the industry has applied for obtaining Environmental Clearance under EIA Notification dated 14.09.2006 for steel manufacturing unit having proposed capacity 2,36,250 TPA of steel ingots/billets, Angles, Channels, Rounds, Square, TMT Bars, Flats, Patra, Bloom, Slab, Plates by installing 02 No. of Induction furnace of capacity 1X15 TPH & 1X 30 TPH, 01 No. of concast and 02 No. of rolling mill at Village- Chattarpur, backside Focal Point, Tehsil- Amloh, District- Fatehgarh Sahib, Punjab. The total plot area of the project is 6.58 acre. The project 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 project is 4981.44 lakh. In this regard, the industry has deposited Rs. 1,24,536/- vide Reference no. – C784100123150118 dated 10/01/2023 and Rs. 3,73,608/- vide Reference No. – C715191023112318 dated 19.10.2023. The adequacy of the fee has been checked & verified the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter No. 23630-33 dated 29.09.2023 furnished the comments on the suitability of site, construction status and pollution control status as under:

“Suitability of site:

The new site falls adjoining to M/s Neelkanth Multimetals Pvt Ltd, (Induction Furnace). The site of the industry (Vill. Chattarpura) falls in Industrial Zone as per notified Master Plan of Mandi Gobindgarh. Hence, the site is suitable for the installation of proposed unit.

Adequacy of Pollution Control Proposal:

For discharge of emissions from Induction Furnace of 15 TPH and 30 TPH, the industry has proposed 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 adequate arrangements for control/tapping of secondary emissions generated from the furnaces of CCM as well. Further, for domestic wastewater, STP of 10 KLD capacity is to be installed which is adequate.

The industry has submitted proposal of developing green area @ 8769.97 sqm in new premises (i.e. 33% of the total area of the project i.e. 26547.94 sqm), as such, green area proposed by the industry is adequate.

Construction Status:

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

Deliberations during 267th meeting of SEAC held on 21.11.2023.

The meeting was attended by the following:

- (i) Sh. Anuj Goyal Director M/s Eco Special Plates & Flats (P) Ltd.
- (ii) Mr. Sital Singh, Environmental Consultant M/s CPTL.

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

Sr. No.	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	M/s Eco Special Plates & Flats (P) Ltd. Anuj Goyal Director
1.2	Proposal:	SIA/PB/IND1/449955/2023
1.3	Location of Industry:	Village- Chattarpur, backside Focal Point, Tehsil- Amloh, District- Fatehgarh Sahib, Punjab
1.4	Details of Land area & Built-up area:	6.58 Acre
1.5	Category under EIA notification dated 14.09.2006	3(a)
1.6	Cost of the project	Rs. 49.8144 Crores
1.7	Compliance of Public Hearing Proceedings	Compliance The EIA report contains proceedings of the public hearing that was conducted on project site on 31 st May 2023 and compliance thereof.
2.	Site Suitability Characteristics	
2.1	Whether site of the industry is suitable as per the provisions of Master Plan:	Master Plan submitted.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	Land document submitted.
3	Forest, Wildlife and Green Area	
3.1	Whether the industry required clearance under the provisions of Forest Conservation Act 1980 or	No, an undertaking in the prescribed format has been submitted.

	not:	
3.2	Whether the industry required clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900:	No, an undertaking in the prescribed format has been submitted.
3.3	Whether industry required clearance under the provisions of Wildlife Protection Act 1972 or not:	No, an undertaking in the prescribed format has been submitted.
3.5	Whether the industry falls within the influence of Eco-Sensitive Zone or not. (Specify the distance from the nearest Eco sensitive zone)	Not applicable
3.6	Green area requirement and proposed No. of trees:	As per the conceptual plan, the green belt area is 8769 sqm i.e., 33% of total area and an estimated 1315 trees will be planted.
4.	Raw material, Products and Machinery details are as under:	
	Description	Proposed
	Production Capacity	2,36,250TPA Steel Ingots/billets, Angles, Channels, Rounds, Square, TMT Bars, Flats, Patra, Bloom, Slab, Plates
	Raw Materials	MS Scrap, Ferro Alloys – 2,48,500 TPA
	Equipment's	Induction Furnace –15 TPH &30TPH
		Concast Machine – 01 No.
		Rolling Mill – 02 No.
	Project Cost	Rs. 49.8144 Crores
	Manpower	200
	Total water requirement (KLD)	299
	Domestic water requirement (KLD)	9
	Cooling water requirement (KLD)	290
	Power Supply (KW)	Phase-I- 9500, Phase-II- 12000, Total- 21500 Source- Punjab State Power Corporation Limited, Punjab
	D.G. Set	1x 500 KVA
	Working Days	350 working days in year-round the clock
4.1	Manpower	
4.2	Population details	Total- 200

5	Water	
5.1	Total water requirement:	299 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	Not submitted.
5.4	Total water requirement for domestic purpose:	9.0 KLD
5.4.1	Total wastewater generation:	Industrial Effluent – Nil Domestic wastewater – 7.2 KLD
5.4.2	Treatment methodology for domestic wastewater: (STP capacity, technology & components)	STP of capacity 10 KLD
5.5	Total water requirement	299KLD
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 green area in summer, winter and rainy season	The wastewater generated from domestic will be treated through STP and will be used for plantation within premises.
5.7	Cumulative Details: Water Consumption for Summer (KLD)	
	Source of water supply	Own Tube- well
	Consumption of Water (KLD) – Summer season	
		Proposed
	Domestic	9.0 KLD
	Cooling	290 KLD
	Total	299 KLD
	Consumption of Water (KLD) – Winter and rainy season	
	Domestic	9.0 KLD
	Cooling	200 KLD
	Total	209 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 49,717.395m ³ /year. NOC obtained from Sarpanch is submitted. Further, all the waste water of nearby village Bronga Buland, Block Amloh.
6	Air	
6.1	Details of Air Polluting Machinery and APCDs installed are as under:	
	PROPOSED	

	S.No.	Source	PROPOSED	APCD		
	1.	Induction Furnace	1X15 TPH & 1X30 TPH	Pulse Jet Bag filters with offline Technology having efficiency more than 99.9%.		
	2.	DG Set	1X500KVA	Stack with adequate height		
7	Waste Management					
7.1	Total quantity of solid waste generation		S.No.	Waste Category	Proposed	Disposal
			1.	Slag	21.3 TPD	Sent to M/s A.S. Industries for final disposal under proper agreement.
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	0.5 TPD	Send to M/s Madhav KRG Environmental Solutions Private Limited for final disposal under proper agreement.
			2.	Used Oil	0.02 Kl/annum	Used as Lubricant within the industry/sent to authorized recyclers.
			3.	Slag	21.3 TPD	Sent to M/s A.S. Industries for final disposal under proper agreement.
8	Energy Saving & EMP					
8.1	Power Consumption:		Description	Proposed	Total	
			Power Requirement (KW)	Phase-I – 9500 Phase-II - 12000	21500	
			Source	Punjab State Power Corporation Limited, Punjab		
8.2	Energy saving measures:		i) LED shall be used in place of inter lighting. ii) Street lighting shall be done completely with solar energy.			
9.	Additional Environmental activities-					

Sr. No.	CER Activities	Budget Allocation	Timeline
1.	Rejuvenation of Village Pond (Brongabuland) as per Baba Seechawal Model	Rs 30 Lacs	Before coming monsoon in the month June 2024.
2.	Tree Plantation 200 Trees & Rainwater Harvesting in Govt School	Rs 7 Lacs	In monsoon seasons of year July 2025
3.	Solar Power Plant 30KW in Govt School	Rs 12 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)	140.0	10.0
3	Water Pollution Control/ STP up-gradation	20	5.0
4	Noise Pollution Control	5.0	1.0
5	Landscaping/ Green Belt Development	13.2	13.2 (for Three years)
6	Solid Waste Management	10.0	5.0
7	Environment Monitoring and Management	5.0	3.0
8	Occupational Health, Safety and Risk Management	10.0	2.0
9	RWH	10.0	0.50
10	Miscellaneous	4.0	--
	TOTAL	222.2	41.7

	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	Time Line
1.	Sh. Major Singh Village, Chatarpura	a) Whether there will be any harm to the village due to pollution?	The Environment Consultant of the industry informed that PTFE membrane bag filters and side hoods of latest technology shall be installed as APCD, which will not let any kind of air pollution. Further, stringent standard of 50 mg/Nm ³ will be achieved and he assured there will be no harm due to pollution. Also, an online monitoring system will be installed on the stack which will be connected to the servers of Punjab Pollution Control Board and Pollution Control Board and online readings will always be available.	APCS will be constructed along with the erections of plan and machinery.	The system will be operated with the commission of plan.
		b) Whether the youth of our village will get employment in the unit?	The Environment Consultant informed that about 200 employees are to be employed in the industry and priority will be given to the people of the village.	Regular employment will be offered to locals subjected to suitable for	Regular employees will be enrolled two months before the commissioning of plan.

				jobs.	
2.	Sh. Malkit Singh Village, AmbeyMajra	a) Where the public hearing is being held, should be shown and also what arrangements have been done by the industry to manage their sewage?	Assistant Environmental Engineer informed that the public hearing is being held in the industry due to heavy rains at the project site. The existing industry does not come under the ambit of EIA notification as informed by the owner of the industry and Assistant Environmental Engineer requested that questions be asked only about the upcoming project for which public hearing is being conducted.	-	-
		b) What will be the effect of the sewage system whether pollution will be harmful?	The Environmental Consultant of the industry replied that if the complaint is related to any other industry, then that Pollution Control Board can be contacted separately. The environment consultant of project informed that today we have gathered for the public hearing of M/s Eco Special and Flats Private Limited which is to be set up at the adjacent place. One 30 ton and one 15-ton	STP will be constructed along with other construction work	STP will be operated with the operation of plan.

			<p>furnace are to be installed in this project and 33% green area will be left in this new project mandatory. In this regard, a semi-annual report has to be submitted by the industry to Government of India and you can also view that report by going to the Parivesh portal of the Government of India along with the conditions of environment clearance.</p> <p>The environmental consultant of the industry brought out that STP of 10 KLD will be installed in the unit. The treated effluent from the STP will be used in the green belt and no water will be left out.</p>		
		<p>c) He also alleged that the members of the public who came to attend the public hearing do not know anything. He alleged that people are suppressed by giving money and this thing has been said</p>	<p>Assistant Environment Engineer asked Mr. Malkit Singh that if there is a problem with any particular factory, then he can inform the Board separately and the officers of the Board will take him along to verify the complaint. He again requested that if there is</p>	-	-

		<p>by the people themselves and not by him. People's queries are not being heard and they can only speak in the High Court. He informed that a complaint has been filed by Rudra Factory in the police station against him for speaking against the factory. He claimed that he speaks on the basis of proof and does not speak without proof. He further claimed that pollution has not stopped and he is not against industry. He submitted that he has given many complaints and no action is taken on them. Further, no common man can enter the factory and check.</p>	<p>any question about this project, for which this public hearing is being held, then he can ask.</p> <p>After this, a gentleman sitting in the public hearing asked Mr. Malkit Singh that where will the people go if there are no industries on which Mr. Malkit Singh debate and directed that all objections be included in the public hearing.</p> <p>Thereafter, Assistant Environment Engineer Punjab Pollution Control Board asked public in the public hearing to raise their hands who are in favor of this expansion project and most of the people present raised hands in favor of this project. He then asked the people to raise their hands in disfavor of the project. The public hearing was attended by 81 persons.</p> <p>The public hearing ended with vote of thanks to the chair.</p>		
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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 and forward the case to SEIAA with a recommendation to grant Environmental Clearance for new steel manufacturing unit located at Village- Chattarpur, backside Focal Point, Tehsil- Amluh, 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. PM₁₀ and PM_{2.5} in reference to PM emission, and SO₂ and NO_x in reference to SO₂ 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 Phytoid 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 8769 sqm (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)	140.0	10.0
3	Water Pollution Control/ STP up-gradation	20	5.0
4	Noise Pollution Control	5.0	1.0
5	Landscaping/ Green Belt Development	13.2	13.2 (for Three years)
6	Solid Waste Management	10.0	5.0
7	Environment Monitoring and Management	5.0	3.0
8	Occupational Health, Safety and Risk Management	10.0	2.0
9	RWH	10.0	0.50
10	Miscellaneous	4.0	--
	TOTAL	222.2	41.7

Additional Environmental Activities:

Sr. No.	CER Activities	Budget Allocation	Timeline
1.	Rejuvenation of Village Pond (Brongabuland) as per Baba Seechawal Model	Rs 30 Lacs	Before coming monsoon in the month June 2024.
2.	Tree Plantation 200 Trees & Rainwater Harvesting in Govt School	Rs 7 Lacs	In monsoon seasons of year July 2025
3.	Solar Power Plant 30KW in Govt School	Rs 12 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; PM₁₀, SO₂, 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 270th meeting of SEIAA held on 07.12.2023.

The case was considered by SEIAA in its 270th meeting held on 07.12.2023, which was attended by the following:

- (i) Sh. Anuj Goyal Director M/s Eco Special Plates & Flats (P) Ltd.
- (ii) Mr. Sital Singh, Environmental Consultant M/s CPTL.

To a query by SEIAA, the project proponent informed that the Project will be of Zero Liquid Discharge (ZLD) and the entire treated water will be utilized in the green area within the project premises.

After detailed deliberations and examination of relevant documents, SEIAA decided to accept the recommendations of SEAC and grant Environmental Clearance for setting up of new steel manufacturing unit having proposed capacity 2,36,250 TPA of steel ingots/billets, Angles, Channels, Rounds, Square, TMT Bars, Flats, Patra, Bloom, Slab, Plates by installing 02 No. of Induction furnace of capacity 1X15 TPH & 1X 30 TPH, 01 No. of concast and 02 No. of rolling mill located at Village- Chattarpur, backside Focal Point, Tehsil- Amloh, District- Fatehgarh Sahib, Punjab as per the details mentioned in the application and other documents and subsequent clarifications made by the project proponent and his consultant, proposed measures and subject to the conditions proposed by SEAC and additional conditions as under:

Additional Conditions:

- i) Plantation activities should be commenced at the earliest and completed within 1 year. Minimum 8 Feet tall plants of indigenous tree species should be planted.
- ii) The proposed AEA activities will be completed within 18 months.

Item No. 270.06: Application for Environmental Clearance under EIA notification dated 14.09.2006 for develop the Hotel project namely “Hotel Holiday Inn and Hotel Crown Plaza” at Village Bishanpura, Zirakpur, Tehsil Dera-bassi, District SAS Nagar by M/s NK Sharma Hospitality Pvt Ltd. (Proposal No. SIA/PB/INFRA2/450132/2023).

The Project Proponent has applied for obtaining Environmental Clearance under EIA notification dated 14.09.2006 for develop the Hotel project namely “Hotel Holiday Inn and Hotel Crown Plaza” at Village Bishanpura, Zirakpur, Tehsil Dera-bassi, District SAS Nagar. The land area of the project is 12,104.93 sqm having built up area of 41672.93 sqm. The project is covered under category 8(a) of the schedule appended with the EIA notification dated 14.09.2006.

The Project Proponent has deposited Rs. 83,346/- vide UTR No. SBIN52390693055 dated 17.10.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter No. 5501 dated 17.11.2023 furnished the latest construction status report is as under:

“The project site was visited by officer of the Board on 07.11.2023 and it was observed as under:

1. *As per the site shown by the representative, earlier, a marriage place M/s Sharma Farms was running in the proposed site. However, as observed during site visit, the shed of the marriage place has been dismantled.*
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 267th meeting of SEAC held on 21.11.2023.

The meeting was attended by the following:

- (i) Sh. R.K Mittal, General Manager M/s NK Sharma Hospitality Pvt. Ltd.
- (ii) Mr. Sital Singh, Environmental Consultant M/s CPTL.

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

Sr. No.	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	“Hotel Holiday Inn and Hotel Crown Plaza” by M/s NK Sharma Hospitality Pvt. Ltd.
1.2	Proposal:	SIA/PB/INFRA2/450132/2023
1.3	Location of Project:	Village Bishanpura, Zirakpur, tehsil Dera Bassi, distt. SAS Nagar, Punjab
1.4	Details of Land area & Built up area:	Total land area of project 12104.93 sqm Total built up area of project 41672.93 sqm
1.5	Category under EIA notification dated 14.09.2006	8(a)
1.6	Cost of the project	Rs. 212.18 Crores
2.	Site Suitability Characteristics	
2.1	Whether project 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)	The land document of area 14 Bigha 9 Biswa 11 Biswasi has been submitted.
3	Forest, Wildlife and Green Area	

3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	No. Project Proponent submitted an undertaking in this regard.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	No. Project Proponent submitted an undertaking in this regard.
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	No. Project Proponent submitted an undertaking in this regard.
3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	As per the checklist, the Project Proponent has informed that the project is not located in any notified eco-sensitive zone.
3.6	Green area requirement and proposed No. of trees:	Total area for the greenbelt development is 1003.55 m ² (108.55 m ² on ground + 895 m ² on Floors). Total no. of trees to be planted - 186
4.	Configuration & Population	
4.1	Configuration	
	SR. NO.	PARTICULARS
		AREA
	1.	Net Plot Area
		12,104.93 m ²
	2.	FAR Achieved
		1:2.58
	3.	Ground coverage @ 40% permissible
		4,841.97
		Ground coverage @ 37.06% achieved
		4486.54
	ESTIMATED BUILT UP AREA DETAILS	
	FAR Area	
		Area (m²)
	1.	Ground Floor
		4486.54
	2.	First
		2422.22
	3.	Second
		2422.22
	4.	Third
		2280.57

5.	Typical 10 Guest Floors	18553.20
6.	Terrace	1017.04
Non-FAR Area		Non-FAR Area
1.	Service Floor	1855.32
2.	Basement	8635.82
Total		41,672.93

4.2

Details of water consumption:

S. No.	Description	Population	Total Water Consumption (KLD)	Domestic Water Consumption (KLD)	Flushing water consumption (KLD)
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GUEST ROOM:

1	Guest rooms- 165 (HOTEL CROWN PLAZA-FIVE STAR) = Water required @ 320lts per persons per day (260 ltrs Domestic & 60 ltrs Flushing) Guest rooms- 225 (HOTEL HOLIDAY INN-THREE STAR) = Water required @ 180lts per persons per day (120 ltrs Domestic & 60 ltrs Flushing)	165X2=330	330X320= 106	330X260= 86	330X60= 20
		225X2=450	450X180= 81	450X120= 54	450X60= 27

2	Services Staff for Guest Rooms 300 Person @ 45lts per persons per day	300x45	14	9	5
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BANQUET HALL (3.0 M²/ PERSON) AREA=1893M² Total population: 1893/3= 631

1	Floating Population - 568 Person @ 15LPD (For Non-Flushing 5 LPD)	568x15	9	6	3
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		and For Flushing 10 LPD)				
2	Fixed Population - 63 Person @ 45 LPD (For Non- Flushing 25 LPD and for Flushing 20 LPD)	63x45	3	2		1
ERIAL AREA 1ST,2ND,3RD FLOOR =7,124.57M² Total population: 7125/6= 1188						
1	Floating Population-1069 Person @ 15LPD (For Non- Flushing 5 LPD and For Flushing 10 LPD)	1069x15	16	10		6
.2	Fixed Population 119 Person @ 45 LPD (For Non- Flushing 25 LPD and for Flushing 20 LPD)	119x45	5	4.0		1
TOTAL		2899	234	171		63
WASTE WATER GENERATED		187 KLD				
5	Water					
5.1	Source:		Borewell			
5.2	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>		Not submitted			
5.3	Utilization/Disposal of excess treated wastewater.		The Project Proponent proposed to dispose the excess treated wastewater in the adjoining land of 1 acre, to be developed under Karnal Technology.			
5.4	Cumulative Details:					
	Total water Requirement KLD	Total wastewater generated KLD	Treated wastewater KLD	Flushing water requirement KLD	Green area requirement KLD	Into sewer KLD
	234	187	182	63	Summer-5.5 KLD	Summer-

					Winter-4.0 KLD Monsoon-1.0 KLD	113.5KLD Winter- 115KLD Monsoon- 118KLD
5.5	Rain water harvesting proposal:	3 Rain water recharging pits have been proposed for artificial rain water recharging within the project premises.				
6	Air					
6.1	Details of Air Polluting machinery:	Two DG sets shall be installed. 1X1000 KVA and 1X1500 KVA				
6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG sets will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.				
7	Waste Management					
7.1	Total quantity of solid waste generation	Total solid waste generation = 830 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	Yes. Biodegradable waste will be converted into manure using mechanical composter having capacity 290 kg/day. Non-biodegradable waste (recyclable waste) will be disposed off through authorized recycler vendors. Inert waste will be dumped at authorized dumping site.				
7.3	Details of management of Hazardous Waste.	Hazardous Waste in the form of used oil from DG sets 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:	Total Power load =2500 KW				
8.2	Energy saving measures:	Use of Solar water heating system shall provide. Solar energy will be used for street light on the roads as well as in the parks. Use of LED lamps shall be provided. Energy efficient electrical gadgets shall be used. Solar Light 20 No = 30KWH Common area (25) lights replaced with LED = 12 KWH Total Energy saved/day 30+12 = 32 KWH				

		In addition to this, 25% of the rooftop area is reserved for the solar power.			
8.3	Details of activities under Environment Management Plan. Construction Phase				
	SR. NO.	PARTICULARS	APPROX. CAPITAL COST (Rs LAC)	APPROX. RECURRING COST (Rs LAC)	ITEMS COVERED
	1.	Medical Cum First Aid	1.0	0.5	First aid medical facility with first aid kit
	2.	Toilets for workers	1.5	0.5	Toilets with septic tank
	3.	Wind breaking curtains	2.0	0.5	Wind breaking walls at vulnerable areas
	4.	Sprinklers for suppression of dust	1.5	0.5	Sprinklers, Pipeline
	5.	Sewage Treatment Plant	90.0	---	Construction of STP
	6.	Solid waste Management	6.0	--	Making arrangement for solid waste segregation & disposal
	7.	Green belt development	3.7	--	Land scaping & tree plantation
	8.	Rain water harvesting	5.0	--	Construction rain water harvesting well & channel
	TOTAL COST		Rs 110.7	Rs 2.0	

Operation Phase			
SR. NO.	PARTICULARS	RECURRING COST (Rs. LAC) ANNUALLY	ITEMS COVERED
1.	Sewage Treatment Plant	8.0	Operation & maintenance of sewage treatment plant including salary of operators
2.	Solid Waste segregation & disposal	2.0	Colored Bins at appropriate Locations
3.	Green Belt including Lawns coverage	2.5	Development of green belt, watering & manuring
4	RWH	1.0	Cleaning of channels & harvesting pits
TOTAL		Rs 13.5	
9	Additional Environmental Activities:		
S. NO	ADDITIONAL ENVIRONMENTAL ACTIVITY	CAPITAL / RECURRING COST (Rs.)	
1	Rejuvenation/cleaning of 2 No. Village Pond 1- Village Bair Majra SAS Nagar Mohali 2- Village Juala Khurd SAS Nagar Mohali	Rs 90 Lacs	
2	Providing set of Racker & baler machines to small & marginal farmer for management of paddy straw in District Mohali (5 sets @ 25 lacs/set).	Rs 125 Lacs	
	Total	215	

The Project Proponent has proposed to develop adjoining land of 6649 sqm in two pockets (on the name of the promoter company) as per Karnal Technology for the disposal of excess treated

wastewater (maximum 118 KLD during monsoon season), till the time the project sewer is connected with the MC, sewer. Further, the Project proponent submitted the land documents of 1 acre land on the name of promoter company.

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 develop the Hotel project namely "Hotel Holiday Inn and Hotel Crown Plaza" at Village Bishanpura, Zirakpur, Tehsil Dera-bassi, District SAS Nagar, subject to the following standard& special conditions:

Special Condition:

- (i) The Project Proponent shall not carry out any construction in the adjoining land measuring 6649 sqm in two pockets and shall develop & maintain the same under Karnal Technology, 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, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi) No Excavation of soil shall be carried out without adequate dust mitigation measures in place.
- vii) No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered.
- viii) No uncovered vehicles carrying construction material and waste shall be permitted.
- ix) All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
- x) Grinding and cutting of building material in open areas shall be prohibited. A wet jet shall be provided for grinding and stone cutting.
- xi) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- xii) All construction and demolition debris shall be stored at the site within the earmarked area and roadside storage of construction material and waste shall be prohibited. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- xiii) The diesel generator sets to be used during the construction phase shall be low sulphur diesel type and shall conform to the norms and regulations prescribed under air and noise emission standards.
- xiv) The gaseous emissions from the DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xv) For indoor air quality, the ventilation provisions as per the National Building Code of India shall be complied with.
- xvi) Roads leading to or at the construction site must be paved and blacktopped (i.e., metallic roads should be built and used).

- xvii) Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.
- xviii) Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measures will be notified at the site

III. Water quality monitoring and preservation

- i) The natural drainage system should be maintained for ensuring unrestricted flow of water.
- ii) No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.
- iii) Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done.
- iv) The total freshwater use shall not exceed the proposed requirement as mentioned in the application proposal.
- v) Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.
- vi) During the construction phase, the project proponent shall ensure that the wastewater generated from the labour quarters/toilets shall be treated and disposed of in an environment-friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately designed septic tanks for the treatment of such wastewater and treated effluents shall be utilized for green area/plantation.
- vii) The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.
- viii) The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC and SEIAA along with six-monthly monitoring reports.
- ix) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration, and the balance of water available. This should be specified separately for groundwater and surface water sources, ensuring that there is no impact on other users.

- x) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape, etc. would be considered as pervious surface.
- xi) Dual pipe plumbing shall be installed for supplying fresh water for drinking, cooking and bathing, etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, air conditioning etc.
- xii) Installation of R.O. plants in the project will be discouraged in order to reduce water wastage in form of RO reject. However, in case the requirement of installing RO plant is unavoidable, the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises.
- xiii) The project proponent shall also adopt the new/innovative technologies like low water discharging taps (faucet with aerators) /urinals with electronic sensor system /waterless urinals/twin flush cisterns/ sensor-based alarm system for overhead water storage tanks and make them a part of the environmental management plans/building plans so as to reduce the water consumption/groundwater abstraction.
- xiv) The project proponent will provide plumbing system for reuse of treated wastewater for flushing/other purposes etc. and will colour code the different pipelines carrying water/wastewater from different sources / treated wastewater as follows:

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

- xv) Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents, and adopting other best practices.
- xvi) The CGWA provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of the plot area and a storage capacity of a minimum of one day of the total freshwater requirement shall be provided. In areas where groundwater recharge is not feasible, the rainwater should be harvested and stored for reuse. The groundwater shall not be withdrawn without approval from the Competent Authority.
- xvii) All recharge should be limited to shallow aquifers.
- xviii) No groundwater shall be used during the construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and should be available at the site.
- xix) Any groundwater dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any groundwater abstraction or dewatering.
- xx) The quantity of freshwater usage, water recycling, and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC, and SEIAA along with six-monthly Monitoring reports.
- xxi) Sewage shall be treated in the STP with tertiary treatment by providing ultra-filtration Technology. STP shall be installed in a phased manner viz a viz in the module system designed in such a way so as to efficiently treat the wastewater with an increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/reused for flushing and gardening. No treated water shall be disposed of into the municipal stormwater drain.
- xxii) No sewage or untreated effluent would be discharged through stormwater drains. Onsite sewage treatment with a capacity to treat 100% wastewater will be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry / SEIAA before the project is commissioned for operation. Treated wastewater shall be reused on-site for landscape, flushing, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by the Ministry of Environment, Forest, and Climate Change. Natural treatment systems shall be promoted.
- xxiii) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.

- xxiv) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed of as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

IV. Noise monitoring and prevention

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

V. Energy Conservation measures

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

the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher.

VI. Waste Management

- i) A certificate from the competent authority handling municipal solid waste, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from the project shall be obtained.
- ii) The Project Proponent shall install Mechanical Composter of adequate capacity to treat wet component of the Solid Waste.
- iii) Disposal of muck during the construction phase should not create any adverse effect on the neighbouring communities and should be safely disposed of taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of the competent authority.
- iv) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating the segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- v) Organic waste compost/ Vermiculture pit/ Organic Waste Converter/Mechanical Composter within the premises must be installed for treatment and disposal of the solid waste.
- vi) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie-up must be done with the authorized recyclers.
- vii) Any hazardous waste generated during the construction phase, shall be disposed of as per applicable rules and norms with the necessary approvals of the State Pollution Control Board.
- viii) Use of environment-friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environmentally friendly materials.
- ix) Fly ash should be used as a building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready-mixed concrete must be used in building construction.
- x) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- xi) Used CFLs and TFLs should be properly collected and disposed of or sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VII. Green Cover

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

Details of activities under Environment Management Plan.				
Construction Phase				
SR. NO.	PARTICULARS	APPROX. CAPITAL COST (Rs LAC)	APPROX. RECURRING COST (Rs LAC)	ITEMS COVERED
1.	Medical Cum First Aid	1.0	0.5	First aid medical facility with first aid kit
2.	Toilets for workers	1.5	0.5	Toilets with septic tank
3.	Wind breaking curtains	2.0	0.5	Wind breaking walls at vulnerable

				areas
4.	Sprinklers for suppression of dust	1.5	0.5	Sprinklers, Pipeline
5.	Sewage Treatment Plant	90.0	---	Construction of STP
6.	Solid waste Management	6.0	--	Making arrangement for solid waste segregation & disposal
7.	Green belt development	3.7	--	Land scaping & tree plantation
8.	Rain water harvesting	5.0	--	Construction rain water harvesting well & channel
TOTAL COST		Rs 110.7	Rs 2.0	

Operation Phase

SR. NO.	PARTICULARS	RECURRING COST (Rs. LAC) ANNUALLY	ITEMS COVERED
1.	Sewage Treatment Plant	8.0	Operation & maintenance of sewage treatment plant including salary of operators
2.	Solid Waste segregation & disposal	2.0	Colored Bins at appropriate Locations
3.	Green Belt including Lawns coverage	2.5	Development of green belt, watering & manuring
4	RWH	1.0	Cleaning of channels &

			harvesting pits
TOTAL		Rs 13.5	

Additional Environmental Activities:

S. NO	ADDITIONAL ENVIRONMENTAL ACTIVITY	CAPITAL / RECURRING COST (Rs.)
1	Rejuvenation/cleaning of 2 No. Village Pond 1- Village Bair Majra SAS Nagar Mohali 2- Village Juala Khurd SAS Nagar Mohali	Rs 90 Lacs
2	Providing set of Racker & baler machines to small & marginal farmer for management of paddy straw in District Mohali (5 sets @ 25 lacs/set).	Rs 125 Lacs
	Total	215

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

- ii) 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.
- iii) The project proponent shall comply with the conditions of CLU, if obtained.
- iv) 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.
- v) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the

relevant offices of the Government who in turn have to publicly display the same for 30 days from the date of receipt.

- vi) The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on a half-yearly basis.
- vii) 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.
- viii) 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.
- ix) 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.
- x) The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- xi) 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.
- xii) 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.
- xiii) 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.
- xiv) 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 270th meeting of SEIAA held on 07.12.2023.

The case was considered by SEIAA in its 270th meeting held on 07.12.2023, which was attended by the following:

- (i) Sh. R.K Mittal, General Manager M/s NK Sharma Hospitality Pvt. Ltd.
- (ii) Mr. Sital Singh, Environmental Consultant M/s CPTL.

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

To a query raised by SEIAA, the project proponent informed that they will also install Effluent Treatment Plant (ETP) of capacity 20 KLD for the treatment of laundry waste.

Further, the project proponent informed that the land area under Karnal Technology mentioned in the proceedings by SEAC is not as per actual proposal submitted by them and needs to be revised from 6649 sqm to 6540.09 sqm.

SEIAA observed that the project proponent has not included wastewater generation from the kitchen in its proposal. Project Proponent agreed to install STP taking into account the effluent generation from kitchen section and submitted the revised EMP as under:

Table 1- EMP

SR. NO.	PARTICULARS	APPROX. CAPITAL COST (Rs LAC)	APPROX. RECURRING COST (Rs LAC)	ITEMS COVERED
Construction Phase				
1.	Medical Cum First Aid	1.0	0.5	First aid medical facility with first aid kit
2.	Toilets for workers	1.5	0.5	Toilets with septic tank
3.	Wind breaking curtains	2.0	0.5	Wind breaking walls at vulnerable areas

4.	Sprinklers for suppression of dust	1.5	0.5	Sprinklers, Pipeline
5.	STP-250KLD ETP-20KLD	90.0 25.0	---	Construction of STP & ETP
6.	Solid waste Management	6.0	--	Making arrangement for solid waste segregation & disposal
7.	Green belt development	3.7	--	Land scaping & tree plantation
8.	Rain water harvesting	5.0	--	Construction rain water harvesting well & channel
Operation Phase				
9.	Sewage Treatment Plant (SBR Technology & Ultra-filtration) and Effluent Treatment Plant (Laundry)	--	8.0 2.0	Operation & maintenance of sewage treatment plant including salary of operators
10.	Solid Waste segregation & disposal	--	2.0	Colored Bins at appropriate Locations
11.	Green Belt including Lawns coverage	--	2.5	Development of green belt, watering & manuring
12.	RWH	--	1.0	Cleaning of channels & harvesting pits
TOTAL COST		Rs 135.7	Rs 17.5	

Table 2

Additional Environmental Activity

To another query by SEIAA, the project proponent submitted the revised Additional Environment Activities to be implemented as under:

Table-2S. NO	ADDITIONAL ENVIRONMENTAL ACTIVITY	CAPITAL / RECURRING COST (Rs.)
1	Rejuvenation/cleaning of 2 No. Village Pond 1- Village Bair Majra SAS Nagar Mohali 2- Village Juala Khurd SAS Nagar Mohali	Rs. 90 Lacs
2	PP shall provide machinery for control of Stubble burning involving in Ex-situ / In-situ management in consultation with and through the PPCB / District Administration.	Rs. 125 Lacs
	Total	Rs. 215 Lacs

A copy of the revised presentation submitted by project proponent was also taken on record. After detailed deliberations, SEIAA decided to accept the recommendations of SEAC and grant Environmental Clearance to develop the Hotel project namely “Hotel Holiday Inn and Hotel Crown Plaza” at Village Bishanpura, Zirakpur, Tehsil Dera-bassi, District SAS Nagar as per the details mentioned in the application and other documents and subsequent clarifications made by the project proponent and his consultant, proposed measures and subject to the conditions proposed by SEAC and additional condition by SEIAA as under:

1. The project proponent shall implement EMP and AEA plans as per Tables 1 and 2 above. The AEA activities will be completed within 18 months of grant of EC.
2. The PP will install a separate ETP for the treatment of effluent generation from Laundry section.

Item No. 270.07: Application for Environment Clearance under EIA Notification dated 14.09.2006 for construction of a residential project namely “Mega Integrated Residential Township” by M/s Innovative housing and Infrastructure (P) Ltd. (SIA/PB/INFRA2/424213/2023).

1. The promoter company “M/s Innovative Housing & Infrastructure Pvt Ltd” was granted permission for Change of Land use from the Department of Town and Country Planning, Punjab vide No.3818-CTP(Pb)/SP-432(M) dated 03.07.2014 for the land area measuring 155.90 acres falling in Village Teera & Togan, New Chandigarh for the establishment of Mega Residential Project.
2. Thereafter, layout plan was got approved from the Chief Town Planner, Punjab on 11.07.2018 for development of a plotted residential accommodation, plotted commercial component and affordable group housing namely ‘Mega Integrated Residential Township’ for total CLU area of 155.90 acres, out of which net planning area is 95.0250 acres falling in the revenue estate of village Togan and Teera, New Chandigarh, Distt. SAS Nagar.
3. As per said approved layout plan, the summary of the project area is as under:

Sr. No.	Category	Area in Acres
1.	CLU area	155.90
2.	Area not taken in the layout plan	16.343
3.	Layout Area (1-2)	139.56
4.	Area under acquisition	0.6070
5.	Revenue Rastas	2.72
6.	Gross scheme area (3+4+5)	142.89
7.	Area under roads	7.068
8.	Reserved Area for future expansion	27.67
9.	Area reserved for affordable group housing	9.80
10.	Net Planning Area (6-4-5-7-8-9=10)	95.0250 acres

4. Out of the aforementioned components of the project, the affordable group housing site for the land area measuring 9.80 acre was sold out to another promoter company, who has separately obtained environmental clearance under EIA Notification dated 14.09.2006 for carrying out construction of Group Housing project namely “The Address”. In the said environmental clearance a special condition was imposed to the effect that the Project Proponent of M/s. Innovative Housing and Infrastructure (P) Ltd shall be bound to obtain environmental clearance, if area of the main project namely PCL Gateway exceeds 50 Hectares (123.553 acres) as required under the provisions of EIA Notification dated 14.09.2006.
5. The promoter company has obtained Consent to Establish under the Water Act,1974 and Air Act,1981 from Punjab Pollution Control Board on 14.01.2021, which was valid up to 13.01.2022, for the Residential township project to be developed in net planning area of 95.025 acres, having 612 residential plots, Amenities Area in 9.79 acres, EWS area in 7.17 acres and Commercial Area in 3.84 acres.
6. The promoter company started development work of the project on 20.07.2018 and continued the development work of the project apprehending that the project is not covered under the ambit of EIA notification as the planned area of project is only 95.0250 acres, which was less than 50 Hectares (123 acres) as per condition imposed in the EC granted to the project namely ‘The Address’, which is reproduced herein above.
7. The promoter company prepared a conceptual plan on 04.09.2021 by adding the additional land area in the project making the total project area as 264.69 acres and net planning area as 193.912 acres. The summary of this project area as per this conceptual plan is as under:

Sr.No.	Category	Area in Acres
1.	Total Project Area	264.69
2.	CLU area	155.90
3.	Expansion Area	108.79
4.	Area not taken in the layout plan	16.91
5.	Area under roads	7.068
6.	Area under acquisition	6.20
7.	Revenue Rastas	3.70
8.	Gross scheme area (1-4+6+7)	257.68
9.	Reserved Area for future expansion	35.32
10.	Area reserved for affordable group housing	9.80
11.	Area reserved for group housing	11.58
12.	Net Planning Area (8-5-9-10-11=12)	193.912

8. Since, the area of the project was exceeded beyond 50 Hectares (123 acres), as such, the promoter company applied for obtaining Environmental clearance under EIA Notification to the MoEF&CC on 19.02.2022 informing all the facts prevailing at the time when SEIAA was not functioning. The MoEF&CC granted Terms of References (TOR) vide letter No. IA2-21/12-2021 dated 04.02.2023 for proposed township having residential Plots, Group Housing,

Commercial, Institutional and Flats for EWS. The total land area of the project is 264.69 acres having net planning area of 193.912 Acres.

9. SEIAA vide letter No.3986 dated 04.05.2021 has asked the promoter company not to undertake any work or activity of the project except securing of land prior to grant of requisite Environment clearance.
 - a) Directions were issued by SEIAA Punjab u/s 5 of the Environment Protection Act 1986 to the project proponent, vide letter no. SEIAA/MS/2022/933 dated 14.09.2022, to the effect that:
 - I. That the Project proponent shall not undertake any further construction activity of the project or create any further third-party interest in the project till the grant of Environmental Clearance under EIA Notification dated 14.09.2006.
 - II. That the project proponent shall pay penalty equivalent to the amount as may be determined based upon OM dated 07.07.2021 at the time of submission of EIA/EMP report, to the Punjab Pollution Control Board. In compliance with the OM dated 28.07.2021 issued by the MOEF&CC, these funds will be deposited in the account of the PPCB maintained for this purpose.
10. Now, the Project Proponent has submitted application for obtaining Environmental Clearance for area township project namely "Mega Integrated Residential Township" at Village Togan & Teera, New Chandigarh, SAS Nagar, Punjab. The Project Proponent has submitted copy of final EIA notification dated 14.09.2006 report after incorporating the compliance of Terms of Reference and other relevant documents. The total land area of the project is 264.69 acres having net planning area of 193.912 Acres and total built up area of 646785.39 sqm. The project is covered under category 8(b) of the schedule appended with the EIA notification dated 14.09.2006. The total cost of the project is Rs. 434 Crore.
11. The Project Proponent is required to deposit fee of Rs. 646786/- and he has deposited fee of Rs.2,35,018/- vide UTR No. HDFCR52021112179365184 dated 24.11.2021 and Rs. 500/- vide cheque No. 33321674 dated 11.05.2023 and Rs. 4,11,500/- vide UTR No. HDFCR52023053160497189 dated 31.05.2023.
12. Earlier, a compliant was also received against the Promoter company for not securing wildlife clearance under Wildlife (Protection) Act 1972. The said matter was discussed 187th meeting of SEIAA held on 09.08.2021, 192nd meeting of SEIAA held on 01.11.2021, 199th meeting of SEIAA held on 25.01.2022, 201st meeting of SEIAA held on 22.02.2022, 203rd meeting of SEIAA held on 29.03.2022, 206th meeting of SEIAA held on 08.06.2022, 209th meeting of SEIAA held on 04.07.2022, 211th meeting of SEIAA held on 27.07.2022 and lastly in 212th meeting of SEIAA held on 17.08.2022. After deliberation in the said matter, SEIAA decided that additional Terms of reference be issued to the project proponent for carrying out detailed EIA & EMP and fulfilling other mandatory requirements as per OM dated 07.07.2021 for obtaining Environmental Clearance as under:
 - a) *Environmental Consultant shall prepare EIA report keeping in view Office Memorandum dated 07.07.2021 issued by the MoEF&CC, New Delhi. The EIA report should include Damage*

Assessment Report, Remedial Plan and Community Resources Augmentation Plan as an independent chapter in the EIA report.

- b) Submit the details of total expenditure on the project up to the filing the EIA report and turnover during the period of violation (duly certified by the project CA).*
- c) Submit a separate chapter defining the role and responsibilities of all the stakeholders in the implementation of the proposed Environmental Management Plan as well as for assuring proper compliance of the conditions of Environmental Clearance if granted.*

Deliberations during 253rd meeting of SEAC held on 24.07.2023.

The meeting was attended by the following:

- (i) Sh. Jagjit Singh Majha, MD, M/s Innovative Housing and Infrastructure Pvt Ltd.
- (ii) Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.

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

Sr. No.	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	Mega Integrated Residential Township by M/s Innovative Housing and Infrastructure (p) ltd Jagjit Singh Director
1.2	Proposal:	SIA/PB/INFRA2/424213/2023
1.3	Location of Industry:	Village Togan & Teera SAS Nagar, Punjab
1.4	Details of Land area & Built up area:	193.912 acres (78.47 Ha) Built up area -646785.39 sqm
1.5	Category under EIA notification dated 14.09.2006	8(b)
1.6	Cost of the project	Rs. 434 Crores
2.	Site Suitability Characteristics	
2.1	Whether site of the industry is suitable as per the provisions of Master Plan:	The project falls in mixed use zone as per the master plan of New Chandigarh.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof:	The permission letter for Change of Land Use total land measuring of 155.90 acres issued by Department of Town & Country Planning, Punjab vide memo No. 5523 CTP(PB)/SP-432 dated 10.11.2016 for Mega Residential Project.

	(CLU/building plan approval status)																												
3	Forest, Wildlife and Green Area																												
3.1	Whether the industry required clearance under the provisions of Forest Conservation Act 1980 or not:	No, forest area does not fall in the project, an undertaking in this regard in prescribed format submitted.																											
3.2	Whether the industry required clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900:	No, an undertaking in this regard submitted.																											
3.3	Whether industry required clearance under the provisions of Wildlife Protection Act 1972 or not:	No, an undertaking in this regard submitted.																											
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, the project does not fall within any eco-sensitive zone.																											
3.6	Green area requirement and proposed No. of trees:	Total green area: 50884.109 sq.m Proposed trees to be planted: 9810 nos.																											
4.	Component wise area classification:																												
4.1	<table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Category</th> <th>Area in Acres</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Total Project Area</td> <td>264.69</td> </tr> <tr> <td>2.</td> <td>CLU area</td> <td>155.90</td> </tr> <tr> <td>3.</td> <td>Expansion Area</td> <td>108.79</td> </tr> <tr> <td>4.</td> <td>Area not taken in the layout plan</td> <td>16.91</td> </tr> <tr> <td>5.</td> <td>Area under roads</td> <td>7.068</td> </tr> <tr> <td>6.</td> <td>Area under acquisition</td> <td>6.20</td> </tr> <tr> <td>7.</td> <td>Revenue Rastas</td> <td>3.70</td> </tr> <tr> <td>8.</td> <td>Gross scheme area (1-4+6+7)</td> <td>257.68</td> </tr> </tbody> </table>	Sr. No.	Category	Area in Acres	1.	Total Project Area	264.69	2.	CLU area	155.90	3.	Expansion Area	108.79	4.	Area not taken in the layout plan	16.91	5.	Area under roads	7.068	6.	Area under acquisition	6.20	7.	Revenue Rastas	3.70	8.	Gross scheme area (1-4+6+7)	257.68	
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	9.	Reserved Area for future expansion	35.32
	10.	Area reserved for affordable group housing	9.80
	11.	Area reserved for group housing	11.58
	12.	Net Planning Area (8-5-9-10-11=12)	
4.2	Population and Water requirement details		
	No.ofplots1291 @15person/plot	19365personsWaterconsumption@135 Ltr/person/day	2614m ³ /day
	GROUPHOUSING-1 9.8acres@450persons/acre	4410personsWaterconsumption@135 Ltr/person/day	595m ³ /day
	GROUPHOUSING-2 11.58acres@450 persons/acre	5211personsWaterconsumption@135 Ltr/person/day	703m ³ /day
	EWS13acres@360 persons	4680personsWaterconsumption@135 Ltr/person/day	632m ³ /day
	Commercial =4.80 acres@100persons/acre	480personsWaterconsumption@15 Ltr/person/day	7m ³ /day
	PublicBuilding=9.8 acres@100persons/acre	980personsWaterconsumption@45 Ltr/person/day	44m ³ /day
	TOTALWATERREQUIRED	(DOMESTICWATER)	4595m³/day
	WASTE WATER GENERATION		3,676 KLD
4.3	Water requirement for flushing:		
	Plots	19365 persons Water consumption @ 45 Ltr/person/day	871.425 KLD
	GROUP HOUSING-1	4410 persons Water consumption @ 45 Ltr/person/day	198.450 KLD
	GROUP HOUSING-2	5211 persons Water consumption @ 45 Ltr/person/day	234.495 KLD
	EWS	4680personsWaterconsumption@ 45 Ltr/person/day	210.600 KLD
	Commercial	480personsWaterconsumption@ 15 Ltr/person/day	7.200 KLD
	PublicBuilding	980personsWaterconsumption@ 15 Ltr/person/day	14.700 KLD
	Total Water required for flushing	1,536.87= approx. 1537 KLD	
	Fresh water Requirement	4595 KLD-1537 KLD= 3058 KLD	
5	Water		
5.1	Total fresh water requirement:	3058KLD	
5.2	Source:	Ground Water	
5.3	Whether Permission	Application has been filed to PWRDA for obtaining permission for the	

	obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) Details thereof	abstraction of groundwater for project.
5.6	Details of utilization of treated wastewater into green area in summer, winter and rainy season	Green area 50884.109 sqm Summary- 280 KLD, Winter-92 KLD, Rainy- 26 KLD,
5.7	Details of excess treated waste water	Summer- 1859 KLD Winter- 2047 KLD Rainy- 2113 KLD Permission for disposal of excess treated waste water into public sewer not submitted.
5.8	Rain water harvesting proposal:	Rain water harvesting system have been proposed for artificial rain water recharge within the project premises for collection of 416980 cubic meter/year of rain water from roof top, green area and roads etc.
6	Air	
6.1	Details of Air Polluting Machinery and APCDs installed are as under:	05 no of DG Sets of capacity 2x 500 KVA & 2x240 KVA, 1x125 KVA shall be installed which will be provided with canopy and stack of adequate height.
7	Waste Management	
7.1	Total quantity of solid waste generation	15807 Kg/day
7.2	Details of management and disposal of solid waste (Mechanical Composter/Compost pits)	Solid waste management area has been provided and marked in conceptual layout attached along with the application. The solid waste generated in the project after completion will be mostly domestic waste. Necessary arrangements for segregation and collection of solid wastes shall be made at source. The recyclables like paper, plastic, tins etc. will be sold to authorized vendors and the Municipal solid wastes will be treated through vermin-culture. Thus, there will be no problem of solid waste from the project.
8	Energy conservation measures	
8.1	Power Consumption:	Total power demand for the proposed project will be 16 MW which will be provided by Punjab State Power Corporation Limited (PSPCL).
8.2	Energy saving measures:	(i) Promoting use of solar water heating. (ii) Purchase of energy efficient appliances. (iii) Constant monitoring of energy consumption and defining targets for energy conservation

8.3	Details of activities under Environment Management Plan.			
CONSTRUCTION PHASE:				
Sr. No.	Particulars	Approx. Recurring Cost (Rs in Lac)	Approx. Capital Cost (Rs in Lac)	Basis for cost Estimate
1.	Medical Cum First Aid	1.5	1.00	first aid medical facility with first aid kit
2.	Toilets for sanitation system	3.0	5.0	Toilets with septic tank
3.	Wind breaking curtains	4.0	10.0	Wind breaking walls at vulnerable areas
4.	Sprinklers for suppression of dust	3.0	12.0	Sprinklers, Pipeline
	Total	11.50	28.0	
OPERATION PHASE:				
Sr. No.	Particulars	Approx. Recurring Cost Operational Phase (Rs in Lac)	Approx. Capital Construction Phase (Rs in Lac)	Basis for cost Estimation
1.	Sewage Treatment Plant	12.0	500.0	Capital cost include cost of STP
2.	Solid Waste segregation & disposal	22.0	15.0	Colored Bins at appropriate Locations
3.	Green Belt including grass coverage	5.0	50.0	Plantation and landscaping
4.	RWH	3.0	30.0	RWH pits and the cleaning
	Total	42.0	595.0	
9.	CER Activities	<p>(i) Mini Jungles with Native Species (Neem, Mango, Ficus etc.) in the villages of Togan, Teera, with approximately 200 to 250 Trees per Jungle have been planned.</p> <p>(ii) Each jungle will be planted with approximately 200 to 250 trees.</p> <p>(iii) We have planned 2 Jungles in Village Togan and 5 Jungles in</p>		

		<p>Village Teera. Each Mini Jungle costing around Rs.4.5 Lakh. Therefore, total of 7 Jungles will be costing approx. Rs.31,50,000 Lakh.</p> <p>(iv) Forests also provide fuel for cooking and warmth, medicinal plants, food, wildlife habitat, clean water, spiritual and cultural touchstones, and for many, the means to earn a living.</p> <p>(v) The concept of Eco-Friendly Jungles is a Japanese Concept created by Akira Miyawaki and also popularly known as the Miyawaki Method. This involves restoring native forests from seeds of native trees on very degraded soil which were deforested and are without humus. Using this he successfully restored many protective forests. Thereby he showed restoration of soil was possible by using judicious choice of pioneer and secondary indigenous species.</p>
10	<p>Whether damage assessment plan, remediation plan and natural & community resource augmentation implementation plan submitted or not? Details of the same.</p>	<p>(i) As per the damage assessment plan, remediation plan along with natural & community resource augmentation plan, total no. of days of violation were calculated as 1002 (from 20.07.2018 to 16.08.2022 excluding the COVID-19 period).</p> <p>(ii) The Capital & Recurring cost for Damage Assessment has been estimated as Rs. 33.6904 lac/day and Rs. 0.0253044 lac/day respectively. Whereas, the amount allocated towards Remediation Plan & Natural and Community Resources Augmentation Plan has been proposed as Rs. 161.1285814 lakhs for 1002 days of violation. As per OM dated 07.07.2021 issued by MoEF&CC, the Project Proponent is required to submit the Bank Guarantee of Rs. 51,04,159/- lakhs with Punjab Pollution Control Board prior to the grant of Environmental Clearance and the same shall be released after the successful implementation of the Remediation and Natural & Community Resource Augmentation Plan.</p> <p>(iii) The development work of the project was started on 20.07.2018 and the Promoter company hasuo-moto reported to SEIAA, Punjab regarding the construction of the Hotel carried out without obtaining EC under the EIA Notification by way of filing an application for obtaining EC. Therefore, only 0.5% of the total project cost to the tune of 102,08,31,814 incurred up to the date of filing of application, on account of penalty is liable to be paid by our project proponent. Therefore, the amount of penalty comes out to be Rs.51,04,159/-.This amount shall be deposited by the promoter company to PPCB through DD/RTGS etc.in compliance to OM dated 28.07.2022 of the MoEF&CC.</p>

The Committee observed that the Project Proponent has applied under violation category through Parivesh Portal for obtaining Environmental Clearance under EIA Notification dated 14.09.2006 for the construction of a residential project namely “Mega Integrated Residential Township” in the land area of 264.69 acres having built up area of 646785.39 sqm.

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

- (i) The Project Proponent shall submit the documentary compliance of the following additional ToRs issued by SEIAA:
 - a. *Submit the details of total expenditure on the project up to the filing the EIA report and turnover during the period of violation (duly certified by the project CA).*
 - b. *Submit a separate chapter defining the role and responsibilities of all the stakeholders in the implementation of the proposed Environmental Management Plan as well as for assuring proper compliance of the conditions of Environmental Clearance if granted.*
- (ii) The Project Proponent shall submit the component-wise details of the total land area, built up area along with the details of environmental parameters such as basis of estimating the population, water consumption, waste water generation, reuse of treated waste water for flushing/greening, STP capacity, final disposal of treated waste water etc., as per application proposal.
- (iii) The Project Proponent shall submit the land ownership documents of the remaining land area of 108.79 acres along with the details and status of the application filed for obtaining permission for Change of land Use.
- (iv) The Project Proponent shall submit the detailed proposal for solid waste management including setting up of mechanized Material Recovery Facility (MRF) and also earmark the dedicated space in the layout plan for solid waste management.
- (v) The Project Proponent shall submit the justification along with requisite documents as proof for considering the date of start of construction and date of stoppage of construction considered for calculating the number of days of violation.
- (vi) The Project Proponent shall submit the status of prosecution filed by Punjab Pollution Control Board for the violation of the provisions of the EIA notification dated 14.09.2006.
- (vii) The Project Proponent shall submit the clearance obtained from Chief Wildlife Officer with regard to land area of the project falling under Eco Sensitive zone.
- (viii) The Project Proponent shall submit the proposal for the storm water management by clearly mentioning its disposal arrangements by obtaining permission from local authority.
- (ix) The Project Proponent shall submit the permission for discharging treated wastewater into sewer.
- (x) The Project Proponent shall submit the details of activities proposed to be undertaken under Additional Environmental Activities.
- (xi) The Project Proponent shall submit the separate drawing showing plumbing systems for use of fresh and treated wastewater.
- (xii) The Project Proponent shall submit the revised Contour Plan reflecting the true existing physical features of the site with regard to permanent bench mark.

- (xiii) The Project Proponent shall submit the approved Layout Plan for the net planned area of 95.0250 acres.
- (xiv) The Project Proponent shall submit the Conceptual Plan for Net Planned Area of 193.912 acres. Further, the project proponent shall also submit the details of the areas deducted from the total project area of 264.69 acres.
- (xv) The Project Proponent shall submit Consent to establish obtained Punjab Pollution Control Board.

Deliberations during 265th meeting of SEAC held on 30.10.2023.

The meeting was attended by the following:

- (i) Sh. Jagjit Singh Majha, MD, M/s Innovative Housing and Infrastructure Pvt Ltd.
- (ii) Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.

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

Sr. no.	EDS	Reply
1.	The Project Proponent shall submit the documentary compliance of the following additional ToRs issued by SEIAA:	
	<p>a. Submit the details of total expenditure on the project up to the filing the EIA report and turnover during the period of violation (duly certified by the project CA).</p>	<p>The promoter company has already submitted a CA certificate mentioning the total cost incurred during the period of violation. As per CA certificate the promoter company has incurred Rs. 102.0831814 crores during the said period. The detail in this regard is given in Chapter 12 of the EIA study report already uploaded on the Parivesh Portal. A copy of the said CA certificate is submitted.</p> <p>As regards to turnover of the promoter company, it is submitted that the promoter company has executed an MoU with “The Punjab Police Primary Consumers Co-Operative society Limited”. But registration deed with regard to selling of land to the said society has not yet been executed. In addition, the promoter company has not</p>

			<p>executed registration deed with any of other entity for selling plot of this project. However, promoter company has taken total token money to the tune of Rs.25 crores to whom plots are to sold out.</p> <p>The promoter company has just constructed warehouse in one of the plots.</p>
	b.	Submit a separate chapter defining the role and responsibilities of all the stakeholders in the implementation of the proposed Environmental Management Plan as well as for assuring proper compliance of the conditions of Environmental Clearance if granted.	Separate chapter defining the roles and responsibilities of the stakeholders in implementation of proposed EMP as well as for assuring proper compliance of the conditions of the EC is submitted.
2.		The Project Proponent shall submit the component-wise details of the total land area, built up area along with the details of environmental parameters such as basis of estimating the population, water consumption, waste water generation, reuse of treated waste water for Flushing/greening, STP capacity, final disposal of treated waste water etc., as per application proposal.	<ul style="list-style-type: none"> • Since the promoter company has ownership of 155.90 acres of land area, as such, EC has been sought for this land area. Out of this land area, net planning area will be 107.388 acres. Component wise detail of the total land is submitted. • No construction is to be made by the promoter company, as such, the built-up area of plotted accommodation calculated as per FAR of the Residential plotted accommodation comes out to be 352987.50 sqm & Commercial plots as 12181.65 sqm. Detail in this regard submitted. • The detail with regard to the basis of estimation of the population, water consumption, wastewater generation, reuse of treated wastewater for Flushing/greening, STP capacity, final disposal of treated wastewater etc., is submitted.
3.		The Project Proponent shall submit the land ownership documents of the	<ul style="list-style-type: none"> • The promoter company has ownership of 155.90 acres and permission for CLU has

	<p>remaining land area of 108.79 acres along with the details and status of the application filed for obtaining permission for Change of land Use.</p>	<p>been obtained for this land area from the Department of Town & Country Planning by the letter No. 3818/CTP(PB)/SP432(M) dated 03-07-2014.</p>
<p>4.</p>	<p>The Project Proponent shall submit the detailed proposal for solid waste management including setting up of mechanized Material Recovery Facility (MRF) and also earmark the dedicated space in the layout plan for solid waste management.</p>	<ul style="list-style-type: none"> • Total solid waste generation will be 8140kg/day and its bifurcation is given as under: <ul style="list-style-type: none"> ○ Bio-degradable=3826 kg/day ○ Recycleable= 2279 kg/day ○ Inert= 2035 kg/day • Solid waste will be segregated at source into biodegradable and non-biodegradable components. The biodegradable component will be converted into compost by installing 2 no. mechanical composters of capacity 2.0TPD each. The non-biodegradable component will be sent to Material Recovery Facility (MRF) of capacity 5.0 TPD for segregation of waste. The recyclable components will be sold out in the market to the registered recyclers and the inert waste will be sent to Engineered Landfill Facility of the GMADA. • GMADA has already given permission for disposal of inert solid waste at its common facility. A copy of the same is submitted. • Land area measuring 0.42 acres for establishment of solid waste management facility has been earmarked on the layout plan. • As per <i>Solid Waste Management Manual published and prepared by Ministry of Urban Development, Govt. of India in the year 2016</i>, for establishment of Integrated MSW Facility for handling of Solid Waste of 8140 kg/day , about 0.4 acres of land area is required, as such, the land area (0.42 acres) earmarked for solid waste management is adequate. • Detail of solid waste management is

		submitted.
5.	The Project Proponent shall submit the justification along with requisite documents as proof for considering the date of start of construction and date of stoppage of construction considered for calculating the number of days of violation.	<ul style="list-style-type: none"> • CTE was granted by the PPCB under the Water Act,1974 and Air Act,1981 vide letter dated 14.01.2021 which is valid upto-13.01.2022. A copy of the same is submitted. • The site of the project was visited by the officers of PPCB on 01.02.2020 and in the proceedings of the personal hearing held 01.10.2020 it has been mentioned that during visit on 01.02.2020 it was noted as under: <ul style="list-style-type: none"> “Construction of towers of the group housing portion has been started at the site by the promoter company. The promoter has carried out excavation in few patches and has started levelling of roads in small pockets.” • The group housing site mentioned in the report of the ‘Committee’ pertains to ‘The Address’ Project which has obtained separate EC under EIA notification. Therefore, the remaining development work regarding excavation work in few patches and levelling of roads in small pockets mentioned in the report of PPCB pertains to Mega Integrated Residential Township. • The report of PPCB itself substantiates that on 01.02.2020 very minor development work was carried out in the premises of the project. • Actually, the development work was started on 20.07.2018 and was carried out at a very slow pace. • Violation of EIA came in the notice of SEIAA after the project site visited by the ‘Committee’ to verify the complaint received against the project. • Development work remained closed during the period 21.03.2020 to 30.11.2020 and 01.04.2021 to 31.07.2021

		<p>due to COVID-19 pandemic.</p> <ul style="list-style-type: none"> • During the meeting of SEIAA, the promoter company submitted an undertaking to the effect that the development work has been stopped on 16.08.2022. A copy of this undertaking is submitted. • Thus, the violation period is from 20.07.2018 to 16.08.2022, which includes the period from 21.03.2020 to 30.11.2020 and 01.04.2021 to 31.07.2021, when the development work remained totally in shut down condition due COVID-19 pandemic. Hence, the number of violation days comes out to be 1002 days. • Therefore, the damage assessment report already prepared is in order and the same is submitted. • As regards to report of the committee visited the project on 27.04.2022, in the report it has been mentioned as under: <ul style="list-style-type: none"> I. Mega township project has been divided into six pockets i.e., Pocket A to Pocket F. Committee visited all the six pockets and it is roughly estimated that about 15% (29 acres) of the area of 193.58 acres (78.34 ha) has been developed by way of providing roads, Sewer, Street Light Electric Poles and creating Green Parks. Out of the estimated 29 acres, 13 acres of land in pocket A has been fully developed for Punjab Police Consumer Cooperative Society by constructing roads laying, sewers and electric poles. It was informed that almost all the plots located in 13 acres land, in Pocket A and some in other pockets have already been sold and whereas, in the column no. 21 of the TOR application, it has been mentioned that Plot Area 78.34 Hectare is undeveloped land.
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		<p>II.No construction activity was observed during the visit. However, committee observed that the development of 13 acres of land in pocket-A has been carried out recently by the Project proponent.</p> <p>From the contents of the report of the committee, it is evident that only 15% of the development work was carried out as on 27.04.2022.</p> <p>It mentioned here that the affordable group housing site was sold out to another promoter company, who has separately obtained environmental clearance under EIA Notification for 'The Address' project. In the said environmental clearance a special condition was imposed to the effect that:</p> <p><i>"The Project Proponent of M/s. Innovative Housing and Infrastructure (P) Ltd shall be bound to obtain environmental clearance if area of the main project namely PCL Gateway exceeds 50 Hectares (123.553 acres) as required under the provisions of EIA Notification dated 14.09.2006."</i></p> <p>In view of the above condition, the promoter company was in impression that the project area less 50 hectares does not attract the provisions of EIA Notification. However, as soon as project area exceeded 50 Hectares, the promoter company applied for obtaining EC and obtained TOR from the MoEF&CC. Therefore, the violation committed is not deliberate and intentional.</p>
6.	The Project Proponent shall submit the status of prosecution filed by Punjab Pollution Control Board for the violation of the provisions of the EIA notification dated 14.09.2006.	The legal proceedings launched by the PPCB under the EPA, 1986 are pending in the Hon'ble court of law for adjudication.
7.	The Project Proponent shall submit the	<ul style="list-style-type: none"> • A copy of the clearance from Eco

	clearance obtained from Chief Wildlife Officer with regard to land area of the project falling under Eco Sensitive Zone.	<p>Sensitive Zone of the project issued by the Chief Conservator (Hills), SAS Nagar by the letter dated 30-05-2022 is submitted.</p> <ul style="list-style-type: none"> As per this clearance, the site of the project is located at a distance of 12.05 km from the Wildlife Sanctuary.
8.	The Project Proponent shall submit the proposal for the storm water management by clearly mentioning its disposal arrangements by obtaining permission from local authority.	Proposal/storm water drainage plan duly approved by Chief Engineer GMADA is submitted.
9.	The Project Proponent shall submit the permission for discharging treated wastewater into sewer.	Permission dated 05-01-2018 issued by GMADA for discharge of treated wastewater into sewer, is submitted.
10.	The Project Proponent shall submit the details of activities proposed to be undertaken under Additional Environmental Activities.	<p>There is a proposal to spend Rs.2.27 Crores on the following activities to be undertaken under CER:</p> <ul style="list-style-type: none"> Plantation of 6500 trees along the boundary of seasonal drain passing in the revenue estate of village Teera, District S.A.S. Nagar to prevent soil erosion and attenuation of fugitive as well as noise levels- Rs.65,00,000/- Mini Jungle in an area of 1.5 acres and 36 mini Jungles in 200 sq.yards in the Revenue estate of village Teera- Rs.1,62,00,000. <p>Note: <i>The expenditure to be incurred on CER activities is in addition to EMP cost on account of remediation plan and natural & Remediation Plan and Natural & Community Resource Augmentation.</i></p>
11.	The Project Proponent shall submit the separate drawing showing plumbing systems for use of fresh and treated wastewater.	Plumbing Drawing duly approved by the GMADA for use of fresh water & treated wastewater is submitted.
12.	The Project Proponent shall submit the revised Contour Plan reflecting the true	Contour Plan showing physical features of

	existing physical features of the site with regard to permanent bench mark	site with regard to permanent benchmark is submitted.
13.	The Project Proponent shall submit the approved Layout Plan for the net planned area of 95.0250 acres.	Approved Layout Plan of 95.0250 acres submitted.
14.	The Project Proponent shall submit the Conceptual Plan for Net Planned Area of 193.912 acres. Further, the project proponent shall also submit the details of the areas deducted from the total project area of 264.69 acres.	Conceptual Plan for net Planned Area of 107.388 acres is submitted. Details with regard to bifurcation of Project area of 155.90 acres in to different components and left out area is submitted.
15.	The Project Proponent shall submit Consent to establish obtained from Punjab Pollution Control Board.	A copy of the Consent to Establish obtained from Punjab Pollution Control Board is submitted.

During meeting, the Committee observed that the Project Proponent has calculated the number of violation days by deducting the Covid period which otherwise is required to be calculated by including the Covid period as the construction work is usually continuous in nature. The Damage Assessment has been observed to be on lower side and needs to be revised with respect to air pollution for estimating the water requirement, water consumption for domestic use & cost of sewage treatment, re-use & disposal under water pollution, the cost of barricades for estimating the damage due to noise pollution & vibration etc. Further, the Remediation Plan and Natural & Community Resource Augmentation Plan also needs to be revised accordingly.

The Committee perused the KML file of the project and observed that the site of the project is located at a distance of around 7Km from the boundary of the Sukhna Wild Life Sanctuary, which is less than 10 Km. The Committee, in pursuance to SEIAA letter No. 1555 dated 27.09.2023, asked the Project Proponent to apply for obtaining permission from Standing Committee of National Board of Wildlife (NBWL) under the provisions of the Wildlife Protection Act, 1972.

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

- (i) The Project Proponent shall submit the acknowledgement/proof to the effect that the Project Proponent has submitted application for obtaining Clearance under Wildlife Protection Act, 1972 from NBWL.
- (ii) The Project Proponent shall revise the calculation pertaining to No. of violation days after taking into account the Covid period and other non-working days.
- (iii) The Project Proponent shall exclude the land area of 9.8 acre of Group Housing Project namely "The Address" from the total land area of 155.90 acre for which the Environmental Clearance had already been granted.

- (iv) The Project Proponent shall revise the Damage Assessment Plan, Remediation Plan and Natural & Community Resource Augmentation Plan with respect to air pollution for estimating the water requirement, water consumption for domestic use & cost of sewage treatment, re-use & disposal under water pollution, the cost of barricades for estimating the damage due to noise pollution & vibration etc.
- (v) The Project Proponent shall obtain NOC from Village panchayat of Village Teera for plantation of 6500 trees along the boundary of the seasonal drain and for developing mini-jungle in an area of 1.5 acre and 36 mini-jungle in 200 sq. yard in the revenue estate of Village Teera. Further, the Project Proponent shall revise the cost of planting 6500 trees by including the cost of tree guard.

Deliberations during 266th meeting of SEAC held on 20.11.2023.

The meeting was attended by the following:

- (i) Sh. Jagjit Singh Majha, MD, M/s Innovative Housing and Infrastructure Pvt Ltd.
- (ii) Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.

The Environmental Consultant of the Promoter Company presented the reply before the Committee as under:

Sr. No.	EDS	Reply
1.	The Project Proponent shall submit the acknowledgement/proof to the effect that the Project Proponent has submitted application for obtaining Clearance under Wildlife Protection Act, 1972 from NBWL.	The promoter company has submitted an application for obtaining Clearance under Wildlife Protection Act, 1972 from NBWL vide proposal No.WL/CH/SRY/452149/2023.
2.	The Project Proponent shall revise the calculation pertaining to no. of violation days after taking into account the COVID period and other non-working days.	The development work was started on 20.07.2018 after approval of the layout plan by the competent Authority on 11.07.2018 and the development work was stopped on 16.08.2022 in compliance to an undertaking submitted to SEIAA, Punjab. Therefore, the violation days without taking into account the COVID period and other non-working days, come out to be 1488 days.
3.	The Project Proponent shall exclude the land area of 9.8 acre of Group Housing Project namely "The Address" from the total land area of 155.90 acre for which the Environmental Clearance had already been granted.	Total project area is 155.90 acres, out of which in 9.8 acres of land area, 'The Address' has constructed Group Housing Project after getting the layout Plan approved from the Competent Authority and separate EC under

		<p>EIA Notification has been obtained for this project.</p> <p>Therefore, the project area of “Mega Integrated Residential Township” being developed by M/s Innovative Housing and Infrastructure (P) Ltd. in the revenue state of village Togan & Teera, SAS Nagar is 146.10 acres (155.90-9.8), out of which net planning area is 107.388 acres. A copy of the layout plan showing net planning area of 107.388 acres submitted.</p>
4.	<p>The Project Proponent shall revise the Damage Assessment Plan, Remediation Plan and Natural & Community Resource Augmentation Plan with respect to air pollution for estimating the water requirement, water consumption for domestic use & cost of sewage treatment, re-use & disposal under water pollution, the cost of barricades for estimating the damage due to noise pollution & vibration etc.</p>	<p>Revised Damage Assessment Plan, Remediation Plan and Natural & Community Resource Augmentation Plan with respect to air pollution for estimating the water requirement, water consumption for domestic use & cost of sewage treatment, re-use & disposal under water pollution, the cost of barricades for estimating the damage due to noise pollution & vibration etc. submitted.</p>
5.	<p>The Project Proponent shall obtain NOC from Village panchayat of Village Teera for plantation of 6500 trees along the boundary of the seasonal drain and for developing Mini jungle in an area of 1.5 acre and 36 mini-jungle in 200 sq. yard in the revenue estate of Village Teera. Further, the Project Proponent shall revise the cost of planting 6500 trees by including the cost of tree guard.</p>	<ul style="list-style-type: none"> • NOC of Gram Panchayat, Village Teera for making plantation of 6500 trees along the boundary of the seasonal drain, developing mini jungle in an area of 1.5 acre and 36 mini-jungle in 200 sq. yard in the revenue estate of Village Teera and revised cost of making plantation of 6500 trees by including the cost of barbed fencing is submitted.

The Committee during the meeting checked on the Parivesh Portal that the Project Proponent has submitted an application for obtaining Clearance under Wildlife Protection Act, 1972 from NBWL vide proposal No.WL/CH/SRY/452149/2023 which is in consonance with the procedure laid down by SEIAA vide letter No. SEIAA/MS/2023/1555 dated 27.09.2023 for appraising the projects in case forest land is involved and the projects are located within 10 KM of National Park/Wild Life Sanctuary.

Further, the Committee on perusal of Damage Assessment Plan observed that the cost of the tanker considered by the Project Proponent under head “Air Pollution” @ 500/5 KL tanker and water consumption for domestic use @ 2.25 KLD under head “Water Pollution” was on lower

side. Further, the Committee observed that the Project Proponent has revised the cost of economic benefit accrued due to violation from @ 1% to 0.25% of the cost incurred so far on the project. The same needs to be corrected.

The Project Proponent has submitted the revised Damage Assessment by revising the cost of the tanker from Rs. 500 / 5 KL tanker to Rs. 1000 / 5 KL tanker and also revised the water consumption for domestic use from 2.25 KLD to 4.5 KLD. After making these corrections, the total Damage Assessment has been revised from 70.81 Lakhs to Rs. 93.294 Lakhs. Further, the cost of economic benefit accrued due to violation has been revised from 35.817 lakhs (@ 0.25% of the project cost) to Rs. 143.27 Lakhs (@1% of the project cost). Accordingly, the cost of the Remediation Plan and Community & Resource Augmentation Plan have been revised from Rs. 106.627 Lakhs to Rs. 236.564 Lakhs with details of activities proposed to be undertaken are as under:

Sr. No.	Activity to be under taken	Amount to be spent (Rupees)	Timelines for completion of activity after grant of EC
1	Rejuvenation of Pond of Village Togan, Distt. SAS Nagar	35 Lakhs	Two Years
2	Demarcation, making proper abutment and plantation along the periphery of pond of Village Togan, Distt. SAS Nagar	35 Lakhs	Two Years
3	26 No. Eco friendly Jungles in Village Teera with about 200-250 trees in each Jungle	150.80 lakhs (Each jungle will be costing about Rs. 5.80 Lakhs including maintenance)	Two Years
4	3 No. Eco Friendly Jungles in Village Togan with about 200-250 trees in each Jungle	17.40 Lakhs (Each jungle will be costing about Rs. 5.80 Lakhs including maintenance)	Two Years
	Total	Rs. 238.20 Lakhs	

Further, the Project Proponent has calculated the amount of penalty as Rs. 157.04 Lakhs (considering 1% of the total project cost incurred upto date of filing of application along with EIA/EMP Report i.e., Rs. 143,26,98,558 + 0.25 % of the total turnover during the period of violation i.e., Rs. 55,11,01,614.24) which was found to be in consonance with OM dated 7.07.2021 issued by Ministry of Environment Forest & Climate Change, Govt. of India for handling of violation cases under EIA Notification 2006.

In addition to above, the Project Proponent shall spend Rs. 1.52 Crores on the Additional Environmental Activities such as plantation of 6500 trees @ Rs. 65 Lakhs along the boundary of seasonal drain passing in the revenue estate of village – Teera, Distt.- SAS Nagar to prevent soil erosion and attenuation of fugitive as well as noise levels within 3 years and setting up of 15

mini jungles in 200 sq. wards in the revenue estate of village – Teera, Distt. SAS Nagar @ Rs. 87 Lakhs within 3 years.

The Project Proponent informed that the Punjab Pollution Control Board (PPCB) has filed legal proceedings u/s 15 read with section 19 of the Environment (Protection) Act, 1986 against the Project Proponent on 16.02.2023 for violation of the provisions of EIA Notification dated 14.09.2006 which are pending in the Hon'ble Court of Law for adjudication.

The Committee was satisfied with the reply/presentation given by the Project Proponent and after detailed deliberations, SEAC decided to forward the application to SEIAA with the recommendations to grant Environment Clearance for construction of a residential project namely "Mega Integrated Residential Township" by M/s Innovative housing and Infrastructure (P) Ltd at Village Togan & Teera SAS Nagar, Punjab for land area measuring 146.10 acres, subject to the following special & standard conditions:

Special Conditions:

- (i) The Project Proponent shall submit the Bank Guarantee of Rs. 238.20 Lakhs with Punjab Pollution Control Board prior to the grant of Environmental Clearance and the same shall be released after the successful implementations of the Remediation Plan and Natural & Community Resource Augmentation Plan, in compliance with the provisions of Office Memorandum dated 7.07.2021 issued by Ministry of Environment Forest & Climate Change, Govt. of India regarding Standard Operating Procedure (SoP) for identification & handling of violation cases under EIA Notification, 2006.
- (ii) The Project Proponent shall deposit penalty amount of Rs. 157.04 Lakhs with Punjab Pollution Control Board, in compliance with the provisions of Office Memorandum dated 7.07.2021 issued by Ministry of Environment Forest & Climate Change, Govt. of India regarding Standard Operating Procedure (SoP) for identification & handling of violation cases under EIA Notification, 2006.

I. Statutory compliances:

- i) The project proponent shall obtain all necessary clearances/ permissions from all relevant agencies including the town planning authority before commencement of work. All the construction shall be done in accordance with the local building bye laws.
- ii) The approval of the Competent Authority shall be obtained for the structural safety of buildings due to earthquakes, adequacy of firefighting equipment, etc. as per the National Building Code including protection measures from lightning, etc.
- iii) The project proponent shall obtain forest clearance under the provisions of the Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purposes is involved in the project.
- iv) The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.

- v) The project proponent shall obtain Consent to Establish / Operate under the provisions of the Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Punjab Pollution Control Board.
- vi) The project proponent shall obtain the necessary permission for the abstraction of groundwater/ surface water required for the project from the competent authority.
- vii) A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
- viii) All other statutory clearances such as the approvals for storage of diesel from the Chief Controller of Explosives, Fire Department, and Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
- ix) The provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, Construction & Demolition Waste Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
- x) The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
- xi) The project site shall conform to the suitability as prescribed under the provisions laid down under the master plan of the respective city/ town. For that, the project proponent shall submit the NOC/ land use conformity certificate from Deptt. of Town and Country Planning or other concerned Authority under whose jurisdiction, the site falls.
- xii) Besides the above, the project proponent shall also comply with siting criteria/guidelines, standard operating practices, code of practice, and guidelines if any prescribed by the SPCB/CPCB/MoEF&CC for such types of projects.
- xiii) The project proponent shall construct the buildings as per the layout plan approved from the Competent Authority and in consonance of the project proposal for which this environment clearance is being granted.

II. Air quality monitoring and preservation

- i) Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii) A management plan shall be drawn up and implemented to contain the current exceedance in the ambient air quality at the site.
- iii) The project proponent shall install a system to undertake Ambient Air Quality monitoring for common /criterion parameters relevant to the main pollutants released

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

- iv) Diesel power generating sets proposed as a source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel would be the preferred option. The location of the DG sets may be decided in consultation with Punjab Pollution Control Board.
- v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, and continuous dust/ wind-breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum up to 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi) No Excavation of soil shall be carried out without adequate dust mitigation measures in place.
- vii) No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered.
- viii) No uncovered vehicles carrying construction material and waste shall be permitted.
- ix) All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
- x) Grinding and cutting of building material in open areas shall be prohibited. A wet jet shall be provided for grinding and stone cutting.
- xi) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- xii) All construction and demolition debris shall be stored at the site within the earmarked area and roadside storage of construction material and waste shall be prohibited. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- xiii) The diesel generator sets to be used during the construction phase shall be low sulphur diesel type and shall conform to the norms and regulations prescribed under air and noise emission standards.
- xiv) The gaseous emissions from the DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to

mitigate noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

- xv) For indoor air quality, the ventilation provisions as per the National Building Code of India shall be complied with.
- xvi) Roads leading to or at the construction site must be paved and blacktopped (i.e., metallic roads should be built and used).
- xvii) Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.
- xviii) Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measures will be notified at the site

III. Water quality monitoring and preservation

- i) The natural drainage system should be maintained for ensuring unrestricted flow of water.
- ii) No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.
- iii) Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done.
- iv) The total freshwater use shall not exceed the proposed requirement as mentioned in the application proposal.
- v) Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.
- vi) During the construction phase, the project proponent shall ensure that the wastewater generated from the labour quarters/toilets shall be treated and disposed of in an environment-friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately designed septic tanks for the treatment of such wastewater and treated effluents shall be utilized for green area/plantation.
- vii) The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.
- viii) The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project

proponent. The record shall be submitted to the Regional Office, MoEF&CC and SEIAA along with six-monthly monitoring reports.

- ix) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration, and the balance of water available. This should be specified separately for groundwater and surface water sources, ensuring that there is no impact on other users.
- x) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape, etc. would be considered as pervious surface.
- xi) Dual pipe plumbing shall be installed for supplying fresh water for drinking, cooking and bathing, etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, air conditioning etc.
- xii) Installation of R.O. plants in the project will be discouraged in order to reduce water wastage in form of RO reject. However, in case the requirement of installing RO plant is unavoidable, the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises.
- xiii) The project proponent shall also adopt the new/innovative technologies like low water discharging taps (faucet with aerators) /urinals with electronic sensor system /waterless urinals/twin flush cisterns/ sensor-based alarm system for overhead water storage tanks and make them a part of the environmental management plans/building plans so as to reduce the water consumption/groundwater abstraction.
- xiv) The project proponent will provide plumbing system for reuse of treated wastewater for flushing/other purposes etc. and will colour code the different pipelines carrying water/wastewater from different sources / treated wastewater as follows:

Sr. No	Nature of the Stream	Color code
a)	Fresh water	Blue
b)	Untreated wastewater from Toilets/ urinal and from Kitchen	Black
c)	Untreated wastewater from Bathing/shower area, hand washing (Washbasin / sinks) and from Cloth Washing	Grey
d)	Reject water streams from RO plants and AC condensate (this is to be implemented wherever centralized AC system and common RO has been proposed in the Project). Further, in case of individual houses/establishment this proposal may also be implemented wherever possible.	White

e)	Treated wastewater (for reuse only for plantation purposes) from the STP treating black water	Green
f)	Treated wastewater (for reuse for flushing purposes or any other activity except plantation) from the STP treating greywater	Green with strips
g)	Stormwater	Orange

- xv) Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents, and adopting other best practices.
- xvi) The CGWA provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of the plot area and a storage capacity of a minimum of one day of the total freshwater requirement shall be provided. In areas where groundwater recharge is not feasible, the rainwater should be harvested and stored for reuse. The groundwater shall not be withdrawn without approval from the Competent Authority.
- xvii) All recharge should be limited to shallow aquifers.
- xviii) No groundwater shall be used during the construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and should be available at the site.
- xix) Any groundwater dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any groundwater abstraction or dewatering.
- xx) The quantity of freshwater usage, water recycling, and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC, and SEIAA along with six-monthly Monitoring reports.
- xxi) Sewage shall be treated in the STP with tertiary treatment by providing ultra-filtration Technology. STP shall be installed in a phased manner viz a viz in the module system designed in such a way so as to efficiently treat the wastewater with an increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/reused for flushing and gardening. No treated water shall be disposed of into the municipal stormwater drain.
- xxii) No sewage or untreated effluent would be discharged through stormwater drains. Onsite sewage treatment with a capacity to treat 100% wastewater will be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry / SEIAA before the

project is commissioned for operation. Treated wastewater shall be reused on-site for landscape, flushing, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by the Ministry of Environment, Forest, and Climate Change. Natural treatment systems shall be promoted.

- xxiii) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxiv) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed of as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

IV. Noise monitoring and prevention

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

V. Energy Conservation measures

- i) Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
- ii) Outdoor and common area lighting shall be LED.
- iii) Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased daylighting design and thermal mass, etc. shall be incorporated in the building design. Wall, window, and roof U-values shall be as per ECBC specifications.
- iv) Energy conservation measures like the installation of LEDs for lighting the area outside the building should be an integral part of the project design and should be in place before project commissioning.

- v) Solar, wind, or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
- vi) At least 30% of the rooftop area shall be used for generating Solar power for lighting in the apartments so as to reduce the power load on the grid. A separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher.

VI. Waste Management

- i) A certificate from the competent authority handling municipal solid waste, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from the project shall be obtained.
- ii) The Project Proponent shall install Mechanical Composter of adequate capacity to treat wet component of the Solid Waste.
- iii) Disposal of muck during the construction phase should not create any adverse effect on the neighbouring communities and should be safely disposed of taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of the competent authority.
- iv) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating the segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- v) Organic waste compost/ Vermiculture pit/ Organic Waste Converter/Mechanical Composter within the premises must be installed for treatment and disposal of the solid waste.
- vi) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie-up must be done with the authorized recyclers.
- vii) Any hazardous waste generated during the construction phase, shall be disposed of as per applicable rules and norms with the necessary approvals of the State Pollution Control Board.
- viii) Use of environment-friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environmentally friendly materials.
- ix) Fly ash should be used as a building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready-mixed concrete must be used in building construction.

- x) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- xi) Used CFLs and TFLs should be properly collected and disposed of or sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VII. Green Cover

- i) No naturally growing tree should be felled/transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department.
- ii) At least a single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure the planting of trees in the project area at the identified location, as the per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and thereafter, protected throughout the entire lifetime of the Project. The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines. 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.
 - e) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
 - f) Traffic calming measures.
 - g) Proper design of entry and exit points.
 - h) Parking norms as per local regulations.
- ii) Vehicles hired for bringing construction material to the site should be in good condition and should have a valid pollution check certificate, conform to applicable air and noise emission standards, and should be operated only during non-peak hours.
- iii) A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 km radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on the cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies within this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.
- iv) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.

IX. Human health issues

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

X. Environment Management Plan

- i) The company shall have a well-laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violations of the environmental / forest/wildlifelnorms/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.

CONSTRUCTION PHASE:

Sr. No.	Particulars	Approx. Recurring Cost (Rs in Lac)	Approx. Capital Cost (Rs in Lac)	Basis for cost Estimate
1.	Medical Cum First Aid	1.5	1.00	first aid medical facility with first aid kit
2.	Toilets for sanitation system	3.0	5.0	Toilets with septic tank

3.	Wind breaking curtains	4.0	10.0	Wind breaking walls at vulnerable areas
4.	Sprinklers for suppression of dust	3.0	12.0	Sprinklers, Pipeline
	Total	11.50	28.0	

OPERATION PHASE:

Sr. No.	Particulars	Approx. Recurring Cost Operational Phase (Rs in Lac)	Approx. Capital Cost Construction Phase (Rs in Lac)	Basis for cost Estimation
1.	Sewage Treatment Plant	12.0	500.0	Capital cost include cost of STP
2.	Solid Waste segregation & disposal	22.0	15.0	Colored Bins at appropriate Locations
3.	Green Belt including grass coverage	5.0	50.0	Plantation and landscaping
4.	RWH	3.0	30.0	RWH pits and the cleaning
	Total	42.0	595.0	

Activities as under:

Sr. No.	Activity to be under taken	Amount to be spent (Rupees)	Timelines for completion of activity after grant of EC
1	Rejuvenation of Pond of Village Togan, Distt. SAS Nagar	35 Lakhs	Two Years
2	Demarcation, making proper abutment and plantation along the periphery of pond of Village Togan, Distt. SAS Nagar	35 Lakhs	Two Years
3	26 No. Eco friendly Jungles in Village Teera with about 200-250 trees in each Jungle	150.80 lakhs (Each jungle will be costing about Rs. 5.80 Lakhs including	Two Years

		maintenance)	
4	3 No. Eco Friendly Jungles in Village Togan with about 200-250 trees in each Jungle	17.40 Lakhs (Each jungle will be costing about Rs. 5.80 Lakhs including maintenance)	Two Years
	Total	Rs. 238.20 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 270th meeting of SEIAA held on 07.12.2023.

The case was considered by SEIAA in its 270th meeting held on 07.12.2023, which was attended by the following:

- i) Sh. Jagjit Singh Majha, MD, M/s Innovative Housing and Infrastructure Pvt Ltd.
- ii) Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.

During the meeting, the Environmental Consultant presented the details of the project.

To a query raised by SEIAA, the project proponent informed that the total land area of the project is 146.10 acre for which it has applied for EC.

SEIAA examined the project proposal along with the proceedings of earlier meetings of SEIAA and SEAC in which action has been initiated in accordance with the procedures prescribed in the MOEF&CC OM dated 07.07.2021 being a violations category project. After scrutiny of the same, SEIAA approved the Remediation Plan and Community & Resource Augmentation Plans of Rs 238.20 Lakhs and Penalty amount of Rs 157.04 Lakhs as recommended by SEAC.

SEIAA further observed as under:

1. The proposal for Additional Environmental Activities is not commensurate with the large size and environmental footprint of the Project.
2. Season-wise details of disposal of treated wastewater has not been provided.
3. The PP is required to deposit the Penalty amount of Rs 157.04 Lakhs with the PPCB and also submit Bank Guarantee of Rs 238.20 Lakhs with the PPCB (to be released upon successful implementation of the Remediation Plan and Community & Resource Augmentation Plan).

After detailed deliberations, SEIAA decided to defer the case till the submission of the following documents by the project proponent:

- i) Revised AEA plan of Rs 434 Lakhs along with proposed timelines for implementation.
- ii) Season-wise details of disposal of treated wastewater.
- iii) Proof of submission of Bank Guarantee of Rs. 238.20 Lakhs with Punjab Pollution Control Board in compliance with the provisions of Office Memorandum dated 7.07.2021 issued by Ministry of Environment Forest & Climate Change, Govt. of India regarding Standard Operating Procedure (SoP) for identification & handling of violation cases under EIA Notification, 2006.
- iv) Proof of depositing the penalty amount of Rs. 157.04 Lakhs with Punjab Pollution Control Board, in compliance with the provisions of Office Memorandum dated 007.07.2021 issued by Ministry of Environment Forest & Climate Change, Govt. of India regarding Standard Operating Procedure (SoP) for identification & handling of violation cases under EIA Notification, 2006.

Item No. 270.08: Application for Environmental Clearance for establishment of Group Housing Project namely “Amrante Skylla” at Village Dewatwal (Hadbast No. 144), Tehsil MullanpurDakha, District Ludhiana, Punjab by M/s SNS Real Estates (Proposal No. SIA/PB/INFRA2/443322/2023).

The project proponent has applied for obtaining Environmental Clearance for Group Housing Project namely “Amrante Skylla” at Village Dewatwal (Hadbast No. 144), Tehsil Mullanpur Dakha, District Ludhiana, Punjab.

The project comprises of 2 Residential Towers (Tower A & B with G + 33 Floors), Club (G + 1), Penthouse and 2 basements. The total land area of the project is 12,970.850 sq.m (3.20 acres) having built-up area of 85,023.520 sq.m. The project is covered under category 8(a) of the schedule appended with the I Notification dated 14.09.2006.

The project proponent has also deposited Rs. 1,70,050/- vide UTR No. IDIBH23248291655 dated 05.09.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide No. 7575 dated 07.11.2023 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 19.10.2023 and point wise report as sought by SEIAA, 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 500m from the boundary of the project. However, Sidhwan Canal is located at a distance of about 38 feet from the proposed site.*
- (iii) The site falls within the limits of the Notified Master Plan, Ludhiana (2007-31). As per Notified Master Plan, Ludhiana, the revenue estate of Village Birmi & Village Dewatwal falls in “Residential zone”. The permission for CLU for residential purpose (Group Housing) has been granted by Chief Administrator, GLADA, Ludhiana vide memo No. 1082 dated 21.08.2023.*
- (iv) 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, as amended on 30.10.2009.”*

Deliberations during 267th meeting of SEAC held on 21.11.2023.

The meeting was attended by the following:

- (i) Mr. Hemant Kumar, General Manager M/s SNS Real Estates

- (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 meeting, the Committee allowed the Environmental Consultant to present the presentation of the application proposal. Thereafter, the Environmental Consultant presented the presentation as under:

S. No.	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	Name of the project: Proposed Group Housing project namely "Amrante Skylla" by M/s SNS Real Estates. Project Proponent: Mr. Rohit Sood (Authorized Signatory)
1.2	Proposal:	SIA/PB/INFRA2/443322/2023
1.3	Location of Project:	Village Dewatwal (Hadbast No. 144), Tehsil Mullanpur Dakha, District Ludhiana, Punjab.
1.4	Details of Land area & Built up area:	Land area: 12,970.850 sq.m. Built up area: 85,023.52 sq.m.
1.5	Category under I notification dated 14.09.2006	8(a)
1.6	Cost of the project	Rs. 138.10 Crores
2.	Site Suitability Characteristics	
2.1	Whether project is suitable as per the provisions of Master Plan:	As per Master Plan of Ludhiana, project site falls within residential zone.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/ building plan approval status)	A copy of the permission for change of land use vide memo No. 1082 dated 21.08.2023 for land area measuring 3.20 acres in the name of M/s SNS Real Estates submitted.
3	Forest, Wildlife and Green Area	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980	No, an undertaking in the prescribed format submitted.

	or not:																						
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, there is no Wildlife Sanctuary or Protected Area falls within 10 km radius of the project site. Thus, no NBWL Clearance is required.																					
3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No, there is no Eco-Sensitive areas falls within 10 km radius of the project site.																					
3.5	Green area requirement and proposed No. of trees:	Green area: 3,250 sq.m. No. of proposed trees: 301 trees																					
4.	Configuration & Population																						
4.1	Proposal & Configuration:																						
	<table border="1"> <thead> <tr> <th>S. No.</th> <th>Description</th> <th>Area (in sq.m)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Total site area</td> <td>12,970.850</td> </tr> <tr> <td>2.</td> <td>Permissible Ground Coverage (@ 30%)</td> <td>3,891.255</td> </tr> <tr> <td>3.</td> <td>Proposed Ground Coverage (@ 18.599%)</td> <td>2,412.399</td> </tr> <tr> <td>4.</td> <td> Permissible FAR <ul style="list-style-type: none"> • Permissible FAR (@ 3) • Additional Green Building FAR @ 4 Star Rating (7.5% of permissible FAR) </td> <td> 41,830.991 <ul style="list-style-type: none"> • 38,912.55 • 2,918.441 </td> </tr> <tr> <td>5.</td> <td> Proposed FAR(@ 3.223) <ul style="list-style-type: none"> • Towers • Club </td> <td> 41,810.646 <ul style="list-style-type: none"> • 39,116.48 • 2,694.166 </td> </tr> <tr> <td>6.</td> <td>Non-FAR area</td> <td>43,212.874</td> </tr> </tbody> </table>	S. No.	Description	Area (in sq.m)	1.	Total site area	12,970.850	2.	Permissible Ground Coverage (@ 30%)	3,891.255	3.	Proposed Ground Coverage (@ 18.599%)	2,412.399	4.	Permissible FAR <ul style="list-style-type: none"> • Permissible FAR (@ 3) • Additional Green Building FAR @ 4 Star Rating (7.5% of permissible FAR) 	41,830.991 <ul style="list-style-type: none"> • 38,912.55 • 2,918.441 	5.	Proposed FAR(@ 3.223) <ul style="list-style-type: none"> • Towers • Club 	41,810.646 <ul style="list-style-type: none"> • 39,116.48 • 2,694.166 	6.	Non-FAR area	43,212.874	
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	<ul style="list-style-type: none"> Basement 1 & Basement 2 Non-FAR areas (including staircase, lifts, mumty etc.) 	<ul style="list-style-type: none"> 17,300.428 25,912.446
7.	Built-up Area (FAR + Non FAR)	85,023.52
8.	Required Green area @ 25%	3,242.713
9.	Proposed Green area @ 25.056%	3,250

Breakup of the Builtup area

S. No.	Floor	FAR Area (in sq.m)	Non-FAR Area (in sq.m)	Builtup-Area (in sq.m)
1.	Tower A (G+33)	19,155.290	12,155.402	31,310.692
2.	Tower B (G+33)	19,961.190	12,718.610	32,679.800
3.	Club	2,694.166	1,038.434	3,732.600
4.	Upper Basement	-	7,957.328	7,957.328
5.	Lower Basement	-	9,343.100	9,343.100
Total area		41,810.646	43,212.874	85,023.52

Details of Dwelling Units

S. No.	Tower	4.5 BHK	5.5 BHK	Pent House	Total
1.	Tower A	29 (3 rd to 31 st Floor)	29 (3 rd to 31 st Floor)	2 (32 nd to 33 rd Floor)	60
2.	Tower B	31 (1 st to 31 st Floor)	29 (3 rd to 31 st Floor)	2 (32 nd to 33 rd Floor)	62
Total					122 units

4.2 Population details

Population details

S. No.	Description	No. of units	Criteria	Population
1.	Residing population	122	5 persons per DU	610

	2.	Floating population	-	Lum Sum	100			
Total Estimated Population					710 Persons			
5	Water							
5.1	Total water requirement:							
	S. No	Details	Population	Criteria for total water (lpcd)	Total Water demand (in KLD)	Criteria for flushing water (lpcd)	Flushing water demand (KLD)	Fresh Water demand (KLD)
	1.	Residential	610	135	82	45	28	54
	2.	Floating	100	45	4.5	20	2	2.5
	Total		710	-	86.5	-	30	56.5
	Green area water req. for 3,250 sq.m.							
	Summer (@ 5.5 lt./m²/day)							18
	Winter (@ 1.8 lt./m²/day)							6
	Monsoon (@ 0.5 lt./m²/day)							2
5.2	Source:		Ground water (Borewells)					
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>		Not required					
5.4	Total wastewater generation:		69 KLD					
5.5	Treatment methodology: <i>(STP capacity, technology & components)</i>		69 KLD of sewage will be generated which will be treated in proposed STP of capacity 100 KLD based on MBBR Technology.					
5.6	Treated wastewater for flushing purpose:		30 KLD					
5.7	Treated wastewater for green area in summer, winter and rainy season:		Summer: 18 KLD Winter: 6 KLD Monsoon: 2 KLD					
5.8	Utilization/Disposal of		Proposed Karnal Technology within the project in the land					

	excess treated wastewater.	measuring 0.32 acre for the disposal of excess treated wastewater.														
5.9	Cumulative Details:															
	<table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Total water Requirement</th> <th>Total wastewater generated</th> <th>Treated wastewater</th> <th>Flushing water requirement</th> <th>Green area requirement</th> <th>Into sewer</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>86.5 KLD</td> <td>69 KLD</td> <td>68 KLD</td> <td>30 KLD</td> <td>Summer: 18 KLD Winter: 6 KLD Monsoon: 2 KLD</td> <td>Summer:20KLD Winter: 32 KLD Monsoon: 38 KLD</td> </tr> </tbody> </table>	Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Into sewer	1.	86.5 KLD	69 KLD	68 KLD	30 KLD	Summer: 18 KLD Winter: 6 KLD Monsoon: 2 KLD	Summer:20KLD Winter: 32 KLD Monsoon: 38 KLD	
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1.	86.5 KLD	69 KLD	68 KLD	30 KLD	Summer: 18 KLD Winter: 6 KLD Monsoon: 2 KLD	Summer:20KLD Winter: 32 KLD Monsoon: 38 KLD										
5.10	Rain water harvesting proposal:	4 No's Rain water recharging pits have been proposed for rain water recharge within the project premises.														
6	Air															
6.1	Details of Air Polluting machinery:	2 DG sets of capacity 1,500 KVA and 500 KVA will be provided for power backup.														
6.2	Measures to be adopted to contain particulate emission/ Air Pollution	DG sets will be equipped with acoustic enclosure and run on HSD fuel. Further, adequate stack height will be provided for proper dispersion.														
7	Waste Management															
7.1	Total quantity of solid waste generation	264 kg/day of solid waste will be generated.														
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.	Biodegradable waste will be converted into manure using Composter of capacity 150 kg to be installed within project premises. Non-biodegradable waste (recyclable waste) will be disposed off through authorized recycler vendors. Inert waste will be dumped at authorized dumping site.														
7.3	Details of management of Hazardous Waste.	Hazardous Waste in the form of used oil from DG sets 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 power demand of the project will be 2,799 KVA which will be provided by Punjab State Power Corporation Limited (PSPCL).		
8.2	Energy saving measures:	Total area covered by solar panels will be 540.40 sq.m. (@ 31.45% of terrace area i.e. 1,718.42 sq.m) which will generate 50 KW of solar power generation.		
8.3	Details of activities under Environment Management Plan.			
	Description	Construction phase		Operational phase
		Capital Cost (in Lakhs)	Recurring Cost (in Lakhs/ annum)	Recurring Cost (in Lakhs/ annum)
	Wastewater Management (Installation of STP of capacity 100 KLD based on MBR)	80	2	5
	Air & Noise Pollution Management (Provision of anti-smog gun, Tarpaulin sheets, Acoustics enclosure for DG sets)	8	1	1
	Development of green belt and landscaping	3.5	-	3.5
	Rainwater recharging (4 pits)	10	1	3
	Environmental Monitoring (Environmental Monitoring, Water sprinkling for dust control, Monitoring of DG sets as per PPCB Guidelines)	3	1	5
	Solid Waste Management (Installation of composter of capacity 150 kg)	40	1	3
	Energy Conservation Measures (Provision of LED lights and solar panel)	20	1	2
	Additional Environmental Activities*	138	-	-

	Total	Rs. 302.5 lakhs	Rs. 7 lakhs	Rs. 22.5 lakhs
8.4	Additional Environmental Activities:			
	S. No.	Activities	Cost (Rs. Lakhs)	
	1.	Following Activities will be undertaken at Govt. School in Village Dewatwal <ul style="list-style-type: none"> • Installation of Solar Panels of capacity 50 KW • Construction of 2 No. of Toilets • Construction of 1 No. of RWH pit 	58	
	2.	Installation of Solar Street Lights in Village common areas of Village Dewatwal	10	
	3.	Development of Mini Forest (Nanak Bagichi) in Village Dewatwal Panchayat land of 2 acres	70	
	Total		Rs. 138Lakhs	

During meeting, the Project Proponent proposed to develop 0.32 acre of land within the project under Karnal Technology for the disposal of excess treated wastewater (maximum 38 KLD during monsoon season) till the time the project sewer is connected with the GLADA sewer. Further, the Project Proponent submitted layout plan for the same. The Committee noted the same.

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 "Amrante Skylla" at Village Dewatwal (Hadbast No. 144), Tehsil MullanpurDakha, District 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, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi) No Excavation of soil shall be carried out without adequate dust mitigation measures in place.
- vii) No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered.
- viii) No uncovered vehicles carrying construction material and waste shall be permitted.

- ix) All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
- x) Grinding and cutting of building material in open areas shall be prohibited. A wet jet shall be provided for grinding and stone cutting.
- xi) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- xii) All construction and demolition debris shall be stored at the site within the earmarked area and roadside storage of construction material and waste shall be prohibited. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- xiii) The diesel generator sets to be used during the construction phase shall be low sulphur diesel type and shall conform to the norms and regulations prescribed under air and noise emission standards.
- xiv) The gaseous emissions from the DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xv) For indoor air quality, the ventilation provisions as per the National Building Code of India shall be complied with.
- xvi) Roads leading to or at the construction site must be paved and blacktopped (i.e., metallic roads should be built and used).
- xvii) Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.
- xviii) Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measures will be notified at the site

III. Water quality monitoring and preservation

- i) The natural drainage system should be maintained for ensuring unrestricted flow of water.
- ii) No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.

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

urinals/twin flush cisterns/ sensor-based alarm system for overhead water storage tanks and make them a part of the environmental management plans/building plans so as to reduce the water consumption/groundwater abstraction.

- xiv) The project proponent will provide plumbing system for reuse of treated wastewater for flushing/other purposes etc. and will colour code the different pipelines carrying water/wastewater from different sources / treated wastewater as follows:

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

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

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

IV. Noise monitoring and prevention

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

- iii) Acoustic enclosures for DG sets, noise barriers for ground-run bays, earplugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

V. Energy Conservation measures

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

VI. Waste Management

- i) A certificate from the competent authority handling municipal solid waste, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from the project shall be obtained.
- ii) The Project Proponent shall install Mechanical Composter of adequate capacity to treat wet component of the Solid Waste.
- iii) Disposal of muck during the construction phase should not create any adverse effect on the neighbouring communities and should be safely disposed of taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of the competent authority.

- iv) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating the segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- v) Organic waste compost/ Vermiculture pit/ Organic Waste Converter/Mechanical Composter within the premises must be installed for treatment and disposal of the solid waste.
- vi) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie-up must be done with the authorized recyclers.
- vii) Any hazardous waste generated during the construction phase, shall be disposed of as per applicable rules and norms with the necessary approvals of the State Pollution Control Board.
- viii) Use of environment-friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environmentally friendly materials.
- ix) Fly ash should be used as a building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready-mixed concrete must be used in building construction.
- x) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- xi) Used CFLs and TFLs should be properly collected and disposed of or sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VII. Green Cover

- i) No naturally growing tree should be felled/transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department.
- ii) At least a single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure the planting of trees in the project area at the identified location, as the per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and

thereafter, protected throughout the entire lifetime of the Project. The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines. 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/wildlifeforms/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.

Description	Construction phase		Operational phase
	Capital Cost (in Lakhs)	Recurring Cost (in Lakhs/ annum)	Recurring Cost (in Lakhs/ annum)
Wastewater Management (Installation of STP of capacity 100 KLD based on MBR)	80	2	5
Air & Noise Pollution Management (Provision of anti-smog gun, Tarpaulin sheets, Acoustics enclosure for DG sets)	8	1	1
Development of green belt and landscaping	3.5	-	3.5
Rainwater recharging (4 pits)	10	1	3
Environmental Monitoring (Environmental Monitoring, Water sprinkling for dust control, Monitoring of DG sets as per PPCB Guidelines)	3	1	5
Solid Waste Management (Installation of composter of capacity 150 kg)	40	1	3
Energy Conservation Measures (Provision of LED lights and solar panel)	20	1	2
Additional Environmental	138	-	-

Activities*			
Total	Rs. 302.5 lakhs	Rs. 7 lakhs	Rs. 22.5 lakhs

Additional Environmental Activities:

S. No.	Activities	Cost (Rs. Lakhs)
1.	Following Activities will be undertaken at Govt. School in Village Dewatwal <ul style="list-style-type: none"> • Installation of Solar Panels of capacity 50 KW • Construction of 2 No. of Toilets • Construction of 1 No. of RWH pit 	58
2.	Installation of Solar Street Lights in Village common areas of Village Dewatwal	10
3.	Development of Mini Forest (Nanak Bagichi) in Village Dewatwal Panchayat land of 2 acres	70
Total		Rs. 138Lakhs

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 270th meeting of SEIAA held on 07.12.2023.

The case was considered by SEIAA in its 270th meeting held on 07.12.2023, which was attended by the following:

- (i) Mr. Jagdish Bansal, General Manager M/s SNS Real Estates
- (ii) Dr. Sandeep Garg, EC-Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

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

To a query raised by SEIAA, project proponent informed SEIAA that the no. of trees to be planted has been increased from 301 to 380 trees. The project proponent also submitted revised tree plantation plan which was taken on record by SEIAA.

To another query raised by SEIAA, the project proponent informed that STP based on MBR technology followed by UF will be installed within the project for the treatment of wastewater generated.

Further, the project proponent submitted revised details of EMP & AEA as under:

**Table 1:
Environmental Management Plan**

Description	Construction phase		Operational phase
	Capital Cost (in Lakhs)	Recurring Cost (in Lakhs/ annum)	Recurring Cost (in Lakhs/ annum)

Wastewater Management (Installation of STP of capacity 100 KLD based on MBR)	80	2	5
Air & Noise Pollution Management (Provision of anti-smog gun, Tarpaulin sheets, Acoustics enclosure for DG sets)	8	1	1
Development of green belt and landscaping	3.8	-	3.8
Rainwater recharging (4 pits)	10	1	3
Environmental Monitoring (Environmental Monitoring, Water sprinkling for dust control, Monitoring of DG sets as per PPCB Guidelines)	3	1	5
Solid Waste Management (Installation of composter of capacity 150 kg)	40	1	3
Energy Conservation Measures (Provision of LED lights and solar panel)	20	1	2
Total	Rs. 164.8 lakhs	Rs. 7 lakhs	Rs. 22.8 lakhs

Table-2

Additional Environmental Activities

S. No.	Activities	Cost (Rs. Lakhs)
1.	Installation of Solar Panels of capacity 50 KW and construction of 1 No. RWH pit at Govt. School in Village Dewatwal	33
2.	Supply of Crop Residue machinery for management of stubble burning (In-situ/ Ex-situ in consultation with and through PPCB / District Administration)	25
3.	Installation of solar street lights in village common areas of Village Dewatwal	10
4.	Development of Mini Forest (Nanak Bagichi) in Village Dewatwal Panchayat land of 2 acres	70

Total	Rs. 138Lakhs
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A copy of the revised presentation submitted by project proponent was taken on record by SEIAA.

After detailed deliberations and examination of relevant documents, SEIAA decided to accept the recommendations of SEAC and grant Environmental Clearance for the establishment of Group Housing Project namely “Amrante Skylla” at village Dewatwal, Tehsil- Mullapur Dakha, District Ludhiana, Punjab in land area of 12,970.850 sqm having built-up area of 85,023.52 sqm as per the details mentioned in the application and subsequent presentation /clarifications made by the project proponent and his consultant with proposed measures and subject to the conditions proposed by SEAC and additional conditions as under:

Additional Conditions:

- 1) The project proponent shall undertake revised EMP & AEA activities as per Table-1 & 2 above. The AEA plan will be fully implemented within 18 months of grant of EC.
- 2) The project proponent shall install STP based on MBR technology followed by UF technology to treat the wastewater generated from the project and shall achieve BOD standard less than or equal to 10 mg/l.
- 3) Plantation activities should be commenced at the earliest and completed within 1 year. Minimum 8 Feet tall plants of indigenous tree species should be planted.

Item No. 270.09: Application for Environmental Clearance for carrying out expansion of group housing project namely “Homeland Regalia” at Sector 77, District SAS Nagar, Punjab by M/s S.A Global Pvt Ltd. (Proposal No. SIA/PB/INFRA2/438919/2023).

The Project Proponent was granted Environmental Clearance vide letter No. F. No. 21-110/2020-IA-III dated 23.02.2021 issued by MoEF&CC for development of group housing project namely “Homeland Residences” at Sector 77, SAS Nagar, Punjab. The total land area project is 18536.082 sqm having built up area of 1,00,287.509 sqm.

Now, the Project Proponent has applied for Environmental Clearance for carrying out expansion of group housing project namely “Homeland Regalia” at Sector 77, District SAS Nagar, Punjab. The land area of project is 18534 having built up area increased from 100287.509 sqm to 133113.924 sqm. The project is covered under category 8(a) of the schedule appended with the EIA notification dated 14.09.2006.

The Project Proponent has submitted certified compliance report from Regional Office of MoEF&CC and the Project Proponent has deposited Rs. 65,640/- vide UTR No. UBIN0903191 dated 23.08.2023 and Rs. 20/- vide UTR No. 324364936483 dated 31.08.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter No. 7643 dated 05.10.2023 furnished the latest construction status report is as under:

“The project site was visited by officer of the Board on 28.09.2023 and it was observed as under:

1. *That the existing project is in construction phase and as per the site visit the construction of 6 No. towers has been started and the civil construction work is about 25% complete for the existing project. The built-up area currently of the project is well within the Environmental Clearance already 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 the 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/salla plant	500m
3.	Stone Crushing/Screening Cum Washing Plant	500m

4.	Hot Mix Plant	300m
5.	Brick Kiln	300m
6.	CBWTF	500 m
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, Govt of Punjab Notification No. 3/6/07/STE(4)/2274 dated 25.07.2008.”

Deliberations during 267th meeting of SEAC held on 21.11.2023.

The meeting was attended by the following:

- (i) Mr. Gubhagwat Singh, authorized signatory M/s S.A. Global 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 meeting, the Committee allowed the Environmental Consultant to present the presentation of the application proposal. Thereafter, the Environmental Consultant presented the presentation as under:

Sl. No.	Description	Details			
1	Basic Details				
1.1	Name of Project & Project Proponent:	Group Housing namely “Homeland Regalia” at Sector 77, Distt. SAS Nagar (Mohali), Punjab by M/s S.A. Global Pvt. Ltd.			
1.2	Proposal:	SIA/PB/INFRA2/438919/2023			
1.3	Location of Project:	Sector 77, Distt. SAS Nagar (Mohali), Punjab.			
1.4	Details of Land area & Built up area: Total site Area = 4.58 acres. Built up area = 1,33,113.924 sq.m.				
	Sr. No.	Description	EC Accorded	Additional	Total after expansion

	i)	Land	4.58 acres			
	ii)	Built-up area	1,00,287.509 sq.m.	32,826.415 sq.m.	1,33,113.924 sq.m	
1.5	Category under EIA notification dated 14.09.2006		8(a)			
1.6	Cost of the project		Rs. 320 Crores (Total project cost after expansion)			
			Project Cost	EC Accorded	Proposed	Total (after Expansion)
				Rs. 300 Crores	Rs. 20 Crores	Rs. 320 Crores
2.	Site Suitability Characteristics					
2.1	Whether project is suitable as per the provisions of Master Plan:		The project falls in Residential zone as per Master Plan of SAS Nagar. Copy of Master plan of SAS Nagar the location of project location is earmarked.			
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)		Allotment letter issued by GMADA vide memo No. 5469 dated 29.01.2021 in the name of M/s S.A Global Private Limited for land area measuring 4.58 acres for group housing project submitted.			
3	Forest, Wildlife and Green Area					
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not.		No, an undertaking in prescribed Performa submitted.			
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.		No, an undertaking in prescribed Performa submitted.			
3.3	Whether project required		No, an undertaking has been submitted.			

	clearance under the provisions of Wildlife Protection Act 1972 or not:																					
3.4	Distance of the project from the Critically Polluted Area.	The nearest critical polluted area is Ludhiana which is approx. 75 km from project location.																				
3.5	Whether the project falls within the influence of Eco-Sensitive Zone or not.	The project area is situated at the crow fly distance of approx. 8 km from City Bird Sanctuary, Chandigarh and 11 Km from Sukhna Wildlife Sanctuary.																				
3.6	Green area requirement and proposed No. of trees:	<table border="1"> <tr> <td>Green area</td> <td>2855.16 sqm (EC Accorded)</td> <td>1816.74 sqm (proposed)</td> <td>4671.9 sqm (after expansion)</td> </tr> </table> <p>No. of trees required = @1 tree per 80 sq.m. of total site area =18,534.62 /80 = 231.68 say 232 trees Proposed trees to be planted = 235 trees</p>	Green area	2855.16 sqm (EC Accorded)	1816.74 sqm (proposed)	4671.9 sqm (after expansion)																
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4.	Configuration, Population & Comparison of Environmental parameters as per the earlier Environmental Clearance and proposal.																					
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4.2	Population details																					

Population Calculations (After Expansion) for Residential Component

Sl. No.	Details	Criteria	Population
1.	Residential population (279 flats) <ul style="list-style-type: none"> • 2 BHK (1 no.) • 3 BHK (128 nos.) • 4 BHK and above including Duplex (150 nos.) 	@5 persons per flat @6 persons per flat @7 persons per flat	1823 <ul style="list-style-type: none"> • 5 • 768 • 1050
2.	Maintenance Staff /Drivers	*LS	100
3.	Visitors	@10% of residential population	182
Total Estimated population			2105 Persons

*LS=Lumpsum

Populations Calculations for Commercial Component (including Club House)

Sl. No.	Details	Criteria	Population (in no.)
1.	Commercial Population (23 shops) (1,378.113 sq.m.)	3 sq.m. per person <ul style="list-style-type: none"> • Staff @10% • Visitors @90% 	459 no. <ul style="list-style-type: none"> • 46 no. • 413 no.
2.	Maintenance Staff	*LS	25 no.
3.	Club House (3009.96 sq.m.) <ul style="list-style-type: none"> • Staff • Visitors 	@1.8 sq.m. per person <ul style="list-style-type: none"> • @10% of club population • @90% of club population 	1672 <ul style="list-style-type: none"> • 167 • 1505
Total Estimated population for Commercial			2156 Persons

	(including Club House)				
	<i>*LS=Lumpsum</i>				
	Total Population for overall project				
	Sl. No.	Details	Population (in no.)		
	1.	Residential Part	2105		
	2.	Commercial Part (including Club House)	2156		
		Total Population	4261 persons		
4.3	Comparison of project details as per EC Accorded & total After Expansion				
	Sr. No.	Description	EC Accorded	Proposed	Total (After Expansion)
	1.	Total site Area	4.58 acres		
	2.	Built-up Area	1,00,287.509 sq.m.	32,826.415 sq.m.	1,33,113.924 sq.m.
	3.	Green Area	2,855.16 sq.m	1,816.74 sq.m	4,671.9sq.m
	4.	Components	6 Residential Towers & 18 Shops	5 Shops & 2 Club House	6 Residential towers, 23 shops & 2 Club House.
	5.	No. of Dwelling Units	303 Flats	-24 Flats	279 Flats
	6.	Estimated Population	1,536 persons	2725 Persons	4,261 Persons
	7.	Total Water Requirement	122 KLD	182 KLD	304 KLD
	8.	Fresh water Demand	92 KLD	102 KLD	194 KLD
	9.	Flushing Water Requirement	30 KLD	80 KLD	110 KLD
	10.	Wastewater Generation	98 KLD	137 KLD	235 KLD
	11.	STP capacity	150 KLD	Separate STP for Residential & Commercial	Proposed 2 no. STP of capacity <ul style="list-style-type: none"> • 300 KLD (for Residential) • 60 KLD (for Commercial & Club House)
	12.	Solid waste generation	580 kg/day	637 kg/day	1217 kg/day

13.	Rain water recharging Pits	5 Nos.		
14.	Power Requirement	2089 KW		
15.	Power Backup	6 DG sets of Capacity 500 KVA each	DG set no. & capacity revised	Total 4 DG sets <ul style="list-style-type: none"> • For Residential 3 DG sets of capacity 500 KVA each & • For Commercial 1 DG of capacity 380 KVA
16	Proposed parking	703 ECS	59 ECS	762 ECS
17.	Project Cost	Rs.300 Crores	Rs. 20 Crores	Rs. 320 Crores

5 Water

5.1	<u>Water Demand & Wastewater Generation Details (After Expansion)</u> <u>(for Residential Component)</u>				
	Sl. No.	Details	Population	Norms (lpcd)	Water requirement (in KLD)
	1.	Residential Flats	1823	135	246
	2.	Visitors (Residential)	182	15	3
	3.	Maintenance Staff /Drivers	100	45	5
	4.	Water Requirement			254 KLD
	5.	Flushing Water Demand <i>(@ 45 lpcd for Residential Flats, @10 lpcd for Visitors & @20 lpcd for staff)</i>			86 KLD <i>(82 + 2 + 2)</i>
	6.	Total Fresh water demand (Water demand – Flushing Water)			168 KLD (254 KLD – 86 KLD)
	7.	Waste water generation <i>(@ 80% of Water Requirement i.e. 80% of 254 KLD)</i>			203 KLD
	8.	Proposed STP capacity			300 KLD
	9.	Treated water from STP (@ 98%)			199 KLD
	10.	Green Area Water Req. (4671.9 sq.m) <ul style="list-style-type: none"> • Summer (@ 5.5 lt./m²/day) 			26 KLD

	<ul style="list-style-type: none"> • Winter (@ 1.8 lt./m²/day) • Monsoon (@ 0.5 lt./m²/day) 	8 KLD		
		2 KLD		
<p>Water Demand & Wastewater Generation Details (After Expansion) (for Commercial Component including Club House)</p>				
Sl. No.	Details	Population (in numbers)	Norms (lpcd)	Water Requirement (in KLD)
1.	Commercial			8
	• Staff	46	45	2
	• Visitors	413	15	6
2.	Maintenance Staff	25	45	1
3.	Club House (2 no.)			31
	• Staff (10%)	167	45	8
	• Visitors (90%)	1505	15	23
4.	Water Requirement			40 KLD
5.	Make-up water for swimming pool			10 KLD
6.	Total Water Requirement			50 KLD
7.	Flushing Water Demand (@ 20 lpcd for staff & @10 lpcd for visitors)			24 KLD (5+19)
8.	Net Fresh Water Demand (Total Water Demand - Flushing water)			26 KLD (50 KLD-24 KLD)
9.	Wastewater generation (@ 80% of water requirement)			32 KLD
10.	Proposed STP capacity			60 KLD
11.	Treated water from STP (@ 98%)			31 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)	Permission from GMADA for water supply as well as from PWRDA for ground water extraction has been obtained and submitted.		

	<i>Details thereof</i>						
5.4	Total wastewater generation:	235 KLD					
5.5	Treatment methodology: (STP capacity, technology & components)	About, 235 KLD (203 KLD from Residential and 32 KLD from Commercial (including Club House) sewage will be generated from the project after full occupancy which will be treated in proposed STP of capacity 300 KLD (for Residential Component) & 60 KLD (for Commercial Component (including Club House)).					
5.6	Treated wastewater for flushing purpose:	110 KLD					
5.7	Treated wastewater for green area in summer, winter and rainy season:	Summer: 26 KLD Winter: 8 KLD Monsoon: 2 KLD					
5.8	Utilization/Disposal of excess treated wastewater.	Excess will be disposed of into GMADA sewer. NOC from GMADA regarding the same is submitted.					
5.9	Cumulative Details:						
	Sl. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	<u>Excess to GMADA sewer.</u>
	1.	*304 KLD	235 KLD	230 KLD	110 KLD	Summer: 26 KLD Winter: 8 KLD Monsoon: 2 KLD	Summer: 94 KLD Winter: 112 KLD Monsoon: 118 KLD
	<i>*including the Make-up water demand (10 KLD) for swimming pool.</i>						
5.10	Rain water harvesting proposal:	Total 5 Rain water recharging pits have been proposed for artificial rain water recharge within the project premises.					
6	Air						

6.1	Details of Air Polluting machinery:	Total 4 DG sets are proposed to install for power backup for standby use for emergency purposes. For Residential component, 3 DG sets are proposed of capacity 500 KVA each and for Commercial component, 1 DG of capacity 380 KVA has been proposed.										
6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG set will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.										
7	Waste Management											
7.1	Total quantity of solid waste generation	1217 kg/day <u>Comparison of Solid Waste Generation from EC Accorded and Total (After Expansion)</u>										
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1.	Solid waste generation	580 kg/day	637 kg/day	1217 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 marked in site plan submitted with the application. Biodegradable waste will be composted by use of 1 composter of capacity 500 kg. The recyclable waste shall be sold to resellers. While, domestic hazardous waste will be disposed of to authorized 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 off to authorized vendors as per the Hazardous & Other Wastes										

		(Management & Transboundary Movement) Rules, 2016 and its amendments.															
8	Energy Saving & EMP																
8.1	<p>Power Consumption:</p> <p>Total power requirement of the project will be 2089 KW which is to be provided by Punjab State Power Corporation Limited (PSPCL).</p> <p style="text-align: center;"><u>Comparison of Power Load and DG set details from EC Accorded and Total(After Expansion)</u></p> <table border="1"> <thead> <tr> <th>Sl. No</th> <th>Description</th> <th>EC Accorded</th> <th>Proposed</th> <th>Total (after Expansion)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Power Requirement</td> <td colspan="3" style="text-align: center;">2089 KW</td> </tr> <tr> <td>2.</td> <td>Power Backup</td> <td>6 DG sets Capacity 500 KVA each</td> <td>DG set no. & capacity revised</td> <td>Total 4 DG sets <i>For Residential</i> 1) 3 DG sets of capacity 500 KVA each. <i>For Commercial</i> 2) 1 DG of capacity 380 KVA</td> </tr> </tbody> </table>		Sl. No	Description	EC Accorded	Proposed	Total (after Expansion)	1	Power Requirement	2089 KW			2.	Power Backup	6 DG sets Capacity 500 KVA each	DG set no. & capacity revised	Total 4 DG sets <i>For Residential</i> 1) 3 DG sets of capacity 500 KVA each. <i>For Commercial</i> 2) 1 DG of capacity 380 KVA
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8.2	Energy saving measures:	Provision of solar panels on rooftop. Also, use of LED's and solar street lights 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.																
	<table border="1"> <thead> <tr> <th rowspan="2">Sl. No.</th> <th rowspan="2">Title</th> <th colspan="2">Construction Phase</th> <th>Operational Phase</th> </tr> <tr> <th>Capital Cost (in Lakhs)</th> <th>Recurring Cost (in Lakhs per Annum)</th> <th>Recurring Cost (in Lakhs per Annum)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Air Pollution Control including anti-smog guns (tarpaulin</td> <td>12</td> <td>1</td> <td>0.5</td> </tr> </tbody> </table>		Sl. No.	Title	Construction Phase		Operational Phase	Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)	1.	Air Pollution Control including anti-smog guns (tarpaulin	12	1	0.5		
Sl. No.	Title	Construction Phase			Operational Phase												
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1.	Air Pollution Control including anti-smog guns (tarpaulin	12	1	0.5													

	sheets/ barricading, water sprinklers, etc.)			
2.	Water Pollution Control (including installation 2 no. STP of Capacity 300 KLD& 60 KLD)	130	2	5
3.	Noise Pollution Control (Maintenance of machinery & PPE's)	2	0.5	0.5
4.	Landscaping (235 nos. of trees and green area development)	15	-	5*
5.	Solid Waste Management (including 1 Composter of capacity 500 kg.	20	2.5	2
6.	Rain water Harvesting (5 pits)	15	1	1.5
7.	Energy Conservation (LED & solar lights in common areas, Solar panels)	35	2.5	1
8.	Miscellaneous (Environment monitoring cost, etc.)	7.5	2	2
Total		Rs. 236.5 Lakhs	Rs. 11.5 Lakhs	Rs. 17.5 Lakhs

Rs. 20 lakh (@1% of additional project cost i.e. Rs. 20 crores) have been reserved for undertaking Additional Environment Activities.

Sr. No.	Activities	Amount (in Lakhs)
1.	Maintenance of Gaushala along with provision of LED Bulbs and Solar Panels in Phase-1, Mohali	Rs. 20 Lakhs

During meeting, the Committee perused the certified compliance report dated 09.10.2023 furnished by Regional Office of MoEF&CC, Chandigarh. In this regard, the Committee asked the Project Proponent to submit the compliance of observations raised by MoEF&CC, Chandigarh. The Project Proponent submitted the same during the meeting and the Committee found the same satisfactory.

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 carrying out expansion of Group Housing Project namely "Homeland Regalia" at Sector 77, District SAS Nagar, 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, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi) No Excavation of soil shall be carried out without adequate dust mitigation measures in place.
- vii) No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered.

- viii) No uncovered vehicles carrying construction material and waste shall be permitted.
- ix) All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
- x) Grinding and cutting of building material in open areas shall be prohibited. A wet jet shall be provided for grinding and stone cutting.
- xi) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- xii) All construction and demolition debris shall be stored at the site within the earmarked area and roadside storage of construction material and waste shall be prohibited. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- xiii) The diesel generator sets to be used during the construction phase shall be low sulphur diesel type and shall conform to the norms and regulations prescribed under air and noise emission standards.
- xiv) The gaseous emissions from the DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xv) For indoor air quality, the ventilation provisions as per the National Building Code of India shall be complied with.
- xvi) Roads leading to or at the construction site must be paved and blacktopped (i.e., metallic roads should be built and used).
- xvii) Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.
- xviii) Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measures will be notified at the site

III. Water quality monitoring and preservation

- i) The natural drainage system should be maintained for ensuring unrestricted flow of water.
- ii) No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.

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

urinals/twin flush cisterns/ sensor-based alarm system for overhead water storage tanks and make them a part of the environmental management plans/building plans so as to reduce the water consumption/groundwater abstraction.

- xiv) The project proponent will provide plumbing system for reuse of treated wastewater for flushing/other purposes etc. and will colour code the different pipelines carrying water/wastewater from different sources / treated wastewater as follows:

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

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

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

IV. Noise monitoring and prevention

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

- iii) Acoustic enclosures for DG sets, noise barriers for ground-run bays, earplugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

V. Energy Conservation measures

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

VI. Waste Management

- i) A certificate from the competent authority handling municipal solid waste, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from the project shall be obtained.
- ii) The Project Proponent shall install Mechanical Composter of adequate capacity to treat wet component of the Solid Waste.
- iii) Disposal of muck during the construction phase should not create any adverse effect on the neighbouring communities and should be safely disposed of taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of the competent authority.

- iv) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating the segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- v) Organic waste compost/ Vermiculture pit/ Organic Waste Converter/Mechanical Composter within the premises must be installed for treatment and disposal of the solid waste.
- vi) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie-up must be done with the authorized recyclers.
- vii) Any hazardous waste generated during the construction phase, shall be disposed of as per applicable rules and norms with the necessary approvals of the State Pollution Control Board.
- viii) Use of environment-friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environmentally friendly materials.
- ix) Fly ash should be used as a building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready-mixed concrete must be used in building construction.
- x) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- xi) Used CFLs and TFLs should be properly collected and disposed of or sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VII. Green Cover

- i) No naturally growing tree should be felled/transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department.
- ii) At least a single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure the planting of trees in the project area at the identified location, as the per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and

thereafter, protected throughout the entire lifetime of the Project. The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines. 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/wildlifeforms/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.

Sl. No.	Title	Construction Phase		Operational Phase
		Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)
1.	Air Pollution Control including anti-smog guns (tarpaulin sheets/ barricading, water sprinklers, etc.)	12	1	0.5
2.	Water Pollution Control (including installation 2 no. STP of Capacity 300 KLD& 60 KLD)	130	2	5
3.	Noise Pollution Control (Maintenance of machinery & PPE's)	2	0.5	0.5
4.	Landscaping (235 nos. of trees and green area development)	15	-	5*
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6.	Rain water Harvesting (5 pits)	15	1	1.5
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Total		Rs. 236.5 Lakhs	Rs. 11.5 Lakhs	Rs. 17.5 Lakhs

Rs. 20 lakh (@1% of additional project cost i.e. Rs. 20 crores) have been reserved for undertaking Additional Environment Activities.

Sr. No.	Activities	Amount (in Lakhs)
1.	Maintenance of Gaushala along with provision of LED Bulbs and Solar Panels in Phase-1, Mohali	Rs. 20 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 270th meeting of SEIAA held on 07.12.2023.

The case was considered by SEIAA in its 270th meeting held on 07.12.2023, which was attended by the following:

- (i) Mr. Gurbhagwant Singh, authorized signatory M/s S.A. Global Pvt. Ltd.
- (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 235 to 330 trees. Revised Layout Plan depicting locations and spacing of trees was submitted which was taken on record.

Further, 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. 320 Cr. and the PP has submitted proposal of AEA activities of Rs 20 Lakhs only (against the additional project cost of Rs 20 Cr.'s). SEIAA was of the opinion that AEA plan of just Rs 20 Lakhs against a Project of Rs 320 Cr.'s total outlay was unacceptably low considering the environmental footprint of such a large project located in a densely populated city of Mohali.

After detailed discussions, the Project Proponent submitted revised EMP and AEA activities (with an outlay of Rs 170 Lakhs) as under:

TABLE 1
Environmental Management Plan

Sl. No.	Title	Construction Phase		Operational Phase
		Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)
1.	Air Pollution Control (anti-smog guns, tarpaulin sheets/ barricading, water sprinklers, etc.)	12	1	0.5
2.	Water Pollution Control (including installation 2 STPs of 300 KLD & 60 KLD	130	2	5

	capacity)			
3.	Noise Pollution Control (Maintenance of machinery & PPE's)	2	0.5	0.5
4.	Landscaping (330 nos. of trees and green area development)	17	-	7
5.	Solid Waste Management (including 1 Composter of 500 kg capacity)	20	2.5	2
6.	Rain water Harvesting (5 pits)	15	1	1.5
7.	Energy Conservation (LED & solar lights in common areas, Solar panels)	35	2.5	1
8.	Miscellaneous (Environment monitoring cost, etc.)	7.5	2	2
Total		Rs. 238.5 Lakhs	Rs. 11.5 Lakhs	Rs. 19.5 Lakhs

Table-2

Additional Environmental Activities

S.no	Activities	Amount (in Lakhs)
1.	Provision of LED bulbs & solar panel at Pingalwara	40
2.	Provision of Cow Ambulance for Gaushala	10
3.	Adoption of land for Nanak Bagichi (2 acres)	45
4.	Distribution of jute bags to villagers through PPCB	15
5.	Provision for Cleaning Village Pond of Nearby Village	60
Total		Rs. 170 Lakhs

SEIAA approved the revised EMP & AEA Plan as above subject to the condition that the specific locations for implementation of the proposed AEA activities would be submitted within 3 weeks along with required NOC's from the respective owners.

After detailed deliberations, SEIAA decided to accept the recommendations of SEAC and to grant Environmental Clearance for carrying out expansion of Group Housing Project namely “Homeland Regalia” at Sector 77, District SAS Nagar, Punjab, subject to the standard conditions as proposed by SEAC and following additional conditions by SEIAA:

Additional Conditions:

- i) The project proponent shall undertake revised EMP & AEA activities as per Table 1 & 2 above.
- ii) Specific locations for implementation of the proposed AEA activities would be submitted within 3 weeks along with NOC's from the respective owners. Implementation of the AEA Plan would be completed within 24 months of the grant of EC.
- iii) 330 number of 8 feet tall plants of indigenous trees would be planted. The plantation would be commenced at the earliest and completed within 1 year.

Item No. 270.10: Application for Environmental Clearance for carrying out mining of minor minerals for mining site namely Marara Sand mining Project at Village Marara, Tehsil- Dinanagar, District- Gurdaspur, Punjab by Executive Engineer cum District Mining Officer, Drainage-cum-Mining & Geology Division, Water Resource Department, Gurdaspur Nagar. (Proposal NoSIA/PB/MIN/446866/2023)

The Executive Engineer cum District Mining Officer, Drainage-cum-Mining & Geology Division, Water Resource Department, Gurdaspur Division has applied for obtaining Environmental Clearance under category B2 and 1(a) of the schedule appended with the EIA Notification dated 14.09.2006 for carrying out mining of minor minerals at Village Marara, Tehsil- Dinanagar, District- Gurdaspur, Punjab (Agriculture site). The proposed site is a public mining site (PMS).

The Department has deposited requisite fee of Rs. 3200/- dated 05-10-2023 for obtaining Environmental Clearance for carrying out mining in the above mining site. The adequacy & verification of fee deposited by the applicant has been checked by the supporting staff of SEIAA. The Mining Plan was approved by Assistant Geologist, Punjab vide letter No. Glg/PB/M. P/Marara/1724 dated 15.06.2023.

Deliberations during 264th meeting of SEAC held on 23.10.2023.

The meeting was attended by the following:

- (i) Mr. Paras Mahajan, Asst. Geologist.
- (ii) Sh. Paras Kamboj, Mining Inspector, Department of Mines & Geology.
- (iii) Dr. Arshad Shaik, Environmental Consultant, M/s Right Source Pvt Ltd (Through VC).

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

S.No.	Item	Details
1.	Online Proposal No. and date of submission	SIA/PB/MIN/446866/2023
2.	Project Name & Location	Marara Sand Mining Project over an extent of 1.60Ha. Village: Marara, Tehsil: Dinanagar, District: Gurdaspur, State: Punjab
3	Name of the Applicant, Designation	Dilpreet Singh, Executive Engineer- cum- District Mining Officer Gurdaspur, Punjab

	Mobile no. & Email Id	9646700766,dilpreet.singh67@punjab.gov.in			
4	Name of Environmental Consultant, Mobile no. Email Id	Right Source Industrial Solutions Pvt. Ltd 8977495343 eiaemp@rightsource.co.in			
5	Project/activity covered under item of scheduled to the EIA Notification,14.09.2006	1(a) Mining of Minor Minerals			
6	Details of Mining Lease				
i)	Mineral (s) to be mined	Sand			
ii)	Method of mining	Manual Method			
iii)	Agriculture land or River/choe mining. In case of River/Choe mining, name of the River/Choe to be specified.	Agriculture land,PMS			
iv)	a. Capacity of Mine as per the EC application/DSR/Mining plan in MT and TPA b. Area of the Mine as per EC application/DSR/Mining plan c. Depth of mining as per EC application/DSR/Mining plan	Description	As per the EC application	As per the approved DSR	As per the Mining Plan
		Mine Capacity in MT	--	37,584	--
		Mine Capacity in TPA	18,792	--	18,774
		Mining Area on mining in Ha.	1.60	1.60	1.60
		Depth of Mining in m	2.70	2.70	2.70
v)	Details Letter of Intent (LOI)/E-Auction issued by the State Govt., where applicable	The State Govt through Department of Mines and Geology has proposed to carry out mining through concerned Executive Engineer/ DMO.			
7	Details of Final District Survey Report	Approved by :SEIAA Reference No:624 Date of Issue:18.04.2023 Safe distance from banks (m): 100 Annual rate of replenishment			

		as per the study conducted:		
8	HadBast No.	2		
9	Land Khasra No. & their consent details			
	Sr.No	Type	Khasra No	Consent details provided (Yes/No)
	1	Private Land	2R/15/1, 3R/10-11/1, 2R/7-12-13-14-19/2/1-19/2/2 (as per proposal)	Yes, SalvinderKaur
	Undertaking in the prescribed format by the DMO, Gurdaspur not submitted.			
10	Latitude & Longitude			
		S.No.	Latitude	Longitude
		1	32°11'24.57"N	75°23'28.57"E
		2	32°11'24.67"N	75°23'31.07"E
		3	32°11'22.15"N	75°23'31.07"E
		4	32°11'22.15"N	75°23'25.98"E
		5	32°11'21.25"N	75°23'25.94"E
		6	32°11'21.23"N	75°23'21.00"E
		7	32°11'21.01"N	75°23'20.82"E
		8	32°11'21.01"N	75°23'20.03"E
		9	32°11'21.27"N	75°23'19.99"E
		10	32°11'22.17"N	75°23'20.82"E
		11	32°11'22.63"N	75°23'22.11"E
		12	32°11'23.45"N	75°23'23.38"E
		13	32°11'24.30"N	75°23'25.94"E
		14	32°11'23.04"N	75°23'26.02"E
		15	32°11'23.01"N	75°23'28.56"E
11	Does the project involve diversion of forest land? If yes, a. Extent of the forest land. b. Status of the forest clearance. If No, submit documentary proof	As per the Sub-Divisional Level Committee, Dinanagar report, no forest land is involved in the proposed project site. Further, the Committee has mentioned in its report that at a distance of less than 50 m trees have been planted by the Forest Department. Hence, mining cannot be allowed at this site as it would endanger plantation by Forest Department.		
12	Does the project fall of eco-sensitive area/ National park/Wild Life Sanctuary? If yes, application submitted to	Mentioned as above		

	NBWL.			
13	Cost of the project (Rs. lakh)		51.68 Lakh	
14	Environmental Clearance. Fee details		Rs.3200 Vide NEFT No. N278232672028967, Dated 05.10.2023.	
15	Certificate to be provided by DMO, that the proposal is as per the annexure-V of DSR.		Submitted	
16	Demarcation report of mining site		Date of demarcation: 10.03.2023	
17	Workers(when fully operational)		27 Persons.	
18	Water Requirements & source		Domestic:1.20KLD Dust Suppression: 0.5 KLD Greenbelt: 0.9 KLD Total: 2.60KLD Ground water	
19	Waste water generation, Treatment & its Disposal		Quantity of Waste water :0.96KLD Generated waste water will be treated in f.septic tank followed by soak pit.	
20	Green Belt Development Plan including no. of trees to be planted & its species.		Tree cutting (if any) : 0 Nos No of plant to be planted: 50Nos. Funds Allocated (Rs.): 0.50 lacs towards capital cost and 0.050 Lacs towards recurring cost.	
21	Whether any High Transmission wires is passing over the proposed mining site (yes/No)		No	
22	Environment Management Plan along with Budgetary breakup and responsibility to implement		XEN/DMO will be responsible for the implementation of EMP till the mining activities closed as per the mining plan.	
23	Sr. No	Environment mitigation measure	Capital Cost (In Rs.)	Recurring Cost (Rs./annum)
	1	Water Sprinkling Measures to be done on haul road to suppress dust & Haul Road and other Roads Repair and maintenance	10,000	5,000

	2	Plantation and maintenance of 50 saplings through State Forest Department under Green Punjab Mission: Plantation cost 1.60 Ha x 50 saplings/Ha=50 saplings @ Rs.1000 per sapling.	50,000	5,000
	3	Drinking water facility, Septic Tank & Mobile toilets and solid waste management	20,000	5,000
	4	Safety equipment's such as gloves, mask, helmet, First aid kit etc.	10,000	4,000
	5	Additional Environmental activities (Rs. 0.5 per MT of Total quantity) (The amount may be deposited to Forest Department for utilization of the same for development of green area (s)/belt(s)) (0.5*9396*2)	18,792	-
	6	Regular health check-up camps for the workers engaged in mines shall be organized.	10,000	10,000
	7	Environmental Monitoring (Air, Water Soil etc.).		30,000
	Total		1,18,792	59,000
24	Additional Environmental Activities (AEA) activities along with budgetary break up and responsibility Executive Engineer/Gurdaspur Drainage-cum-Mining and Geology Division, Gurdaspur will be responsible for implementation of Additional Environmental Activities (AEA). As the project having minable Quantity 37,584 MT. The project proponent has proposed to spend Rs 0.19 Lakhs (i.e @ Rs 0.50 per Ton) for AEA activities.			
25	An undertaking to the effect has been submitted by DMO, Gurdaspur: <ul style="list-style-type: none"> i) No court case/litigation is pending before any court of Law against the project and/or land in which the project is proposed to be set up. ii) During the lease period, the deposit will be worked from the top surface to 2.7 mor above ground water table, whichever comes first. iii) No Stream Mining shall be allowed. The operation will be done only from sun rise to sun set hence there will be no power requirement for the project at site. iv) All the activities will be carried out manually using hand tools like shovel, pan, sieve etc. v) An undertaking submitted to the effect that no Cluster formation of mining site exists as no other mining site falls within a radius of 500 m from the periphery of proposed site 			

During meeting, the Committee asked the Environmental Consultant of the Department to present the superimposed KML file of the mining site as per application proposal and approved DSR. However, neither the Environmental Consultant nor the officers of the Department present during the meeting could present the same. The Committee took serious note of it and asked the officers of the Department and Environmental Consultant to present the case with full preparation in future.

The Committee further perused the Sub-Divisional Level Committee, Dinanagar report, wherein it has been mentioned that no forest land is involved in the proposed project site. Further, it has been mentioned that at a distance of less than 50 m trees have been planted by the Forest Department. Hence, mining cannot be allowed at this site as it would endanger plantation by Forest Department. In this regard, the Committee asked the Project Proponent to justify the proposal, however, the Project Proponent could not submit any satisfactory reply.

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

1. As per the Sub-Divisional Level Committee, Dinanagar report, no forest land is involved in the proposed project site. Further, it has been mentioned that at a distance of less than 50 m trees have been planted by the Forest Department. Hence, mining cannot be allowed at this site as it would endanger plantation by Forest Department. The Project Proponent shall submit permission for carrying out the mining from the Department of Forest in light of comments mentioned in Sub-Divisional Committee, Dinanagar Report.
2. The Project Proponent shall submit the demarcation report with geotagged photographs of the proposed mining site clearly showing the burjis & coordinates.
3. The Project Proponent shall submit KML file by superimposing the proposed site as per the application proposal and as approved in the DSR.
4. The Project Proponent shall submit a certificate certifying that NOC for the Land bearing Khasra No. of the mining area as per the proposal has been duly received from the concerned land owners, demarcated on site and are in consonance with the latest revenue records of the village.

Deliberations during 266th meeting of SEAC held on 20.11.2023.

The meeting was attended by the following:

- (i) Mr. Dilpreet Singh, SDO, Department of Mines & Geology.
- (ii) Sh. Paras Kamboj, Mining Inspector, Department of Mines & Geology.
- (iii) Dr. Arshad Shaik, Environmental Consultant, M/s Right Source 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:

Sr. No	Observations	Proponent Response
1.	As per the Sub-Divisional Level Committee, Dinanagar report, no forest land is involved in the proposed project site. Further, it has been mentioned that at a distance of less than 50 m trees have been planted by the Forest Department. Hence, mining cannot be allowed at this site as it would endanger plantation by Forest Department. The Project Proponent shall submit permission for carrying out the mining from the Department of Forest in light of comments mentioned in Sub-Divisional Committee, Dinanagar Report.	As per the Sub-Divisional Level Committee, Dinanagar report our proposed site falls in Sl.No.6 in the table of sand mining sites. Trees planted by the Forest Department at a distance of less than 50m is for the site at Sl.No.3 in the table of sand mining sites, as per the committee report (Screen shot taken from DSR Pg. No. 271 is presented below in yellow highlighted portion). Hence permission from the forest department is not applicable to the proposed site.
2	The Project Proponent shall submit the demarcation report with geo tagged photographs of the proposed mining site clearly showing the burjis& coordinates.	Submitted
3	The Project Proponent shall submit KML file by superimposing the proposed site as per the application proposal and as approved in the DSR.	Submitted
4.	The Project Proponent shall submit a certificate certifying that NOC for the Land bearing Khasra No. of the mining area as per the proposal has been duly received from the concerned land owners, demarcated on site and are in consonance with the latest revenue records of the village.	Submitted

During meeting, the Project Proponent presented the KML file by superimposing the proposed

site as per the application proposal and as approved in the DSR. As per the said KML file, the proposed area of mining site measuring 1.6 Ha matches with the area of mining site approved in the DSR. The Committee noted the same.

After detailed deliberations, SEAC decided to forward the application proposal to SEIAA with the recommendation to grant Environment Clearance under EIA Notification dated 14.09.2006 for carrying out mining of minor minerals (sand) in the area of 1.60 Ha for the quantity of 18792 TPA, which shall not exceed the quantity of 37584 MT as per the approved DSR Village Marara, Tehsil- Dinanagar, District- Gurdaspur, Punjab, subject to the conditions attached as **Annexure-1**.

Deliberations during 270th meeting of SEIAA held on 07.12.2023.

The case was considered by SEIAA in its 270th meeting held on 07.12.2023, which was attended by the following:

- (i) Mr. Paras Mahajan, Asst. Geologist.
- (ii) Sh. Raj Kumar, SDO, Gurdaspur, Department of Mines & Geology.
- (iii) Dr. Arshad Shaik, Environmental Consultant, M/s Right Source Pvt Ltd (Through VC).

During the meeting, the Environmental Consultant presented the salient features of the project and informed that the site is a “Public Mining Site” located in Agriculture land. Manual method of mining has been proposed in the EC application

Further, Environmental Consultant submitted brief synopsis of the project as per the new template which was taken on record by SEIAA.

To another query by SEIAA, the project proponent informed that all the conditions imposed by the SEAC while appraising the project are acceptable to them.

Thereafter, the proposed EMP and additional environmental activities to be carried out under the project and outlays for the same were discussed and finalized as under:

TABLE-1

Sr. No	Environment mitigation measure	Capital Cost (In Lacs)	Recurring Cost (Lacs/annum)

1	Water Sprinkling Measures to be done on haul road to suppress dust & Haul Road and other Roads Repair and maintenance	₹100,000	₹ 20,000
2	Plantation and maintenance of 50 saplings through State Forest Department under Green Punjab Mission: Plantation cost 1.60 Ha x 50 saplings/Ha=80 saplings @ Rs.1000 per sapling.	₹ 80,000	₹ 27,000
3	Drinking water facility, Septic Tank & Mobile toilets and solid waste management	₹ 40,000	₹ 10,000
4	Safety equipment's such as gloves, mask, helmet, First aid kit etc.	₹ 30,000	₹ 10,000
5	Additional Environmental activities (Rs. 0.5 per MT of Total quantity - 37548) (The amount may be deposited to Forest Department for utilization of the same for development of green area (s)/belt(s)) (0.5*37584)	₹ 18,792	
6	Regular health check-up camps for the workers engaged in mines shall be organized.	₹ 10,000	₹ 10,000
7	Environmental Monitoring (Air, Water Soil etc.).	-	₹ 30,000
Total		₹ 278,792	₹ 107,000

After detailed deliberations and examination of relevant documents, SEIAA decided to accept the recommendations of SEAC and grant Environmental Clearance for mining of minor minerals (Sand) at subject cited mining site for the total area of 1.60 Ha and quantity of 18,792 TPA and total quantity not to exceed 37,584 MT at Village Marara, Tehsil Dinanagar, District Gurdaspur, Punjab as per the details mentioned in the application, approved mining plan, District Survey Report and other documents and subsequent clarifications made by the project proponent and his consultation, proposed measures and subject to the conditions proposed by SEAC and following additional [conditions by SEIAA](#) conditions:

Additional Conditions:

- i. Only manual method of mining will be permitted.
- ii. The project proponent shall implement the EMP & AEA as per Table 1 above.
- iii. The quantities of minor minerals already extracted (if any) in the window(s) provided for commencing mining operations pending the grant of ECs shall be accounted for and included in the total quantity extracted vis-à-vis quantities permitted in the ECs.
- iv. Enhancement in the total quantity to be extracted can be approved by SEIAA only upon submission of credible replenishment study data.

Item No. 270.11: Application for Environmental Clearance for carrying out mining of minor minerals for mining site namely Khanpur sand Mining project at Village Khanpur, Tehsil-Baba Bakala , District- Amritsar, Punjab by Executive Engineer cum District Mining Officer, Drainage-cum-Mining & Geology Division, Water Resource Department,.(Proposal No SIA/PB/MIN/448859/2023).

The Executive Engineer cum District Mining Officer, Drainage-cum-Mining & Geology Division, Water Resource Department, Ferozepur division has applied for obtaining Environmental Clearance under category B2 and 1(a) of the schedule appended with the EIA Notification dated 14.09.2006 for carrying out mining of minor minerals at Village Khanpur , Tehsil- Baba Bakla, District- Amritsar, Punjab (Agriculture site).The proposed site is a Public mining site (PMS).

The Department has deposited requisite fee of Rs. 2250/- dated 14.10.2023 for obtaining Environmental Clearance for carrying out mining in the above mining site. The adequacy & verification of fee deposited by the applicant has been checked by the supporting staff of SEIAA. The Mining Plan was approved by Assistant Geologist, Punjab vide letter memo No.Glg/PB/M.P./khanpur/2600 dated 11.10.2023.

Deliberations during 264th meeting of SEAC held on 23.10.2023.

The meeting was attended by the following:

- (i) Mr. Paras Mahajan, Asst. Geologist.
- (ii) Sh. Paras Kamboj, Mining Inspector, Department of Mines & Geology.
- (iii) Dr. Arshad Shaik, Environmental Consultant, M/s Right Source Pvt Ltd (Through VC).

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

S.No.	Item	Details
1.	Online Proposal No	SIA/PB/MIN/448859/2023
2.	Project Name & Location	Khanpur Sand Mining Project over an extent of 1.12474ha. Village: Khanpur Tehsil:Baba Bakala District: Amritsar, State Punjab
3	Name of the Applicant, Designation Mobile no. & Email Id	Gurbir Singh Executive Engineer- cum- District Mining Officer Amritsar, Punjab 9464918920,gurmeet.singh871@punjab.gov.in

4	Name of Environmental Consultant, Mobile no. & Email Id	Right Source Industrial Solutions Pvt. Ltd 8977495343 eiaemp@rightsource.co.in			
5	Project/activity covered under item of scheduled to the EIA Notification, 14.09.2006	1(a) Mining of Minor Minerals			
6	Details of Mining Lease				
i)	Mineral (s) to be mined	Sand			
ii)	Method of mining	Manual Method			
iii)	Agriculture land or River/choe mining. In case of River/Choe mining, name of the River/Choe to be specified.	Agriculture land, PMS			
iv)	a. Capacity of Mine as per the EC application/DSR/Mining plan in MT and TPA b. Area of the Mine as per EC application/DSR/Mining plan c. Depth of mining as per EC application/DSR/Mining plan	Description	As per the EC application	As per the approved DSR	As per the Mining Plan
		Mine Capacity in MT	25,517.30	45828.14	25,517.30
		Mine Capacity in TPA	12,758.65	-	12,758.65
		Mining Area on mining in HA	1.12474	2.02	1.12474
		Depth of Mining in m	2.76	2.76	2.76
Note: EC cannot be appraised more than quantity and area mentioned in the approved DSR					
v)	Details Letter of Intent (LOI)/E-Auction issued by the State Govt., where applicable	The State Govt through Department of Mines and Geology has proposed to carry out mining through concerned Executive Engineer/ DMO.			
7	Details of Final District Survey Report	Approved by : SEIAA Reference No: Not submitted Date of Issue: Not submitted Safe distance from banks (m): Not submitted Annual rate of replenishment as per the study conducted:			
8	HadBast No.	3			
9	Land Khasra No. & their consent details				

	Sr.No	Type	Khasra No.	Consent details provided (Yes/No)
	1	Agriculture land	206//7, 8/1, 24. (as per proposal)	Yes, Sukhwinder Singh, Balwinder Singh
	Undertaking in the prescribed format not submitted.			
10	Latitude & Longitude			
	Pillar No.	Latitude	Longitude	
	A-1	31°35'7.86"N	75°21'53.18"E	
	A-2	31°35'9.69"N	75°21'52.75"E	
	A-3	31°35'9.76"N	75°21'49.47"E	
	A-4	31°35'8.12"N	75°21'49.48"E	
	B-1	31°35'4.67"N	75°21'54.10"E	
	B-2	31°35'4.48"N	75°21'51.07"E	
	B-3	31°35'2.05"N	75°21'51.11"E	
	B-4	31°35'1.81"N	75°21'53.94"E	
11	Does the project involve diversion of forest land? If yes, a. Extent of the forest land. b. Status of the forest clearance. If No, submit documentary proof	As per the report of sub divisional level committee, Tehsil Baba Bakala, the proposed site is neither included in areas notified u/s 4 &5 of PLPA act 1900 nor in area falling in eco- sensitive zones of wildlife sanctuary conservation reserves covered under wildlife protection 1972 and Punjab wildlife preservation act 1959. This land is not forest land and there is no objection in regard.		
12	Does the project fall of eco-sensitive area/National Park/Wild Life Sanctuary? If yes, application submitted to NBWL.	No		
13	Cost of the project (Rs.)	35,08,629		
14	Environmental Clearance. Fee details	Rs.2250 NEFT NO. 328716196067,Dated 14.10.2023.		
15	Certificate to be provided by DMO, that the proposal is as per the annexure-V of DSR.	Submitted		
16	Demarcation report of mining site	Date of demarcation: 06.03.2023		
17	Workers (when fully operational)	18		

18	Water Requirements & source	Total: 2.60 KLD Domestic: 0.81 KLD Dust Suppression: 0.6 KLD Green belt:1.19KLD		
19	Waste water generation, Treatment & its Disposal	Quantity of Waste water :0.64KLD, Generated waste water will be treated in septic tank followed by soak pit.		
20	Green Belt Development Plan including no. of trees to be planted & its species.	Tree cutting (if any) : 0 Nos No of plant to be planted: 50 Nos. Funds Allocated (Rs.): 0.56 lacs towards capital cost and 0.056 Lacs towards recurring cost.		
21	Whether any High Transmission wires is passing over the proposed mining site (yes/No)	No		
22	Environment Management Plan along with Budgetary breakup and responsibility to implement	XEN/DMO will be responsible for the implementation of EMP till the mining activities closed as per the mining plan.		
23	Sr. No	Environment mitigation measure	Capital Cost (In Rs.)	Recurring Cost (Rs./annum)
	1	Water Sprinkling Measures to be done on haul road to suppress dust & Haul Road and other Roads Repair and maintenance	10,000	5,000
	2	Plantation and maintenance of 50 saplings through State Forest Department under Green Punjab Mission: Plantation cost 1.12474Ha. x 50 saplings/Ha. =56 saplings @ Rs.1000 per sapling.	56,000	5,600
	3	Drinking water facility, Septic Tank & Mobile toilets and solid waste management	20,000	5,000
	4	Safety equipment's such as gloves, mask, helmet, First aid kit etc.	10,000	4,000

	5	Additional Environmental activities (Rs. 0.5 per MT of Total quantity) (The amount may be deposited to Forest Department for utilization of the same for development of green area (s)/belt(s)) (0.5*12758.65*2)	12,759	-
	6	Regular health check-up camps for the workers engaged in mines shall be organized.	10,000	10,000
	7	Environmental Monitoring (Air, Water Soil etc.).		30,000
	Total		1,18,759	59,600
24	Additional Environmental Activities (AEA) activities along with budgetary break up and responsibility Executive Engineer/Amritsar Drainage-cum-Mining and Geology Division, Amritsar will be responsible for implementation of Additional Environmental Activities (AEA). As the project having minable Quantity 25,517.30 MT. The project proponent has proposed to spent Rs 0.13 Lakhs (i.e @ Rs 0.50 per Ton) for Additional Environmental Activities (AEA) activities.			
25	An undertaking submitted by DMO, Amritsar submitted, which contain following facts: i) No court case/litigation is pending before any court of Law against the project and/or land in which the project is proposed to be set up. ii) No Stream Mining shall be allowed. The operation will be done only from sun rise to sun set hence there will be no power requirement for the project at site. iii) All the activities will be carried out manually using hand tools like shovel, pan, sieve etc. iv) An undertaking submitted to the effect that no Cluster formation of mining site exists as no other mining site falls within a radius of 500 m from the periphery of proposed site etc.			

During meeting, the Committee asked the Environmental Consultant of the Department to present the superimposed KML file of the mining site as per application proposal and approved DSR. However, neither the Environmental Consultant nor the officers of the Department present during the meeting could present the same. The Committee took serious note of it and asked the officers of the Department and Environmental Consultant to present the case with full preparation in future.

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

1. The Project Proponent shall submit the demarcation report with geotagged photographs of the proposed mining site clearly showing the burjis & coordinates.
2. The Project Proponent shall submit KML file by superimposing the proposed site as per the application proposal and as approved in the DSR.
3. The Project Proponent shall submit a certificate certifying that NOC for the Land bearing Khasra No. of the mining area as per the proposal has been duly received from the concerned land owners, demarcated on site and are in consonance with the latest revenue records of the village.
4. The Project Proponent shall submit certificate to the effect that the proposal is as per the Annexure-V of DSR.
5. The Project Proponent shall submit an undertaking to the effect that during the lease period, the deposit will be worked from the top surface to 2.76 m or above ground water table, whichever comes first.

Deliberations during 266th meeting of SEAC held on 20.11.2023.

The meeting was attended by the following:

- (i) Mr. Gurbir Singh, DMO, Department of Mines & Geology of District Amritsar.
- (ii) Sh. Paras Kamboj, Mining Inspector, Department of Mines & Geology.
- (iii) Dr. Arshad Shaik, Environmental Consultant, M/s Right Source Pvt Ltd (Through VC).

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

Sr. No.	Observations	Proponent Response
1	The Project Proponent shall submit the demarcation report with geo tagged photographs of the proposed mining site clearly showing the burjis & coordinates.	Demarcation report with geotagged photographs of the proposed mining site clearly showing the burjis & coordinates is submitted.
2	The Project Proponent shall submit KML file by superimposing the proposed site as per the application	Submitted

	proposal and as approved in the DSR.	
3	The Project Proponent shall submit a certificate certifying that NOC for the Land bearing Khasra No. of the mining area as per the proposal has been duly received from the concerned land owners, demarcated on site and are in consonance with the latest revenue records of the village.	Submitted
4	The Project Proponent shall submit certificate to the effect that the proposal is as per the Annexure-V of DSR.	Submitted
5	The Project Proponent shall submit an undertaking to the effect that during the lease period, the deposit will be worked from the top surface to 2.76 m or above ground water table, whichever comes first.	Submitted

During meeting, the Project Proponent presented the KML file by superimposing the proposed site as per the application proposal and as approved in the DSR. As per the said KML file, the proposed area of mining site measuring 1.12 Ha falls within the area of mining site approved in the DSR. The Committee noted the same.

After detailed deliberations, SEAC decided to forward the application proposal to SEIAA with the recommendation to grant Environment Clearance under EIA Notification dated 14.09.2006 for carrying out mining of minor minerals (sand) in the area of 1.12 Ha for the quantity of 12758.65 TPA, which shall not exceed the quantity of 45828.14 MT as per the approved DSR Village Khanpur, Tehsil- Baba-Bakala, District Amritsar, Punjab, subject to the conditions attached as **Annexure-1**.

Deliberations during 270th meeting of SEIAA held on 07.12.2023.

The case was considered by SEIAA in its 270th meeting held on 07.12.2023, which was attended by the following:

- (i) Mr. Paras Mahajan, Asst. Geologist.
- (ii) Sh. Gurmeet Singh, SDO, Amritsar, Department of Mines & Geology.
- (iii) Sh. Paras Kamboj, Mining Inspector, Department of Mines & Geology.
- (iv) Dr. Arshad Shaik, Environmental Consultant, M/s Right Source Pvt Ltd (Through VC).

During the meeting, the Environmental Consultant presented the salient features of the project and informed that the site is a “Public Mining Site” located in Agriculture land. Manual method of mining has been proposed in the EC application

Further, Environmental Consultant submitted brief synopsis of the project as per the new template which was taken on record by SEIAA.

To another query by SEIAA, the project proponent informed that all the conditions imposed by the SEAC while appraising the project are acceptable to them.

Thereafter, the proposed EMP and additional environmental activities to be carried out under the project and outlays for the same were discussed and finalized as under:

TABLE-1

Sr. No	Environment mitigation measure	Capital Cost (In Lacs)	Recurring Cost (Lacs/annum)
1	Water Sprinkling Measures to be done on haul road to suppress dust & Haul Road and other Roads Repair and maintenance	₹25,000	₹ 10,000

2	Plantation and maintenance of 50 saplings through State Forest Department under Green Punjab Mission: Plantation cost 1.12 Ha x 50 saplings/Ha=56 saplings @ Rs.1000 per sapling.	₹56,000	₹ 19,000
3	Drinking water facility, Septic Tank & Mobile toilets and solid waste management	₹20,000	₹ 5,000
4	Safety equipment's such as gloves, mask, helmet, First aid kit etc.	₹20,000	₹ 5,000
5	Additional Environmental activities (Rs. 0.5 per MT of Total quantity- 25,517 MT) (The amount may be deposited to Forest Department for utilization of the same for development of green area (s)/belt(s))	₹12,759	-
6	Regular health check-up camps for the workers engaged in mines shall be organized.	₹10,000	₹ 10,000
7	Environmental Monitoring (Air, Water Soil etc.).	-	₹ 30,000
Total		₹ 1,43,759	₹79,000

After detailed deliberations and examination of relevant documents, SEIAA decided to accept the recommendations of SEAC and grant Environmental Clearance for mining of minor minerals (Sand) at subject cited mining site for the total area of 1.12 Ha and quantity of 12,758 TPA and total quantity not to exceed 25,517 MT at Village Khanpur, Tehsil Baba Bakala, District Amritsar, Punjab as per the details mentioned in the application, approved mining plan, District Survey Report and other documents and subsequent clarifications made by the project proponent and his consultation, proposed measures and subject to the conditions proposed by SEAC and following additional conditions:

Additional Conditions:

- i. Only manual method of mining will be permitted.
- ii. The project proponent shall implement the EMP & AEA as per Table 1 above.

- iii. The quantities of minor minerals already extracted (if any) in the window(s) provided for commencing mining operations pending the grant of ECs shall be accounted for and included in the total quantity extracted vis-à-vis quantities permitted in the ECs.
- iv. Enhancement in the total quantity to be extracted can be approved by SEIAA only upon submission of credible replenishment study data.

Item No. 270.12: Application for Environmental Clearance for carrying out mining of minor minerals for mining site namely Balharwal sand Mining project at Village Balharwal, Tehsil- Ajanala, District- Amritsar, Punjab by Executive Engineer cum District Mining Officer, Drainage-cum-Mining & Geology Division, Water Resource Department (Proposal No SIA/PB/MIN/446836/2023)

The Executive Engineer cum District Mining Officer, Drainage-cum-Mining & Geology Division, Water Resource Department, Ferozepur division has applied for obtaining Environmental Clearance under category B2 and 1(a) of the schedule appended with the EIA Notification dated 14.09.2006 for carrying out mining of minor minerals at Village Balharwal, Tehsil- Ajanala, District- Amritsar, Punjab (Agriculture site). The proposed site is a Public mining site (PMS)

The Department has deposited requisite fee of Rs. 1200/- dated 5-10-2023 for obtaining Environmental Clearance for carrying out mining in the above mining site. The adequacy & verification of fee deposited by the applicant has been checked by the supporting staff of SEIAA. The Mining Plan was approved by Assistant Geologist, Punjab vide letter memo No.Glg/PB/M.P./Balharwal/2438 dated 20.09.2023.

Deliberations during 264th meeting of SEAC held on 23.10.2023.

The meeting was attended by the following:

- (i) Mr. Paras Mahajan, Asst. Geologist.
- (ii) Sh. Paras Kamboj, Mining Inspector, Department of Mines & Geology.
- (iii) Dr. Arshad Shaik, Environmental Consultant, M/s Right Source Pvt Ltd (Through VC).

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

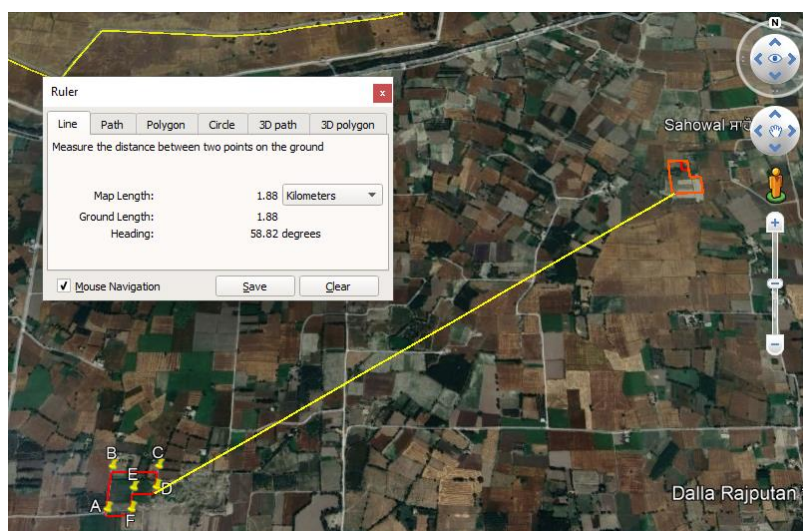
S.N o.	Item	Details
1.	Online Proposal No. and date of submission	SIA/PB/MIN/446836/2023, Dated 05 Oct. 2023
2.	Project Name & Location	Balharwal Sand Mining Project Village: Balharwal Tehsil- Ajanala District- Amritsar, State Punjab
3	Name of the Applicant, Designation Mobile no. & Email Id	Gurbir Singh Executive Engineer- cum- District Mining Officer Amritsar, Punjab 9464918920,gurmeet.singh871@punjab.gov.in
4	Name of Environmental Consultant,	Right Source Industrial Solutions Pvt. Ltd 8977495343 eiaemp@rightsource.co.in

	Mobile no. & Email Id																					
5	Project/activity covered under item of scheduled to the EIA Notification, 14.09.2006	1(a) Mining of Minor Minerals																				
6	Details of Mining Lease																					
	Mineral (s) to be mined	Sand																				
ii)	Method of mining	Manual Method																				
iii)	Agriculture land or River/choe mining. In case of River/Choe mining, name of the River/Choe to be specified.	Agriculture land, PMS																				
iv)	d. Capacity of Mine as per the EC application/DSR/Mining plan in MT and TPA	<table border="1"> <thead> <tr> <th>Description</th> <th>As per the EC application</th> <th>As per the approved DSR</th> <th>As per the Mining Plan</th> </tr> </thead> <tbody> <tr> <td>Mine Capacity in MT</td> <td>14,720.4</td> <td>54,588.15</td> <td>14,720.4</td> </tr> <tr> <td>Mine Capacity in TPA</td> <td>7,360.2</td> <td>-</td> <td>7,360.2</td> </tr> <tr> <td>Mining Area on mining in HA</td> <td>0.60</td> <td>0.60</td> <td>0.60</td> </tr> <tr> <td>Depth of Mining in m</td> <td>2.82</td> <td>2.82</td> <td>2.82</td> </tr> </tbody> </table>	Description	As per the EC application	As per the approved DSR	As per the Mining Plan	Mine Capacity in MT	14,720.4	54,588.15	14,720.4	Mine Capacity in TPA	7,360.2	-	7,360.2	Mining Area on mining in HA	0.60	0.60	0.60	Depth of Mining in m	2.82	2.82	2.82
	Description	As per the EC application	As per the approved DSR	As per the Mining Plan																		
	Mine Capacity in MT	14,720.4	54,588.15	14,720.4																		
	Mine Capacity in TPA	7,360.2	-	7,360.2																		
	Mining Area on mining in HA	0.60	0.60	0.60																		
	Depth of Mining in m	2.82	2.82	2.82																		
e. Area of the Mine as per EC application/DSR/Mining plan																						
f. Depth of mining as per EC application/DSR/Mining plan																						
		Note: EC cannot be appraised more than quantity and area mentioned in the approved DSR																				
v)	Details Letter of Intent (LOI)/E-Auction issued by the State Govt., where applicable	The State Govt through Department of Mines and Geology has proposed to carry out mining through concerned Executive Engineer/ DMO.																				
7	Details of Final District Survey Report	Approved by : SEIAA Reference No:637 Date of Issue: 18.04.2023 Safe distance from banks (m): 100 Annual rate of replenishment as per the study conducted:																				
8	HadBast No.	44																				
9	Land Khasra No. & their consent details																					

	Sr.No	Type	Khasra No.	Consent details provided (Yes/No)
	1	Private Land	41//9/2, 41//10/1/2/1,41//11/1 (as per proposal)	Yes, Kirandeep Singh S/o Nirmal Singh
10	Latitude & Longitude			
	Pillar No.	Latitude	Longitude	
	A	31°54'28.03"N	74°42'37.18"E	
	B	31°54'31.94"N	74°42'37.18"E	
	C	31°54'31.98"N	74°42'42.31"E	
	D	31°54'30.02"N	74°42'42.32"E	
	E	31°54'29.99"N	74°42'39.76"E	
	F	31°54'28.05"N	74°42'39.78"E	
11	Does the project involve diversion of forest land? If yes, a. Extent of the forest land. b. Status of the forest clearance. If No, submit documentary proof		No	
12	Does the project fall of eco-sensitive area/National park/Wild Life Sanctuary? If yes, application submitted to NBWL.		No	
13	Cost of the project (Rs.)		20,24,055	
14	Environmental Clearance. Fee details		Rs.1200 NEFT NO. N278232671028081Dated 05.10.2023.	
15	Certificate to be provided by DMO, that the proposal is as per the annexure-V of DSR.		Submitted	
16	Demarcation report of mining site		Date of demarcation:14.08.2023	
17	Workers (when fully operational)		20 Persons.	
18	Water Requirements & source		Total:2.60KLD Domestic:1.0KLD DustSuppression: 0.6KLD Green belt:1.0	
19	Waste water generation, Treatment & its Disposal		i) Quantity of Waste water :0.72KLD	

20	Green Belt Development Plan including no. of trees to be planted & its species.	Tree cutting (if any) : 0 Nos No of plant to be planted: 30Nos. Funds Allocated (Rs.): 0.3 lacs towards capital cost and 0.03 Lacs towards recurring cost.		
21	Whether any High Transmission wires is passing over the proposed mining site (yes/No)	No		
22	Environment Management Plan along with Budgetary breakup and responsibility to implement	XEN/DMO will be responsible for the implementation of EMP till the mining activities closed as per the mining plan.		
23	Sr. No	Environment mitigation measure	Capital Cost (In Rs.)	Recurring Cost (Rs./annum)
	1	Water Sprinkling Measures to be done on haul road to suppress dust & Haul Road and other Roads Repair and maintenance	10,000	5,000
	2	Plantation and maintenance of 30 saplings through State Forest Department under Green Punjab Mission: Plantation cost 0.60Ha x 30 saplings/Ha=30 saplings @ Rs.1000 per sapling.	30,000	3,000
	3	Drinking water facility, Septic Tank & Mobile toilets and solid waste management	20,000	5,000
	4	Safety equipment's such as gloves, mask, helmet, First aid kit etc.	10,000	4,000
	5	Additional Environmental activities (Rs. 0.5 per MT of Total quantity) (The amount may be deposited to Forest Department for utilization of the same for development of green area (s)/belt(s))	7360	-
	6	Regular health check-up camps for the workers engaged in mines shall be organized.	10,000	10,000
	7	Environmental Monitoring (Air, Water Soil etc.).		30,000
		Total	87,360	57,000
24	Additional Environmental Activities (AEA) activities along with budgetary break up and			

	<p>responsibility</p> <p>Executive Engineer/Amritsar Drainage-cum-Mining and Geology Division, Amritsar will be responsible for implementation of Additional Environmental Activities (AEA). As the project having minable Quantity 7,360.2MT. The project proponent has proposed to spent Rs 0.07 Lakhs (i.e @ Rs 0.50 per Ton) for AEA activities. Undertaking in this regard is already submitted online in Parivesh portal.</p>
25	<p>An undertaking submitted by DMO, Amritsar submitted, which contain following facts:</p> <ol style="list-style-type: none"> i) No court case/litigation is pending before any court of Law against the project and/or land in which the project is proposed to be set up. ii) During the lease period, the deposit will be worked from the top surface to 2.7m below ground level or above ground water table, whichever comes first. iii) No Stream Mining shall be allowed. The operation will be done only from sun rise to sun set hence there will be no power requirement for the project at site. iv) All the activities will be carried out manually using hand tools like shovel, pan, sieve etc. v) No Cluster formation of mining site exists as no other mining site falls within a radius of 500 m from the periphery of proposed site etc.



During meeting, the Committee asked the Environmental Consultant of the Department to present the superimposed KML file of the mining site as per application proposal and approved DSR. However, neither the Environmental Consultant nor the officers of the Department present during the meeting could present the same. The Committee took serious note of it and asked the officers of the Department and Environmental Consultant to present the case with full preparation in future.

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

1. As per the Annexure-V of the approved DSR, there exists two no. of mining sites, one site is at Sr. no. 3 having land area of 2.225 Ha and permissible quantity of 54588.15 MT which lies under ownership of Smt. Harbhajan Kaur and second site at Sr. No. 4 having land area 0.6 Ha and permissible quantity of 15228 MT which lies under ownership of Sh Kirandeep Singh. The Project Proponent has submitted application for carrying out mining in in an area of 0.6 Ha bearing Khasra no., which lies in the ownership of Sh. Kirandeep Singh. However, the permissible quantity of mining material i.e 54,588.15 has been considered as the quantity mentioned against the land area owned by Smt. Harbhajan Kaur. The Project Proponent shall clarify in this regard.
2. The Project Proponent shall submit the demarcation report with geotagged photographs of the proposed mining site clearly showing the burjis & coordinates.
3. The Project Proponent shall submit KML file by superimposing the proposed site as per the application proposal and as approved in the DSR.
4. The Project Proponent shall submit a certificate certifying that NOC for the Land bearing Khasra No. of the mining area as per the proposal has been duly received from the concerned land owners, demarcated on site and are in consonance with the latest revenue records of the village.

Deliberations during 266th meeting of SEAC held on 20.11.2023.

The meeting was attended by the following:

- (i) Mr. Gurbir Singh, DMO, Department of Mines & Geology, District Amritsar.
- (ii) Sh. Paras Kamboj, Mining Inspector, Department of Mines & Geology.
- (iii) Dr. Arshad Shaik, Environmental Consultant, M/s Right Source 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:

Sr. No.	Observations	Proponent Response
1	As per the Annexure-V of the approved DSR, there	The correct permissible quantity of mining material

	exists two no. of mining sites, one site is at Sr. no. 3 having land area of 2.225 Ha and permissible quantity of 54588.15 MT which lies under ownership of Smt. Harbhajan Kaur and second site at Sr. No. 4 having land area 0.6 Ha and permissible quantity of 15228 MT which lies under ownership of Sh Kirandeep Singh. The Project Proponent has submitted application for carrying out mining in in an area of 0.6 Ha bearing Khasra no., which lies in the ownership of Sh. Kirandeep Singh. However, the permissible quantity of mining material i.e 54,588.15 has been considered as the quantity mentioned against the land area owned by Smt. Harbhajan Kaur. The Project Proponent shall clarify in this regard.	is 15,228MT which lies under ownership of Sh. Kirandeep Singh as per Annexure V of approved DSR.
2	The Project Proponent shall submit the demarcation report with geotagged photographs of the proposed mining site clearly showing the burjis& coordinates.	Submitted
3	The Project Proponent shall submit KML file by superimposing the proposed site as per the application proposal and as approved in the DSR.	Submitted
4	The Project Proponent shall submit a certificate certifying that NOC for the Land bearing Khasra No. of the mining area as per the proposal has been duly received from the concerned land owners, demarcated on site and are in consonance with the latest revenue records of the village.	Submitted

During meeting, the Project Proponent presented the KML file by superimposing the proposed site as per the application proposal and as approved in the DSR. As per the said KML file, the proposed area of mining site measuring 0.60 Ha matches with the area of mining site approved in the DSR. The Committee noted the same.

After detailed deliberations, SEAC decided to forward the application proposal to SEIAA with the recommendation to grant Environment Clearance under EIA Notification dated 14.09.2006 for carrying out mining of minor minerals (sand) in the area of 0.60 Ha for the quantity of 7360.2 TPA, which shall not exceed the quantity of 54588.15 MT as per the approved DSR Village Balharwal, Tehsil Ajnala, District Amritsar, Punjab, subject to the conditions attached as **Annexure-1.**

Deliberations during 270th meeting of SEIAA held on 07.12.2023.

The case was considered by SEIAA in its 270th meeting held on 07.12.2023, which was attended by the following:

- (i) Mr. Paras Mahajan, Asst. Geologist.
- (ii) Sh. Gurmeet Singh, SDO, Amritsar, Department Mines & Geology.
- (iii) Sh. Paras Kamboj, Mining Inspector, Department of Mines & Geology.
- (iv) Dr. Arshad Shaik, Environmental Consultant, M/s Right Source Pvt Ltd (Through VC).

During the meeting, the Environmental Consultant presented the salient features of the project and informed that the site is “Public Mining Site” and mining will be carried out on Agriculture land through manual method.

Further, Environmental Consultant submitted brief synopsis of the project as per the new template which was taken on record by SEIAA.

To another query by SEIAA, the project proponent informed that all the conditions imposed by the SEAC while appraising the project are acceptable to them.

Thereafter, the proposed EMP and additional environmental activities to be carried out under the project and outlays for the same were discussed and finalized as under:

TABLE-1

Sr. No	Environment mitigation measure	Capital Cost (In Lacs)	Recurring Cost (Lacs/annum)
1	Water Sprinkling Measures to be done on haul road to suppress dust & Haul Road and other Roads Repair and maintenance	₹ 25,000	₹ 15,000
2	Plantation and maintenance of 30 saplings through State Forest Department under Green Punjab Mission: Plantation cost 0.60Ha x 50 saplings/Ha=30 saplings @ Rs.1000 per sapling.	₹ 30,000	₹ 10,000
3	Drinking water facility, Septic Tank & Mobile toilets and solid waste management	₹ 20,000	₹ 5,000
4	Safety equipment's such as gloves, mask, helmet, First aid kit etc.	₹ 10,000	₹ 4,000
5	Additional Environmental activities (Rs. 0.5 per MT of Total quantity- 14720.40 MT) (The amount may be deposited to Forest Department for utilization of the same for development of green area (s)/belt(s))	₹ 7,360.00	-

6	Regular health check-up camps for the workers engaged in mines shall be organized.	₹ 10,000	₹ 10,000
7	Environmental Monitoring (Air, Water Soil etc.).	-	₹ 30,000
Total		₹ 102,360.00	₹ 74,000.00

After detailed deliberations and examination of relevant documents, SEIAA decided to accept the recommendations of SEAC and grant Environmental Clearance for mining of minor minerals (Sand) at subject cited mining site for the total area of 0.60 Ha and quantity of 7,360.20TPA and total quantity not to exceed 14,720.40MT at Village Balharwal, Tehsil Ajnala, District Amritsar, Punjab as per the details mentioned in the application, approved mining plan, District Survey Report and other documents and subsequent clarifications made by the project proponent and his consultation, proposed measures and subject to the conditions proposed by SEAC and following additional conditions:

Additional Conditions:

- i. Only manual method of mining will be permitted.
- ii. The project proponent shall implement the EMP & AEA as per Table 1 above.
- iii. The quantities of minor minerals already extracted (if any) in the window(s) provided for commencing mining operations pending the grant of ECs shall be accounted for and included in the total quantity extracted vis-à-vis quantities permitted in the ECs.
- iv. Enhancement in the total quantity to be extracted can be approved by SEIAA only upon submission of credible replenishment study data.

Item No. 270.13: Application for Environmental Clearance for carrying out mining of minor minerals (sand) at Village Khanpur, Tehsil Baba Bakala , District Amritsar, Punjab, by Executive Engineer cum District Mining Officer, Drainage-cum-Mining & Geology Division, Water Resources Department, Amritsar. (Proposal No. SIA/PB/MIN/440113/2023).

The Executive Engineer cum District Mining Officer, Drainage-cum-Mining & Geology Division, Water Resources Department, Amritsar Division has applied for obtaining Environmental Clearance under category B2 and 1(a) of the Schedule appended with the EIA notification dated 14.09.2006 for carrying out mining of minor minerals (sand) in an area of 2.02 Ha at Village Khanpur (**Agriculture Site& PMS**), Tehsil Baba Bakala, District Amritsar, Punjab.

The Department has deposited requisite fee of Rs. 4040/- paid online for obtaining Environmental Clearance for carrying out mining in the above mining site. The adequacy & deposition of the requisite fee by the applicant has been checked & verified by the supporting staff of SEIAA. The Mining Plan was approved by Assistant Geologist, Punjab vide Letter No. Glg/Pb/M.P/khanpur/1701 dated 09.06.2023.

Deliberations during 257th meeting of SEAC held on 28.08.2023.

The meeting was attended by the following:

- (i) Mr. Paras Mahajan, Asst. Geologist.
- (ii) Sh. Gurbir Singh, DMO, Amritsar.
- (iii) Sh. Gurmeet Singh, SDO, Amritsar, Department of Mines & Geology.
- (iv) Mr. Arshad Shaik, Senior Executive Technical M/s Right Source Industrial Solutions Pvt Ltd.

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

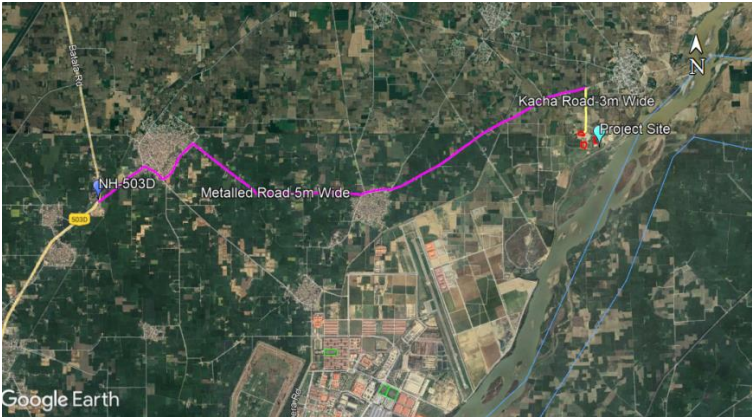
i)	Name of Applicant & Correspondence address: Mobile No: Email ID:	Gurbir Singh, Executive Engineer- cum- District Mining Officer Amritsar, Punjab 9464918920 ee.mining@punjab.gov.in
ii)	Name of Environmental Consultant Mobile No. Email ID	Right Source Industrial Solutions Pvt. Ltd 8977495343 eiaemp@rightsource.co.in

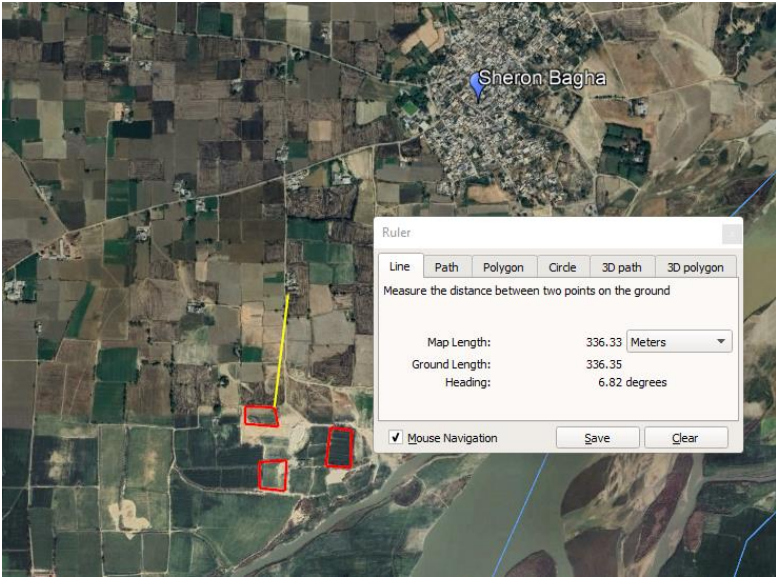
iii)	Online Proposal No.	SIA/PB/MIN/440113/2023
iv)	Project Name & Location	Khanpur Sand Mining Project Village: Khanpur Tehsil- Baba Bakala District- Amritsar, State Punjab
v)	Project/activity covered under item of scheduled to the EIA Notification,14.09.2006.	1(a) Mining of Minor Minerals

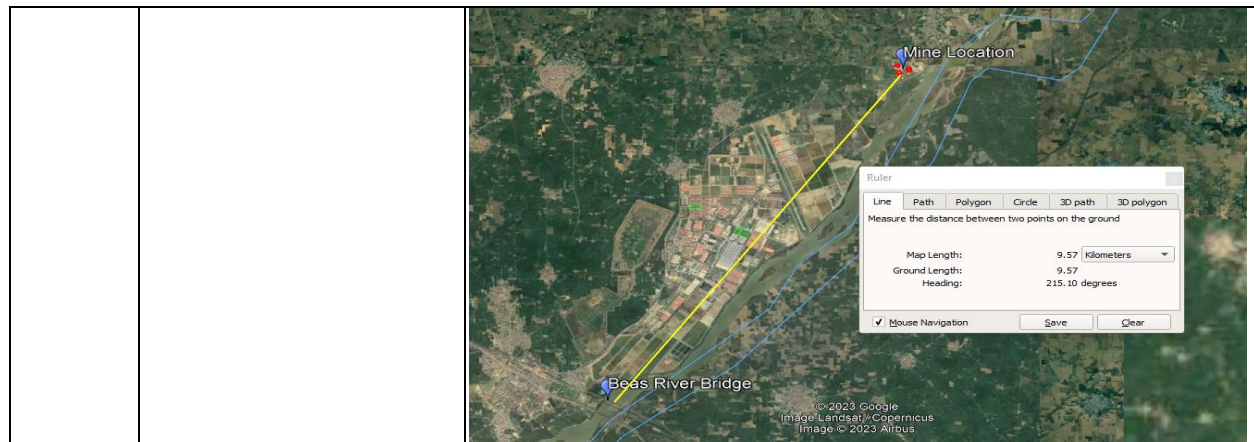
Basic Details of the Case:

S.No	Item	Details			
i.	Category of the Project as per the EIA notification dated 14.09.2006	B2			
ii.	Hadbast No. of the Village	3			
iii.	Details of Khasra No. as under:				
	Khasra No. as per proposal	Khasra No. as per DSR	Khasra No. as per consent of land	Name of owner of the land as per land NOC, DSR and Jamabandi	
	206//7, 8/1, 16/2, 24, 205//12, 19/1 , 19/2, 19/3, 19/4, 20	206//7, 8/1, 16/2, 24, 205//12, 19/1 , 19/2, 19/3, 19/4, 20	206//24, 205//19/2, 19/3, 19/4, 20, 206//7,8/1,205//12	Sukhwinder Singh, Balwinder Singh	
iv.	Whether the mining area is less than area mentioned in the DSR,(If yes) the proposed mining area shall be earmarked in the KML file with different color.	The Khanpur sand mining area mentioned in the DSR is same as per the proposal submitted i.e. 2.02 Ha			
v.	Area & Quantity details as per Mining	2.02 Ha and 25,517.30 MT (As per Proposal)			

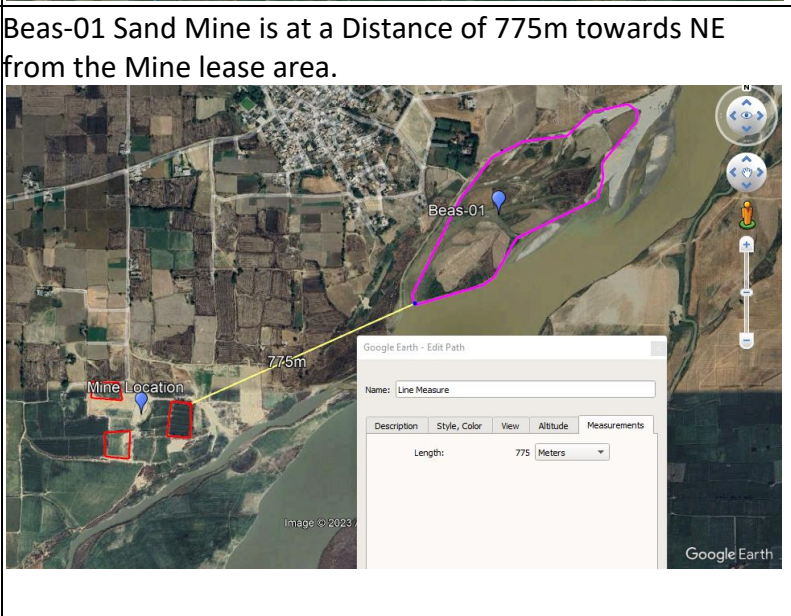
	plan and proposal Area and permissible quantity details as per DSR	2.02 Ha and 45,828.14 MT (As per DSR)																																													
vi.	Details as per Mining plan	Approved by: Assistant Geologist, Punjab bearing Letter no Glg/Pb/M.P/khanpur/1701. Date of Approval: 09.06.2023 Approved Mining Lease Area: 2.02 Ha. Approved Mining Quantity: 25517.30 TPA																																													
vii.	Longitude & Latitude of the mining site.	<table border="1"> <thead> <tr> <th colspan="3">Geo-Coordinates of the Lease Area</th> </tr> <tr> <th>Pillar No.</th> <th>Latitude</th> <th>Longitude</th> </tr> </thead> <tbody> <tr> <td>RP</td> <td>31°35'9.00"N</td> <td>75°21'54.20"E</td> </tr> <tr> <td>A-1</td> <td>31°35'7.86"N</td> <td>75°21'53.18"E</td> </tr> <tr> <td>A-2</td> <td>31°35'9.69"N</td> <td>75°21'52.75"E</td> </tr> <tr> <td>A-3</td> <td>31°35'9.76"N</td> <td>75°21'49.47"E</td> </tr> <tr> <td>A-4</td> <td>31°35'8.12"N</td> <td>75°21'49.48"E</td> </tr> <tr> <td>B-1</td> <td>31°35'4.67"N</td> <td>75°21'54.10"E</td> </tr> <tr> <td>B-2</td> <td>31°35'4.48"N</td> <td>75°21'51.07"E</td> </tr> <tr> <td>B-3</td> <td>31°35'2.05"N</td> <td>75°21'51.11"E</td> </tr> <tr> <td>B-4</td> <td>31°35'1.81"N</td> <td>75°21'53.94"E</td> </tr> <tr> <td>C-1</td> <td>31°35'4.16"N</td> <td>75°21'58.49"E</td> </tr> <tr> <td>C-2</td> <td>31°35'3.98"N</td> <td>75°22'1.23"E</td> </tr> <tr> <td>C-3</td> <td>31°35'7.50"N</td> <td>75°22'1.35"E</td> </tr> <tr> <td>C-4</td> <td>31°35'7.76"N</td> <td>75°21'59.02"E</td> </tr> </tbody> </table>	Geo-Coordinates of the Lease Area			Pillar No.	Latitude	Longitude	RP	31°35'9.00"N	75°21'54.20"E	A-1	31°35'7.86"N	75°21'53.18"E	A-2	31°35'9.69"N	75°21'52.75"E	A-3	31°35'9.76"N	75°21'49.47"E	A-4	31°35'8.12"N	75°21'49.48"E	B-1	31°35'4.67"N	75°21'54.10"E	B-2	31°35'4.48"N	75°21'51.07"E	B-3	31°35'2.05"N	75°21'51.11"E	B-4	31°35'1.81"N	75°21'53.94"E	C-1	31°35'4.16"N	75°21'58.49"E	C-2	31°35'3.98"N	75°22'1.23"E	C-3	31°35'7.50"N	75°22'1.35"E	C-4	31°35'7.76"N	75°21'59.02"E
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viii.	Details of cluster formation	Submitted																																													
ix.	Affidavit from the land owner giving consent for carrying out mining. (In case of Pvt land)	Land NOC for the proposed mining site has been obtained from the respective land owners by Project Proponent.																																													
x.	Whether demarcation/erection of boundary pillars on the site has been done.	Submitted.																																													
xi.	Status of clearance	In the Sub divisional Committee Report included in the																																													

	under Forest Conservation Act, 1980, Wildlife Protection Act 1972 as the case may be	approved DSR, Divisional Forest Officer, Department of Forests and Wildlife Prevention Punjab specified that the land of the above said sand mining site is <u>neither included in Areas notified u/s 4 & 5 of PLPA Act, 1900 nor in Areas falling in the Eco-Sensitive Zones of Wildlife Sanctuary & Conservation Reserves cover under Wildlife Protection Act, 1972 and Punjab Wildlife Preservation Act, 1959. This land of above said sand mining site is not forest land and there is no objection in this regard.</u>
xii.	Salient features of approved mining plans.	Approved by: Assistant Geologist, Punjab bearing Letter no Glg/Pb/M.P/khanpur/1701. Date of Approval: 09.06.2023 Approved Mining Lease Area: 2.02 Ha. Approved Mining Quantity: 25517.30 TPA
xiii.	Method of mining.	Opencast Semi-mechanized
xiv.	No. of workers on the site when fully operational.	20
xv.	Total water requirement for domestic and other usage and its source.	Domestic: 0.50 KLD Dust Suppression: 1.00 KLD Green Belt: 1.10 KLD Total: 2.60 KLD
xvi.	Waste water generation and its disposal	Mobile toilet with Septic tank followed by Soak pit.
xvii.	Information regarding nos. of truck/trollies per day for carrying the excavated material on the proforma prescribed in the DSR and map showing the transportation route with proper earmarking of kacha, pakka road and ROW.	Transportation of sand from mine will be done by dumpers having carriage capacity of appx. 20 tonnes or as per availability of trucks and trolleys. Transportation route map submitted 

xviii.	Activities to be undertaken under EMP along with its cost.	Submitted.
xix.	Whether any Litigation is pending against the proposed mining site, if yes the details, thereof, be provided.	Self-Declaration certifying that No litigation is pending against the proposed mining site has been submitted by the Project Proponent.
xx.	The Department shall provide details pertaining to No. of trees, if any, to be felled for carrying out mining activity.	No trees would be felled during mining activity
xxi.	The Department shall earmark, on the KML file, the distance from the habitation area from sand mining site. The Department shall certify that the same is in consonance with the existing guidelines allowing the Department for carrying out the mining near the habitation area.	<p>Sheron Bagha is the nearest village at a distance of 336m towards North direction.</p> 
xxii.	The Department shall earmark, on the KML file, the distance from the minor/major bridges up to the nearest boundary of sand mining site.	Beas River Bridge- 9.57 Km towards SW from the mine lease area.



xxiii. In case, the proposed mining site does not include in a cluster, the Department shall earmark on the KML file, the distance from the nearest mining site.



xxiv. The Department/Project Proponent shall include in the EMP, the additional environmental activities to be undertaken by incurring expenditure @ Rs. 0.50/ton of the total quantity permitted for mining in ECs in case of manual mining and @ Rs. 1.50/ton in case of semi-mechanized

S.No.	Proposed Activities	Capital Cost (in Rs.)
1	Solar Lamp distribution in nearby villages	30,000/-
2	Provide drinking water in nearby schools	
3	Constructions of sitting benches in Village streets	
4	Plantation of trees with tree guards	
5	Distribution of wheel chairs for the handicapped students	
6.	Additional Environment Activities (12579 Tons) @ Rs 1.5 per ton for Semi-Mechanized Mining	1.5*12579*2 = 38,277/-
	Total	68,277/-

	mining. Any of the following additional environmental activities may be undertaken as a part of EMP:					
xxv.	Additional details as under:					
	S.No.	Item	Details			
	1.	g. Capacity of Mine as per the EC application/DSR/Mining plan in MT and TPA	Description	As per the EC application	As per the approved DSR	As per the Mining Plan
			Mine Capacity in MT	25517.30	45828.14	25517.30
		h. Area of the Mine as per EC application/DSR/Mining plan	Mine Capacity in TPA	12758.65	--	12758.65
			Mining Area on mining in HA	2.02	2.02	2.02
		i. Depth of mining as per EC application/DSR/Mining plan	Depth of Mining in m	2.76	2.76	2.76
			Note: EC cannot be appraised more than quantity and area mentioned in the approved DSR			
	2.	Details of Final District Survey Report	Approved by :- SEIAA Reference No: 637 Date of Issue: 18.04.2023			
	3.	Cost of the project	Rs. 35,08,629/-			
	4.	Environment Management Plan along with Budgetary breakup and responsibility to implement	The Project Proponent Shall submit an undertaking, authorizing an Officer/personnel who will be responsible for the implementation of EMP till the mining activities closed as per the mining plan.			

The Committee observed that the Project Proponent has applied for less quantity of mining i.e., 25517.30 MT in comparison to the permissible mining quantity as approved in the DSR

i.e., 45828.14 MT without change in the land area i.e., 2.02 Ha. The Committee asked the Project Proponent to explain the same.

The Project Proponent informed that the proposed area of mining site has been reduced as compared to area mentioned in the application proposal because they are not getting the NOCs for the total land area from the land owners. In such case, the Committee asked the Project Proponent to revise the proposal as well as the Mining Plan. The Department agreed to the same.

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

- (i) The Project Proponent shall submit the revised proposal along with revised Mining Plan.
- (ii) The Project Proponent shall submit the layout plan by superimposing the proposed mining area with the area approved in the DSR in different colors.
- (iii) The Project Proponent shall submit the revised Environment Management Plan.
- (iv) The Project Proponent shall revise the proposal for carrying out the transportation of the mining material through tippers of capacity not exceeding 10 Tons.
- (v) The Project Proponent shall submit an undertaking duly signed by the DMO to the effect that the khasra Nos & area mentioned in the application proposal are as per the land NOC and latest jamabandi of proposed mining site.

Deliberations during 266th meeting of SEAC held on 20.11.2023.

The meeting was attended by the following:

- (i) Mr. Gurbir Singh, DMO, Department of Mines & Geology, District Amritsar.
- (ii) Sh. Paras Kamboj, Mining Inspector, Department of Mines & Geology.
- (iii) Dr. Arshad Shaik, Environmental Consultant, M/s Right Source Pvt Ltd.

The Committee allowed the Environmental Consultant to present the reply of the aforementioned observations.

The Environmental Consultant informed that due to some administrative reasons, he would like to withdraw application of Khanpur Sand Mining Project over an extent of 2.02 hect, Khasra No: 206//7, 8/1, 16/2, 24,205//12, 19/1, 19/2, 19/3, 19/4, 20 at Khanpur Village, Baba Bakala Tehsil, Amritsar District, Punjab State.

After detailed deliberations, SEAC decided to forward the application proposal to SEIAA with the recommendation to allow the Project Proponent to withdraw the application proposal.

Deliberations during 270th meeting of SEIAA held on 07.12.2023.

The case was considered by SEIAA in its 270th meeting held on 07.12.2023, which was attended by the following:

- (i) Sh. Gurmeet Singh, SDO, Department of Mines & Geology, District Amritsar.
- (ii) Sh. Paras Kamboj, Mining Inspector, Department of Mines & Geology.
- (iii) Dr. Arshad Shaik, Environmental Consultant, M/s Right Source Pvt Ltd. (Through VC)

During the meeting, Environmental Consultant informed that they wish to withdraw the application for this site on account of administrative reasons.

SEIAA checked the status of application proposal on Parivesh Portal and observed that the proposal has been depicted as 'Rejected by SEAC'.

SEIAA therefore decided to reject the application submitted by the project proponent vide proposal no. SIA/PB/MIN/440113/2023.

Item No. 270.14: Applications for Environmental Clearance for carrying out mining of minor minerals (sand) by Executive Engineer cum District Mining Officer, Drainage-cum-Mining & Geology Division, Water Resources Department, Rupnagar Division at Village- Aalowal, Tehsil & Distt. Rupnagar (SIA/PB/MIN/421126/2023).

The Executive Engineer cum District Mining Officer, Drainage-cum-Mining & Geology Division, Water Resources Department, Rupnagar Division has applied for obtaining Environmental Clearance under category B2 and 1(a) of the schedule appended with the EIA notification dated 14.09.2006 for carrying out mining of minor minerals (sand) at Village- Aalowal, Tehsil & Distt. Rupnagar (SIA/PB/MIN/421126/2023).

The Department has deposited requisite fee for obtaining Environmental Clearance for carrying out mining in the proposed site. The adequacy & deposition of the requisite fee by the applicant has been checked & verified by the supporting staff of SEIAA.

Deliberations during 243rd meeting of SEAC held on 03.04.2023.

The meeting was attended by the following:

- (i) Mr. Rupinder Singh, Executive Engineer cum District Mining Officer, Drainage-cum-Mining & Geology Division, Water Resources Department, Rupnagar Division, Rupnagar.
- (ii) Mr. Sandeep Garg, Environmental Consultant M/s Eco Laboratories Pvt Ltd.

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

S. No	Details as per DSR			Details of Mining			Details of other lease out area		Approval of Mining Plan	Approval under FCA or NBWL as the case may be, If applicable (attach copy)	Fee deposited in Rs. *
	Code/Location of the site	Area (ha.)	Quantity proposed (MT)	Area of the Mining Lease (ha.)	Quantity from lease area (TPA)	Whether Site falls in any cluster, if yes (code/area)	Area of the leased-out area (ha.)	Quantity Leased (MT)			
1	Village- Aalowal Tehsil and District Rupnagar	4.76	50484	4.70	28471 TPA	No	Nil	Nil	Approved by Assistant geologist, Punjab and Letter no Glg/Pb/M. P/ Aalowal/487 dated:17-02-2023	Not Applicable	Rs. 9400/- vide reference no.00116129 0233 dated: 06-03-2023

The Committee perused the application proposals of Drainage-cum-Mining & Geology Division, Water Resources Department, Rupnagar Division for carrying out mining of minor minerals (sand) at the aforementioned mining sites. The Committee observed that the mandatory information required to carry out appraisal of the applications are missing and there are certain short comings in the application proposals which needs to be rectified.

After detailed deliberations, SEAC decided to defer all the cases, till the Department submits the reply of the below mentioned observations:

- (i) The Department shall submit the synopsis/summary in an annotated form pertaining to the following mandatory information for each of the mining sites:
 - a) *Whether the project is category B2/B1.*
 - b) *Hadbast No.*
 - c) *Khasra No.*
 - d) *Whether the Khasra No. mentioned in the application proposal are in consonance with the khasra No. mentioned in the DSR, (if no, provide proper justification).*
 - e) *Longitude & Latitude*
 - f) *Details of cluster formation*
 - g) *Comments on land owner consents*
 - h) *Status of demarcation/erection of boundary pillars on the site*
 - i) *Status of clearance under Forest Conservation Act, 1980*
 - j) *Relevant details of applicable mining plans*
 - k) *Method of mining*
 - l) *No. of worker on the site when fully operational*
 - m) *Total water requirement and its source*
 - n) *Waste water generation and its disposal*
 - o) *Whether site complying with the SSMG, 2016 and EMGSM, 2020.*
 - p) *Details of truck/trollies with its frequency for carrying the excavated material.*
 - q) *Activities to be undertaken under EMP along with its cost.*
- (ii) The Department shall provide details pertaining to No. of trees to be felled for carrying out mining activity.
- (iii) The Department shall earmark, on the KML file, the distance from the habitation area from sand mining site. The Department shall certify that the same is in consonance with the existing guidelines allowing the Department for carrying out the mining near the habitation area.
- (iv) The Department shall earmark, on the KML file, the distance from the minor/major bridges up to the nearest boundary of sand mining site.
- (v) The Department shall include in the EMP, the additional environmental activities by incurring expenditure @ Rs. 0.50/ton of the total quantity permitted for mining in ECs where the mining is to be undertaken manually and @ Rs. 1.50/ton where semi-mechanized mining is to be undertaken. These additional environmental activities would also be a part of EMP and should be undertaken from amongst the following activities.
 - a. *Developing mini forests (Nanak Bagichi), urban forests, green belts, biodiversity parks etc., raising of avenue plantations and plantations in public/community*

areas/ educational institutions/Govt. buildings/banks of rivers/cantonment areas or any other land made available by the Govt. agencies and other institutions either by the Project Proponent itself or through the State Forest Department.

- b. Cleaning and rejuvenating village ponds, water bodies, wetlands, storm drains etc. (treatment of village sewer pond using PPCB and other approved scientific models), such as: (i) Action Plan for Rejuvenation of Ponds (<https://ppcb.punjab.gov.in/sites/default/files/documents/Action-Plan-forRejuvenation-of-Ponds-31.03.20.pdf>) (ii) Guidelines for restoration of Water Bodies (<https://ppcb.punjab.gov.in/sites/default/files/documents/Indicative%20Guidelines%20for%20Restoration%20of%20Water%20Bodies%20by%20CPCB.pdf>), and (iii) Technical Committee Report on wastewater treatment (<https://ppcb.punjab.gov.in/sites/default/files/documents/Report%20of%20Technical%20Committee%20For%20Treatment%20of%20Wastewater%20of%20Village%20Pond.pdf>)
- c. Developing infrastructure for (i) Utilizing treated effluent of STPs (double plumbing, construction work roadside sprinkling (ii) Reusing STP/ETP sludge as farmyard manure (FYM) or 'other activities approved by CPCB/PPCB/MoEF&CC, and (iii) Replacing soakage pits and/or providing septic tanks in government education institutions and other government buildings/projects.
- d. Provisioning solar panels/lights and other energy saving electric devices/equipment's including LED bulbs etc. in the government/municipal/other public schools, hospitals and dispensaries etc. or in other public buildings.
- e. Provisioning Roof top rainwater harvesting (RWH) and other water/groundwater conservations activities in the government/ municipal/ other public schools, hospitals and dispensaries etc. or in other public buildings.
- f. Provisioning Solid waste management including composting/vermi-composting, authorized approaches of reuse & recycle, Material Recovery Facility (MRF) to reach zero waste condition, etc.
- g. Developing and establishing alternatives to the single use plastic (SUP) and plastic carry bags.
- h. Ameliorating air, water, soil & noise pollution as prescribed in the applicable District Environment Plan (DEP) <https://decc.punjab.gov.in/> where gaps exist and which are not the statutory responsibility of government departments / agencies, including need based environmental activities as proposed by the project proponent/their accredited consultants based on site-specific field surveys of the project and nearby areas and approved by SEIAA/SEAC/PPCB.
- i. Preparing Peoples Biodiversity Register (PBR) at all levels (District, block & village) and conserving state's biodiversity heritage sites (BHS), Eco zones, Hotspots, Wildlife & bird sanctuaries, etc.
- j. Organizing environmental awareness activities/celebrations/programmes, preparing and distributing resource material for abatement and control of pollution and restoration of environment of Punjab and approved by SEIAA/SEAC/PPCB/academic experts.

- k. *Suppressing dust by using vacuum cleaners, sprinklers, fountains, misting machines/vehicles/artificial rain etc.*
- l. *Managing waste in scientific and environmentally sound manner including establishment of recovery facilities of e-waste, construction and demolition waste, plastic waste, toxic/hazardous waste, bio-medical waste, industrial wastes, dairy/Gaushala waste etc.*
- m. *Promoting and developing eco-tourism areas/activities, green buildings, agriculture diversity, organic/natural farming/herbal/medicinal/botanical gardens, electric vehicles, cleaner fuels, biodegradable materials, etc.*
- n. *Controlling and managing (In-situ/Ex-situ) stubble burning (Parali) in Punjab.*
- o. *Developing clean and innovative technologies for reducing water, air and solid waste pollutants including reuse and recycling of resource materials.*

Deliberations during 266th meeting of SEAC held on 20.11.2023.

The meeting was attended by the following:

- (i) Mr. Shyam Verma, SDO, Department of Mines & Geology, Ropar.
- (ii) Mr. Sandeep Garg, Environmental Consultant M/s Eco Laboratories Pvt Ltd.

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

S.N o.	Item	Details
1.	Online Proposal No. and date of submission	SIA/PB/MIN/421126/2023
2.	Project Name & Location	RBM Mining Project Village-Aalowal, Tehsil- Rupnagar District- Rupnagar (Punjab) by XEN/DMO District: Rupnagar, Government of Punjab
3	Name of the Applicant, Designation Mobile no. & Email Id	Harshantkumar XEN/DMO, Drainage-um-mining and Geology Division, WRD,, Punjab, Room No. 145, D.C. Complex, Mini Secretariat, Rupnagar, 9878688998 rupinder.p@punjab.gov.in
4	Name of Environmental Consultant,	Eco Paryavaran Laboratories & Consultants Pvt. Ltd.

	Mobile no. & Email Id	(formerly Eco Laboratories & Consultants Pvt. Ltd.) 8872043178 md@ecoparyavaran.org			
5	Project/activity covered under item of scheduled to the EIA Notification,14.09.2006	1(a) Mining of Minor Minerals			
6	Details of Mining Lease				
vi)	Mineral (s) to be mined	1) Sand			
vii)	Method of mining	Manual			
viii)	Agriculture land or River/choe mining. In case of River/Choe mining, name of the River/Choe to be specified.	Agriculture land			
ix)	j. Capacity of Mine as per the EC application/DSR/Mining plan in MT and TPA	Description	As per the EC application	As per the approved DSR	As per the Mining Plan
		Mine Capacity in MT	30091	1,24,749	30091
	k. Area of the Mine as per EC application/DSR/Mining plan	Mine Capacity in TPA	15045	-	15045
	l. Depth of mining as per EC application/DSR/Mining plan	Mining Area on mining in HA	3.26	4.76	3.26
		Depth of Mining in m	1.5	2.6	1.5
		Note: EC cannot be appraised more than quantity and area mentioned in the approved DSR			
x)	Details Letter of Intent (LOI)/E-Auction issued by the State Govt., where applicable	Reference No: Memo No. Glg/Pb/M.P/Aalowal/487 Date of Issue: 17/02/2023 Validity of LOI: 2 years Mining Lease Area: 3.26 ha Mining Quantity: 30091 Tons sand in three years			
7	Details of Final District Survey Report	Approved by: - SEIAA			

		12	31° 4'6.08"N	76°35'19.19"E	
		13	31° 4'8.26"N	76°35'19.23"E	
		14	31° 4'8.11"N	76°35'17.70"E	
		15	31° 4'6.54"N	76°35'17.68"E	
		16	31° 4'6.55"N	76°35'16.48"E	
		17	31° 4'8.13"N	76°35'16.63"E	
11	Does the project involve diversion of forest land? If yes, a. Extent of the forest land. b. Status of the forest clearance. If No, submit documentary proof	NO			
12	Does the project fall of eco-sensitive area/ National park/Wild Life Sanctuary? If yes, application submitted to NBWL.	NO			
13	Cost of the project	Rs. 42,12,740			
14	Environmental Clearance. Fee details	Rs. 6,520			
15	Certificate to be provided by DMO, that the proposal is as per the Annexure-V of DSR.	Attached			
16	Demarcation report of mining site	Date of demarcation: 01.02.2023 Photographs submitted: Yes Signed by: 1) Mr. Sarbjeet Singh (J.E. –Mining)			
17	Workers (when fully operational)	23 Persons.			
18	Water Requirements & source	Domestic: 0.5 KLD (@ 45 lpcd) Dust Suppression: 1.00 Total: 1.50 KLD Ground water/Others: 01 Borwell			
19	Waste water generation, Treatment & its Disposal	ii) Quantity of Waste water : 0.40 KLD (80% of water requirement)			

		iii) Treatment Method: Septic Tank iv) Mode of Disposal : a) Plantation purpose.: _____ KLD b) Any other purpose: _____ KLD ** Negligible waste water will be generated**																						
20	Green Belt Development Plan including no. of trees to be planted & its species.	Tree cutting (if any) : 0 Nos No of plant to be planted: 163 Nos Funds Allocated :Rs 1,63,000/- towards capital cost (Rs 1000/- per tree as capital cost)																						
21	Whether any High Transmission wires is passing over the proposed mining site (yes/No)	NO																						
22	Environment Management Plan along with Budgetary breakup and responsibility to implement	XEN/DMO Rupnagar will be responsible for the implementation of EMP till the mining activities closed as per the mining plan.																						
23	<table border="1"> <thead> <tr> <th>Sr. No</th> <th>Environment mitigation measure</th> <th>Capital Cost (In Lacs)</th> <th>Recurring Cost (Lacs/ann</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Water Sprinkling Measure to be done on haul road to suppress dust & Haul Road and other Roads Repair and maintenance</td> <td>50,000</td> <td>50,000</td> </tr> <tr> <td>2</td> <td>Plantation and maintenance of 163 saplings through State Forest Department under Green Punjab Mission: Plantation cost 3.26 Ha x 50 saplings/Ha = saplings @Rs.1000 per sapling.</td> <td>1,63,000</td> <td>0</td> </tr> <tr> <td>3</td> <td>Drinking water facility, Septic Tank & Mobile toilets and solid waste management</td> <td>65,000</td> <td>10,000</td> </tr> <tr> <td>4</td> <td>Safety equipment's such as gloves, mask, helmet, First aid kit etc.</td> <td>19,000</td> <td>10,000</td> </tr> </tbody> </table>				Sr. No	Environment mitigation measure	Capital Cost (In Lacs)	Recurring Cost (Lacs/ann	1	Water Sprinkling Measure to be done on haul road to suppress dust & Haul Road and other Roads Repair and maintenance	50,000	50,000	2	Plantation and maintenance of 163 saplings through State Forest Department under Green Punjab Mission: Plantation cost 3.26 Ha x 50 saplings/Ha = saplings @Rs.1000 per sapling.	1,63,000	0	3	Drinking water facility, Septic Tank & Mobile toilets and solid waste management	65,000	10,000	4	Safety equipment's such as gloves, mask, helmet, First aid kit etc.	19,000	10,000
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	5	Additional Environmental activities (Rs. 0.5 per MT of Total quantity 30091*0.5) (The amount may be deposited to Forest Department for utilization of the same for development of green area(s)/belt(s))	15,045
	6	Regular health check-up camps for the workers engaged in mines shall be organized.	10,000
	7	Environmental Monitoring (Air, Water Soil etc.).	0
	Total		3,22,045
24	<p>Additional Environmental Activities (AEA) activities along with budgetary break up and responsibility</p> <p>Sh. XEN/DMO Pathankot will be responsible for implementation of Additional Environmental Activities (AEA). As the project having minable Quantity 30091 MT, The project proponent has proposed to spend Rs. 15,045.5/- (i.e @ Rs 0.50 per Ton) for AEA activities. It was proposed to spend the said amount on the followings: -</p> <p>i) The project proponent shall deposit Rs. 15,045.5/- for Green Area development in the Greening Punjab Mission revenue head of the state treasury through the DFO prior to commencement of mining operations and thereafter 1 year after grant of EC.</p>		

During meeting, the Committee perused the KML file of the proposed mining site and observed that the mining site is located at a distance of 73 meter from the habitation area, which is in consonance with the Sustainable Sand Mining Guidelines (SSMG), 2016.

The Committee further observed that the mining plan of the project site has been approved for open cast semi-mechanized method of mining, however, in the application, the Project Proponent has proposed manual method of mining. The Committee agreed to the same.

After detailed deliberations, SEAC decided to forward the application proposal to SEIAA with the recommendation to grant Environment Clearance under EIA Notification dated 14.09.2006 for carrying out mining of minor minerals (sand) in the area of 3.26 Ha for the quantity of 15045 TPA, which shall not exceed the quantity of 124749 MT as per the approved DSR at Village-Aalawal, Tehsil & Distt. Rupnagar, Punjab, subject to the conditions attached as **Annexure-1**.

Deliberations during 270th meeting of SEIAA held on 07.12.2023.

The case was considered by SEIAA in its 270th meeting held on 07.12.2023, which was attended by the following:

- (i) Sh. Navneet Singh, SDO, Drainage-cum-Mining & Geology Division, Water Resources Department, Rupnagar Division, Rupnagar.
- (ii) Mrs. Harmandeep Kaur, Environmental Consultant M/s Eco Laboratories Pvt Ltd.

During the meeting, the Environmental Consultant presented the salient features of the project and informed that the site is a “Public Mining Site” and mining will be carried out on Agriculture land with manual method of mining.

Further, Environmental Consultant submitted brief synopsis of the project as per the new template which was taken on record by SEIAA.

To another query by SEIAA, the project proponent informed that all the conditions imposed by the SEAC while appraising the project are acceptable to them.

Thereafter, the proposed EMP and additional environmental activities to be carried out under the project and outlays for the same were discussed and finalized as under:

TABLE-1

S No.	Environment Mitigation measure	Capital cost (Rs)	Recurring costs (Rs / annum)
1	Water Sprinkling measures on haul road for dust suppression and maintenance of Haul road and other roads	₹ 50,000	₹ 15,000
2	Plantation and maintenance of 163 saplings through State Forest Department under Green Punjab Mission: Plantation cost 3.26 Ha x 50 saplings/Ha= 163 saplings @Rs.1000persapling.	₹ 1,63,000	₹54,000
3	Drinking water facility, Septic Tank & Mobile toilets and solid waste management	₹ 5,000	₹10,000
4	Safetyequipment'ssuchasgloves,mask,helmet, Firstaid kitetc.	₹ 5,000	₹10,000

5	Additional Environmental activities (Rs. 0.5 per MT of Totalquantity 30091*0.5) (The amount may be deposited to Forest Department for utilization of the same for development of greenarea(s)/belt(s))	₹ 15,045	0
6	Regular health check-up camps for the workers engaged in mines shall be organized.	₹ 5,000.00	₹10,000.00
7	Environmental Monitoring (Air, Water Soil etc.).	0	0
Total		₹ 243,045.00	₹ 99,000.00

After detailed deliberations and examination of relevant documents, SEIAA decided to accept the recommendations of SEAC and grant Environmental Clearance for mining of minor minerals (Sand) at subject cited mining site for the total area of 3.26 Ha and quantity of 15,045 TPA and total quantity not to exceed 30,091 MT at Village Aalowal, Tehsil & District Rupnagar , Punjab as per the details mentioned in the application, approved mining plan, District Survey Report and other documents and subsequent clarifications made by the project proponent and his consultation, proposed measures and subject to the conditions proposed by SEAC and following additional conditions:

Additional Conditions:

- i. Only manual method of mining will be permitted.
- ii. The project proponent shall implement the EMP & AEA as per Table 1above.
- iii. The quantities of minor minerals already extracted (if any) in the window(s) provided for commencing mining operations pending the grant of ECs shall be accounted for and included in the total quantity extracted vis-à-vis quantities permitted in the ECs.
- iv. Enhancement in the total quantity to be extracted can be approved by SEIAA only upon submission of credible replenishment study data.

Annexure-1

Specific conditions:

- (i) The Environmental Clearance (EC) will be valid for a period of seven years from the date of issuance, as per the provisions of the EIA Notification, 2006 as amended subsequently, for mining of minor minerals in the above said locations and Khasra numbers as per the Mining Plan subject to the availability of minor minerals and valid Mining Plan.
- (ii) The project proponent shall demarcate the mining lease area in the presence of Lambardar of the village, project proponent/ contractor, owner of the land and owner of the adjoining land, Revenue officer & Mining officer, etc. Mining lease area will be demarcated on the ground with pucca pillars with reference to some permanent benchmark before starting any mining activity at site.
- (iii) Mining should begin only after pucca pillar marking the boundary of lease area is erected at the cost of the lease holder after certification by the Mining official and its geo-coordinates are made available to the District Level Committee.
- (iv) Mining shall be carried out through semi- mechanized method as proposed in the mining plan.
- (v) Mining shall be as per the approved Development/Mining Plan prepared for this project and as per the Mines & Mineral (Development & Regulation) Act, 1957 and rules framed there under as amended from time to time, other Acts/rules related with mining of minor minerals.
- (vi) The mining activity shall be carried out strictly as per the Sustainable Sand Mining Management Guidelines 2016, the provisions made in Enforcement & Monitoring Guidelines for Sand Mining, 2020 issued by MoEF&CC, New Delhi as amended from time to time and the guidelines issued by the Geological Survey of India.
- (vii) The mining operation will be carried out only from sun-rise to sunset.
- (viii) The project proponent shall earmark at least two tubewells/ borewells/ wells as observation wells in the adjoining area within a radius of 500m of the project site and monthly monitoring of the depth is to be carried out. District Mining Officer is to monitor the same.
- (ix) The project proponent shall obtain Consent to Establish and Consent to Operate from the Punjab Pollution Control Board (PPCB) and effectively implement all the conditions stipulated therein.
- (x) The project proponent shall observe the mining site after every 15 days and in case, a Schedule-I or Schedule-II species as per Wildlife Act or any rare or endangered species are reported, the Mining Officer will get a conservation plan prepared in consultation with the Department of Wildlife and ensure its implementation.

- (xi) The mining of minor mineral (sand) shall be carried out only up to a depth of 3m as proposed in the approved Mining plan or above the groundwater level, whichever is less.
- (xii) The project proponent and Mining officer shall ensure that wherever deployment of labour attracts the Mines Act, the provisions thereof shall be strictly followed.
- (xiii) The project proponent shall undertake plantation/afforestation work by planting native species in the nearby area/ adjacent to the mine lease. It shall be ensured that adequate numbers (as proposed) of trees shall be planted, protected, maintained and established. (Condition no. xx of the specific condition stands deleted).
- (xiv) The project proponent shall ensure that effective safeguard measures, such as regular water sprinkling shall be carried out in critical areas prone to air pollution and having high levels of particulate matter such as loading and unloading point and all transfer points. Extensive water sprinkling shall be carried out on haul roads. It should be ensured that the ambient air quality parameters conform to the norms prescribed by the Ministry of Environment, Forests & Climate Change (MoEF&CC) /PPCB in this regard.
- (xv) The project proponent shall undertake adequate safeguard measures during extraction of sand and ensure that due to this activity, the hydro-geological and ecological regime of the surrounding area shall not be affected. Regular monitoring of ground water level and quality shall be carried out around the mine lease area by establishing a network of existing wells, if any, and installing new piezometers during the mining operation.
- (xvi) The periodic monitoring of groundwater[(at least four times in a year- pre-monsoon (April-May), monsoon (August), post-monsoon (November) and winter (January)); once in each season)] shall be carried out in consultation with the State Ground Water Board/Central Ground Water Authority (CGWA) and the data thus collected may be sent regularly to the MoEF&CC and its Regional office at Chandigarh, CGWA, the Regional Director, Central Ground Water Board; SEIAA, Punjab and PPCB. If at any stage, it is observed that the groundwater table is getting depleted or rising due to the mining activity, necessary corrective measures shall be carried out.
- (xvii) The project proponent shall obtain necessary prior permission of the competent authorities/CGWA for drawl of requisite quantity of water (surface water and groundwater), if any, required for the project.
- (xviii) In case, mining site falls in the notified block declared by the CGWA, the project proponent shall obtain necessary prior permission for drawl of requisite quantity of water for domestic purposes from District Advisory Committee (DAC) and only use treated waste water for dust suppression activities.
- (xix) Adequate numbers (as proposed) of trees shall be planted, protected, maintained and established in vacant area in the village near the mining site.

- (xx) Appropriate mitigation measures shall be taken by the project proponent to prevent pollution at the mining site in consultation with the PPCB. It shall be ensured that there is no leakage of oil and grease at the mining site from the vehicles/mining equipment used for transportation.
- (xxi) Vehicular emissions shall be kept under control and regularly monitored. The project proponent shall ensure that, as far as possible, the transportation route will be away from the habitation area and will not pass through any village. The transportation hours of mined material shall be restricted to non-peak hours only.
- (xxii) The mineral transportation shall be carried out through the covered trucks only and the vehicles carrying the mineral shall not be overloaded. All the public roads as well as approach roads shall be maintained and it shall be ensured that the tippers carrying mined material are not loaded beyond the permissible load as per the designed load bearing capacity of the road. Moreover, provision of sufficient funds shall be made in the budget for the proper maintenance of the roads.
- (xxiii) A first aid room shall be provided in the project both during construction and operations of the project.
- (xxiv) Periodical medical examination of the workers engaged in the project shall be carried out and records maintained. For the purpose, schedule of health examination of the workers should be drawn and followed accordingly.
- (xxv) Provision shall be made for the housing of workers, if residing at site, within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project. In case of non-residential/daily workers, provision of adequate bath rooms, mobile toilets, and mobile STP shall be made to avoid open defecation and treated domestic effluent shall be discharged onto the land for plantation.
- (xxvi) The municipal solid waste generated shall be disposed of as per Solid Waste Management (SWM) Rules 2016. Segregation of bio-degradable and non-biodegradable wastes shall be done at site and disposed of as per provisions of SWM Rules. Dustbins will be provided at site and the workers will be guided to put all the waste in these dustbins. if any, in the dustbin. No littering will be permitted at the site as well as in the vicinity.
- (xxvii) The critical parameters such as Respirable Suspended Particulate Matter (RSPM) (Particulate matter with size less than 10 microns i.e., PM10) and Nitrogen oxides (NOx) in the ambient air within the impact zone shall be monitored periodically. Further, quality of discharged water shall also be monitored [(Total Dissolved Solids (TDS), Dissolved Oxygen (DO), pH, Faecal Coliform and Total Suspended Solids (TSS)]. The monitored data shall be uploaded on the website of the company as well as displayed on a display board at the project site at a suitable location near the main gate of the Company in public domain. The Circular No. J-20012/1/2006-IA. II(M)

dated 27.05.2009 issued by MoEF&CC, which is available at www.envfor.nic.in shall also be referred in this regard for its compliance.

- (xxviii) The project proponent shall take all precautionary measures during mining operation for conservation and protection of rare and endangered flora & fauna found in the study area. Action plan for conservation of flora and fauna shall be prepared in consultation with the State Forest and Wildlife Department. All the safeguard measures brought out in the Wildlife Conservation Plan so prepared specific to this project site shall be effectively implemented. Necessary allocation of funds for implementation of the conservation plan shall be made and the funds so allocated shall be included in the project cost. A copy of action plan shall be submitted to the Regional office of the MoEF&CC, Chandigarh and SEIAA, Punjab.
- (xxix) Vehicles hired to be used for transportation of mined material should be in good condition and should conform to the applicable air and noise emission standards as provided in the Motor Vehicles Act, 1988.
- (xxx) Ambient noise levels should conform to the prescribed standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored.
- (xxxi) The risk assessment and disaster management plan should be prepared.
- (xxxii) The project proponent shall submit the site plan showing the earmarked area for storage of mined material.
- (xxxiii) No mining operation shall be carried out at any point within 75 m of railway line, 60 m from national highway, 50 m from HT line/any public works/reservoirs, tanks/canal/public roads and buildings or inhabitations or 10 m of outer edge of any village road. A safety barrier of 7.5m width shall be left intact around the mine lease boundary.
- (xxxiv) The project proponent shall ensure the implementation of the post-closure mining plan as proposed by the project proponent in the Mining plan.
- (xxxv) The project proponent shall comply with the condition imposed by District Forest Officer (DFO) while granting NOC.

General Conditions:

- (i) No change in mining technology and scope of working should be made without prior approval of the MoEF&CC.
- (ii) No change in the calendar plan including excavation, quantum of mineral sand/gravel (minor mineral) and waste should be made.
- (iii) Four ambient air quality-monitoring stations should be established in the core zone as well as in the buffer zone for RSPM (Particulate matter with size less than 10micron i.e., PM) and NOx monitoring. Location of the stations should be decided based on the meteorological data, topographical features and environmentally and ecologically

sensitive targets and frequency of monitoring should be undertaken in consultation with the PPCB.

- (iv) Data on ambient air quality RSPM (Particulate matter with size less than 10micron i.e., PM) & NO_x should be regularly submitted to the MoEF&CC including its Regional office located at Chandigarh and the PPCB / Central Pollution Control Board (CPCB) once in six months and SEIAA, Punjab.
- (v) Personnel working in dusty areas should wear protective respiratory devices and should be provided with adequate training and information on safety and health aspects. Occupational health surveillance program of the workers should be undertaken periodically to observe any contractions due to exposure to dust and take corrective measures, if needed.
- (vi) A separate environmental management cell with suitable qualified personnel should be set-up under the control of a senior executive, who will report directly to the head of the organization.
- (vii) The funds earmarked for environmental protection measures should be kept in separate account and should not be diverted for other purpose. Year wise expenditure should be reported to the MoEF&CC and its Regional office located at Chandigarh and SEIAA, Punjab.
- (viii) The project proponent should inform to the Regional Office of MoEF&CC located at Chandigarh and SEIAA, Punjab regarding the date of financial closures and final approval of the project by the concerned authorities and the date of start of land development work.
- (ix) The Regional office of MoEF&CC located at Chandigarh and PPCB shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regionaloffice by furnishing the requisite data / information / monitoring reports.
- (x) The project proponent shall submit six-monthly reports on the status of compliance of the stipulated environmental clearance conditions including the results of monitored data (both in hard copies as well as by e-mail) to the MoEF&CC, its Regional office Chandigarh, the respective Zonal Office of CPCB , PPCB, and SEIAA, Punjab. The proponent shall upload the status of compliance of the environmental clearance conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regionaloffice MoEF&CC, Chandigarh, the respective Zonal Office of CPCB and PPCB, and SEIAA, Punjab.
- (xi) A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zila Parisad/ Municipal Corporation, Urban Local Body and the local NGO, if any, from whom suggestions/ representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.

- (xii) The project proponent should display a copy of the clearance letter at the Regional office, District Industries Centre and the Collector's office/ Tehsildar's office.
- (xiii) The environmental statement for each financial year ending 31 March in Form-V as is mandated to be submitted by the project proponent to the PPCB (as prescribed under the Environment (Protection) Rules, 1986 amended from time to time), shall also be put on the website of the company along with the status of compliance of environmental clearance conditions. In addition, it shall also be sent to the Regional office of the MoEF&CC, Chandigarh and SEIAA, Punjab by e-mail.
- (xiv) The project proponent shall adhere to the commitments made in the Environment Management Plan.
- (xv) Within seven days of the issuance of EC, 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) that the project has been accorded Environmental Clearance along with the details of MoEF&CC/SEIAA website where it is displayed.
- (xvi) The MoEF&CC and SEIAA, Punjab or any other competent authority may alter/modify the above conditions or stipulate any further condition in the interest of environment protection.
- (xvii) The SEIAA may cancel the EC granted to this project under the provisions of EIA Notification, 2006, if, at any stage of the validity of this EC, it is found/ come to the knowledge of the SEIAA that the project proponent has deliberately concealed and/or submitted false or misleading information or inadequate data for obtaining the EC.
- (xviii) The project proponent shall get the micro chemical analysis of the mined material done from an approved laboratory once in a year and shall submit the analysis results to the MoEF&CC/PPCB and SEIAA, Punjab.
- (xix) The project proponent shall ensure that the contractor shall engage people of local area for mining purpose as far as possible, so as to have opportunities of employment for them.
- (xx) The project proponent may apply for transfer of EC under EIA notification dated 14.09.2006 to the other contractor finalized by the Department of Mines & Geology to SEIAA, Punjab. However, no activity shall be undertaken by the contractor till the EC is transferred in his name and he is lawfully bound to comply with the conditions of the EC
- (xxi) The monitoring of the mining project in respect of environment management shall be carried out by the State/District Level Environment Management Cells constituted by the Govt. of Punjab vide notifications dated 03.12.2012.
- (xxii) Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days.

Additional Conditions:

- (i) The quantities of minor minerals already extracted (if any) in the 3-month window provided for commencing mining operations pending the grant of ECs shall be accounted for and included in the total quantity extracted vis-à-vis quantities permitted in the ECs.