

Proceedings of 220th meeting of State Expert Appraisal Committee (SEAC) held on 16.05.2022 (Monday) at 10:30 AM in the Conference Hall no. 2 MGSIPA Complex, Sector-26, Chandigarh.

The following were present:

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

Item No. 01: Confirmation of the proceedings of 219th meeting of State Level Expert Appraisal Committee held on 29.04.2022.

The proceedings of 219th meeting of State Level Expert Appraisal Committee held on 29.04.2022 were prepared and circulated through email on 05.05.2022. No Comments have been received from any of the Members. Therefore, SEAC confirmed the same.

Item No. 02: Action taken on the proceedings of the 219th meeting of State Level Expert Appraisal Committee held on 29.04.2022.

The action taken on the decisions of 219th meeting of State Level Expert Appraisal Committee held on 29.04.2022 has been completed. SEAC noted the same.

Item No. 220.01: Application for amendment in Environmental Clearance under EIA Notification dated 14.09.2006 of Steel Manufacturing Unit namely "M/s Samana Concast" located at Village Tooran, Amloh Road, Mandi Gobindgarh, Distt. Fatehgarh Sahib, Punjab (Proposal No. SIA/PB/IND/269406/2022).

The industry was granted Environmental Clearance for Expansion vide letter DECC/SEIAA/2020/1781 dated 29.07.2020 for Steel Manufacturing Unit by installation of two no. of induction furnaces of capacity 12 TPH at Village Tooran, Amloh Road, Mandi Gobindgarh, Distt. Fatehgarh Sahib, Punjab.

The industry informed that no rolling mill was proposed at the time of earlier Environment Clearance. However, the operation is not economically viable without downstream processing of billets/ingots. The industry has now proposed to install rolling mill for the manufacturing of flats, bars, rounds, square, hexa shape and section angle, channel, beam, HR Coil, ERW pipe, Steel tube, Strips, TMT, Joists etc.

The cost of the project has been increased from Rs. 8.71 Crore to Rs. 13.71 Crore. The industry has deposited processing fees amounting to Rs. 80,000/- vide NEFT No 0037493435 dated 06.02.2020, Rs.7200/- vide UTR no.- SBIN22060456045 and additional fees of Rs. 49,900/- submitted vide UTR no.- SBIN122112322504 dated 22.04.2022 for increase in the project cost, as checked & verified by supporting staff SEIAA.

The industry has applied for amendment in the Environmental Clearance and submitted Form-4 along with copy of the earlier Environment Clearance granted to the project and compliance of the conditions imposed in the earlier Environment Clearance granted to the Project Proponent. As per the application, the proposal is as follows:

Sr. No.	Plan/Equipment/Facility	Existing	Proposed	After Amendment
1	Products	Steel Ingots, castings @ 100800 TPA	Steel Ingots/Billets, Flats, bars, Rounds & Square	Steel Ingots/Billets, Flats, Bars, Rounds & Square
2	Rolling Mill	Nil	1 No.	1 No.
3	Area	10323.23 sqm	Additional Area for plantation- 2630.45sqm	Existing unit area- 10323.23 sqm & Additional area 2630.45 sqm has been acquired to

				meet with statutory green belt area requirement of 33%
4	Project Cost	Rs. 8.71 Crore	Rs. 5 Crore	Rs. 13.71 Crore
5	Induction Furnace	2x12TPH	Nil	2x12TPH
6	Concast	1 No.	Nil	1 No.

Deliberations during 220th meeting of SEAC held on 16.05.2022.

The meeting was attended by the following:

- (i) Mr. Sushil Mittal, Partner, M/s Samana Concast.
- (ii) Sh. Sandeep Singh, Consultant, M/s. Chandigarh Pollution Testing Laboratory.

During meeting, the Project Proponent apprised the Committee that after the installation of the rolling mill, the green area available with the industry shall be reduced to 18.02% i.e from 3474 sqm (based on which the earlier Environmental Clearance was granted) to 1860 sqm. To compensate the reduction in green area, the Project Proponent proposed to develop green area in the land area of 1546 sqm located at a distance of 1.7 km from the industry. Therefore, the total green area to be developed shall be 3406 sqm which will enable the industry to meet with the prescribed condition of 33% green area laid down by MoEF&CC vide its office circular no. F. No. 22-34/2018-IA-III dated 09.08.2018.

The Committee asked the Project Proponent to present the compliance pertaining to development of green area in the land area of 3474 sqm based on which the earlier Environmental Clearance was granted to the industry. The Project Proponent shown some photographs of the saplings and under grown trees to the Committee. The Committee was not satisfied with the progress of plantation developed by the industry and observed that the industry does not seem to be serious for complying with the condition for developing 33% of green area. The Committee asked the Project Proponent to make adequate plantation in the 18% green area proposed within the industry by planting more than 6 ft height trees. The Project Proponent agreed to the same and assured the Committee to provide adequate plantation within the industry and shall submit the requisite compliance in this regard.

The Committee further perused the layout plan of the industry and observed that the space dedicated to the rolling mill by reducing the green area is not clear. The Committee asked the Project Proponent to submit the super imposed layout plan by earmarking the total green area earlier available & to be developed within the industry and green area proposed to be developed after earmarking the land area for the installation of rolling mill.

The Committee perused the compliance of the conditions imposed in the earlier Environmental Clearance granted to the industry and observed that the industry has mentioned “Not Applicable” against one of the conditions mentioning that the industry 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 Committee asked the Project Proponent to prepare and submit the said plan. The Project Proponent agreed to the same and assured the Committee that he will submit the site-specific conservation plan & Wildlife Management Plan.

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

1. The Project Proponent shall plant adequate number of trees of height 6ft each in the land area proposed to be developed as green area within the industry. The Project Proponent shall submit the photographs of the plantation done within the industry.
2. The Project Proponent shall submit the super imposed layout plan by earmarking the total green area earlier available & to be developed within the industry and green area proposed to be developed after earmarking the land area for the installation of rolling mill.
3. The Project Proponent shall prepare Site-Specific Conservation Plan & Wildlife Management Plan and approved by the Chief Wildlife Warden, in compliance to the EC conditions.

Item No. 220.02: Application for issuance of TORs for Residential Township Project namely "Janta Township" located at Sector 90-91, Distt. SAS Nagar, Punjab by M/s Janta Land Promoters Pvt. Ltd. (Proposal No. SIA/PB/MIS/74904/2022).

The Project Proponent was granted Environmental Clearance vide SEIAA/M. S/2011/26069 dated 24.06.2011 under EIA notification dated 14.09.2006 for development of residential project namely "Janta Township" at Sector 90-91, SAS Nagar. The total land area of the project was 138.35 acres having built up area of 72030.6 sqm. The said Environmental Clearance granted to the promoter company had already been expired.

The Project Proponent undertake that the information given in the application are true to the best of his knowledge & belief and no facts have been concealed thereof. Further, he is aware that in case, if any information submitted was found to be false or misleading at any stage, the project will be rejected and clearance given, if any to the project will be revoked at their risk and cost.

The Project Proponent has proposed to develop 614 plots, 10 group housing, 1 shopping mall, 1 multiplex, 1 motel, 223 shops, 3 schools, dispensary and a community Centre. The Project Proponent has submitted the implementation status of the development of aforementioned component as under:

Sr. No.	Component	Development Status	Timeline of the completion of Development	Construction Status	Timeline of the completion of Construction
1	614 Plots	Development Completed	July, 2012	Being done by individual plot owners	Not Applicable
2	10 Group housing	Development Completed	September, 2012	Construction of GH-7 (Regency Heights) Completed by JLPL	August, 2011
3	1 Shopping mall	Development Completed	July, 2013	Vacant Plot, construction to be done by individual plot owners	Not Applicable
4	1 Multiplex	Development Completed	August, 2013	Vacant Plot, construction to be done by individual plot owners	Not Applicable
5	1 Motel	Development Completed	September, 2013	Vacant Plot, construction to be done by individual plot owners	Not Applicable

6	223 Shops	Development Completed	January, 2014	13 constructed & 210 Vacant, construction to be done by individual plot owners	Not Applicable
7	3 Schools	Development Completed	August, 2015	1 constructed & 2 vacant, construction to be done by individual plot owners	Not Applicable
8	Dispensary	Development Completed	August, 2012	Temporary Construction	August, 2012
9	Community centre	Development Completed	August, 2012	Partial Construction Completed	July, 2017

The Project Proponent has submitted afresh application for issuance of Terms of Reference for the Residential Township Project namely "Janta Township" in the total land area of 143.43 acres by addition of 5.08 acres in the existing land area of 138.35 acres located at Sector 90-91, Distt. SAS Nagar, Punjab. The project is covered under Schedule 8(b) & Category 'B1' as per EIA Notification, 2006.

The Project Proponent has mentioned in the application that the construction activity in the additional land area of 5.08 acres has already been initiated, as such the Project Proponent suo-moto admits the violation committed by him. The details of construction carried out in the 5.08 acres of additional land is as under:

Sr. No.	Component	Construction Status
1	Tower 1 (Stilt + 10 th floor)	Construction completed
2	Tower 2 to Tower 4 (Stilt + 9 th floor)	Construction completed
3	Tower 5 (Stilt + 10 th floor)	Construction completed
4	Tower (G + 3 rd floor)	Construction completed
4	Tower 7 (G+3 rd floor)	Construction completed
6	Tower 8 (G + 14 th floor)	Under Construction
7	Tower 9 (G + 14 th floor)	Under Construction
8	Tower 10 to Tower 12 (Stilt + 14 th floor)	Under Construction
9	Club (G.F. + F.F.)	Not constructed

The project proponent submitted the Form I, IA and other additional documents on online portal. The cost of the project is Rs. 205.87 Cr. and the Project Proponent has deposited Rs. 43,553/- (25% of the total fee i.e., Rs. 1,74,210/-) vide UTR No. PUNBH22075658952 dated 16.03.2022, as checked & verified by supporting Staff of SEIAA.

Deliberations during 220th meeting of SEAC held on 16.05.2022.

The meeting was attended by the following:

- (i) Sh. Hardeep Singh, Deputy Chief Engineer, M/s JLPL.
- (ii) Mr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt Ltd.
- (iii) Mrs. Simranjit Kaur, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

SEAC allowed the Environmental Consultant of the Project Proponent to present the salient features of the project. He, thereafter, presented the case as under:

Sr. No.	Description	Details															
1	Basic Details																
1.1	Name of Project & Project Proponent:	Residential Township project namely "Janta Township" by M/s. Janta Land Promoters Pvt. Ltd.															
1.2	Proposal:	SIA/PB/MIS/74904/2022															
1.3	Location of Project:	Sector 90-91, District SAS Nagar (Mohali), Punjab															
1.4	Details of Land area & Built up area:	Total scheme area: 143.43 acres Built up area: 1,41,541.86 Sq. m.															
		<table border="1"> <thead> <tr> <th>S. No.</th> <th>Description</th> <th>Earlier EC</th> <th>Additional</th> <th>After Expansion</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Plot Area</td> <td>138.35 Acre</td> <td>5.08 Acre</td> <td>143.43 Acre</td> </tr> <tr> <td>2</td> <td>Built-Up Area (sqm)</td> <td>72,030.6</td> <td>69,511.26</td> <td>1,41,541.86</td> </tr> </tbody> </table>	S. No.	Description	Earlier EC	Additional	After Expansion	1	Plot Area	138.35 Acre	5.08 Acre	143.43 Acre	2	Built-Up Area (sqm)	72,030.6	69,511.26	1,41,541.86
S. No.	Description	Earlier EC	Additional	After Expansion													
1	Plot Area	138.35 Acre	5.08 Acre	143.43 Acre													
2	Built-Up Area (sqm)	72,030.6	69,511.26	1,41,541.86													
1.5	Category under EIA notification dated 14.09.2006	The project falls under category 8(b) 'Township and Area Development Projects' of the schedule appended with the EIA notification dated 14.09.2006.															
1.6	Cost of the project	Total project cost after expansion: Rs. 205.87. Crore															
2.	Site Suitability Characteristics																
2.1	Whether project is suitable as per the provisions of Master Plan:	As per Master Plan of SAS Nagar project falls in the residential zone.															

2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	Permission for Change of Land Use granted by Chief Town Planner, Punjab vide memo no. 6949 CTP (PB) SP.432 (M) dated 14.10.2011 for the total land area of 5.08 acres falling in Village Sohana, Sector 90 & 91 SAS Nagar for residential purpose obtained. A copy of the said permission submitted.		
3	Forest, Wildlife and Green Area			
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	Yes, copy of NOC for diversion of 4.61 hectare of forest land NOC obtained for diversion of 4.61 ha. forest land.		
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900.	Yes, a copy of NOC issued by MoEF&CC, Govt. of India vide file no. 9-2206/2004-ROC/999 dated 30.09.2004 for diversion of 4.61 ha. of forest land for development of land for community purpose in village Lakhnaur submitted.		
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	A self-declaration in this regard mentioning that no clearance under Wildlife Protection Act 1972 is required submitted.		
3.5	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No		
3.6	Green area requirement and proposed No. of trees:	Total green area: 35013.13 m ² (8.65 acres) i.e, 5% of the total area is kept for green belt development. Proposed No. of trees: 7,260 trees		
4.	Configuration & Population			
4.1	Proposal & Configuration:			
	615 Residential plots, Commercial area, 11 Group Housings, and other Amenities.			
	S. No.	Description	Earlier EC	Additional
	1	Plot Area (sqm)	5,59,902.45 (138.35 Acres)	20,558.76 (5.08 Acres)
	2	Residential Plots (sqm)	1,51,681.56 (37.48 Acres)	
	3	Group Housing (sqm)	1,24,040.55 (30.65 Acres)	20,356.41 (5.03 Acres)
	4	Commercial Area (SCOs, Booths, shopping mall, Motel & Multiplex)	34,885.14 (8.62 Acres)	
	5	1. School 2. Primary School 3. Nursery School-I	1. 9948.85 2. 3128.27 3. 1403	

	4. Nursery School-II 5. Nursery School-III 6. Dispensary 7. Community Centre-I Total (sqm)	4. 1333.6 5. 3756 6. 2592 7. 4083 26,224.56 (6.48 Acres)						
6	Green Area (sqm)	33,225.87 (8.21 Acres)	1780.68 (0.44 Acres)	35,006.55 (8.65 Acres)				
7	Built-Up Area (sqm)	72,030.6	69,511.26	1,41,541.86				
4.2	Population details							
	Description	Earlier EC	Additional	After Expansion				
	Population (Persons)	24,655	264	24,919				
5	Water							
5.1	Total freshwater requirement:	1,857 KLD.						
5.2	Source:	Borewells						
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>	Application for obtaining permission regarding abstraction of ground water from PWRDA not applied yet.						
5.4	Total wastewater generation:	2,227 KLD						
5.5	Treatment methodology: <i>(STP capacity, technology & components)</i>	2,227 KLD of sewage will be generated from the project which will be treated in already installed STP of capacity 2.5 MLD.						
5.6	Treated wastewater for flushing purpose:	927 KLD						
5.7	Treated wastewater for green area in summer, winter and rainy season:	Summer: 193 KLD Winter: 63 KLD Monsoon: 18 KLD						
5.8	Utilization/Disposal of excess treated wastewater.	Summer: 1062 KLD Winter: 1192 KLD Monsoon: 1237 KLD The aforementioned excess treated wastewater will be disposed of onto 12.30 acres of land area already developed under Karnal Technology at Sector-93.						
5.9	Cumulative Details:							
	Sr. No.	Season	Total water Requirement (KLD)	Total wastewater generated (KLD)	Treated wastewater (KLD)	Flushing water requirement (KLD)	Green area requirement (KLD)	Excess water disposed using

								Karnal Tech
	1	Summer	2784	2227	2182	927	193	1062
	2	Winter	2784	2227	2182	927	63	1192
	3	Rainy	2784	2227	2182	927	18	1237
5.10	Rainwater harvesting proposal:			Total 16 no. of rainwater recharging pits are being provided for artificial rainwater recharge within the project premises.				
6	Air							
6.1	Details of Air Polluting machinery:			Total 9 nos. of DG Sets (4 x 62.5 KVA + 1 x 125 KVA + 4 x 380 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			8,658 kg/day				
7.2	Details of management and disposal of solid waste (Mechanical Composter/Compost pits)			3,896 Kg/day Biodegradable waste will be converted into Manure using 4 Mechanical Composters of capacity 4 x 1 T/day				

During meeting, SEAC observed that the Project Proponent has not obtained permission for abstraction of 1857 KLD of ground water as proposed in the application. Further, the Project Proponent has not mentioned details regarding the allocation of the land area for carrying out Solid Waste Management within the project premises. Furthermore, the Project Proponent could not justify the utilization of excess treated wastewater in the land area of 12.30 acre to be developed as per Karnal Technology rather than discharging the said treated waste water into sewer as per the earlier proposal mentioned in the Environmental Clearance granted to the Project Proponent. The Committee asked the Project Proponent to submit alternate proposal for utilization of treated waste water other than discharging treated wastewater in green area to be developed as per Karnal Technology.

The Project Proponent assured the Committee that the aforementioned observations shall be complied in letter and spirit. The Committee decided to incorporate the aforementioned observations as the specific ToRs to the project so that the Project Proponent shall submit the final EIA report by incorporating the compliance of standard as well as specific ToRs.

SEAC further observed that being violation case as admitted by the Project Proponent, the case is required to be dealt with as per the MoEF notification dated 07.07.2021. As per the said notification, action has to be taken against the violator by the Punjab Pollution Control Board as

per the provision of Section 15 & 16 read with Section 19 of the Environment (Protection) Act 1986.

After detailed deliberations, SEAC decided as under:

1. The application of the project proponent be forwarded to SEIAA with the recommendation to grant Terms of References (ToR) for Residential Township Project namely "Janta Township" located at Sector 90-91, Distt. SAS Nagar, Punjab, as per the details mentioned in the Form 1, 1A, EMP & subsequent presentation /clarifications made by the project proponent and his consultant subject to the standard ToRs along with specific ToR as under:
 - (i) The Project Proponent shall neither undertake any further construction activity under the project nor create any third-party interest in the project till the grant of Environment Clearance under EIA Notification dated 14.09.2006.
 - (ii) The Project Proponent shall pay penalty as per the provisions of MoEF Notification dated 07.07.2021 at the time of submission of EIA/EMP report.
 - (iii) The Project Proponent shall submit Environmental Impact Assessment (EIA) Report and Environmental Management Plan (EMP) at the time of applying for Environmental Clearance. The Project Proponent shall 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 in case it is granted.
 - (iv) The Project Proponent shall make the Damage Assessment and shall prepare the Remedial Plan and Natural & Community Resource Augmentation Plan. 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.
 - (v) The Project Proponent shall submit a bank guarantee equal to the amount of Remediation Plan and Natural & Community Resource Augmentation Plan with Punjab Pollution Control Board. The Bank Guarantee shall be deposited prior to the grant of Environmental Clearance and will be released after successful implementation of the Remediation Plan and Natural & Community Resource Augmentation Plan. This information shall be submitted by the Project Proponent at the time of applying for Environmental Clearance.

2. Directions under Section 5 of the Environment (Protection) Act 1986 be issued to Punjab Pollution Control Board to initiate action against the responsible persons under the provision of Section 15 & 16 read with Section 19 of the Environmental (Protection) Act 1986 for the violation of the provisions of the EIA notification dated 14.09.2006.

Standard TOR

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 analyzed 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. Submit a validated copy of the consent to establish from Punjab Pollution Control Board under the provisions of the Water Act 1974 and Air Act 1981.
23. Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.
24. The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.
25. Environmental Consultant shall prepare EIA report keeping in view Office Memorandum dated 07.07.2021 issued by the MoEF&CC, New Delhi.
26. Environmental Consultant shall collect the baseline data for three months as per MOEF&CC office memorandum dated 29.08.2017.

Specific TOR

- (i) The Project Proponent shall neither undertake any further construction activity under the project nor create any third-party interest in the project till the grant of Environment Clearance under EIA Notification dated 14.09.2006.
- (ii) The Project Proponent shall pay penalty as per the provisions of MoEF Notification dated 07.07.2021 at the time of submission of EIA/EMP report.
- (iii) The Project Proponent shall submit Environmental Impact Assessment (EIA) Report and Environmental Management Plan (EMP) at the time of applying for Environmental Clearance. The Project Proponent shall 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 in case it is granted.
- (iv) The Project Proponent shall make the Damage Assessment and shall prepare the Remedial Plan and Natural & Community Resource Augmentation Plan. 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.

- (v) The Project Proponent shall submit a bank guarantee equal to the amount of Remediation Plan and Natural & Community Resource Augmentation Plan with Punjab Pollution Control Board. The Bank Guarantee shall be deposited prior to the grant of Environmental Clearance and will be released after successful implementation of the Remediation Plan and Natural & Community Resource Augmentation Plan. This information shall be submitted by the Project Proponent at the time of applying for Environmental Clearance.
- (vi) The Project Proponent shall submit permission for abstraction of 1857 KLD of ground water as proposed in the application from the competent authority.
- (vii) The Project Proponent shall submit the solid waste management layout plan by earmarking the land for installation of processing facility for treatment of dry & wet component of solid waste. The Project Proponent shall allocate the dedicated land area for carrying out Solid Waste Management within the project premises.
- (viii) The Project Proponent shall submit the alternate proposal for the utilization of treated waste water rather than utilizing treated wastewater in the land area of 12.30 acre to be developed as per Karnal Technology.
- (ix) The Project Proponent has proposed to develop only 6% of green area within the project. The Project Proponent shall explore the possibility to enhance the green area development within the project premises.

Item No. 220:03: Application for issuance of TORs under EIA Notification dated 14.09.2006 for Warehouse Project at village Chamaru (H.B. No. 79) & Mehtabgarh (H.B. No. 77), Tehsil Rajpura, District Patiala, Punjab by M/s Xplent Logistics Park Private Limited. (Proposal No. SIA/PB/MIS/75959/2022).

The project proponent has submitted an application for issuance of Terms of Reference under EIA Notification dated 14.09.2006 for the establishment of Warehouse Project at village Chamaru (H.B. No. 79) & Mehtabgarh (H.B. No. 77), Tehsil Rajpura, District Patiala, Punjab. The total land area of the project is 86,596.96 sqm having built-up area of 54,389.843 Sqm. The Project is covered under Activity 8(a) & Category 'B2' as per EIA notification-2006.

The Project Proponent proposes to establish the warehouse unit in the industrial estate being developed by M/s Vividha Infrastructure Private Limited. Further, M/s Vividha Infrastructure Private Limited was granted Environmental Clearance under EIA notification dated 14.09.2006 vide letter no. SEIAA/2018/643 dated 24.05.2018 for establishment of industrial Mega Project at Village Chamaru & Mehtabgarh, Tehsil Rajpura, District Patiala for the total land area of 255.28 acres. The Project Proponent has submitted a conveyance deed executed with M/s Vividha Infrastructure Private Limited for setting up of the warehouse unit in the plot area of 13.96 acres & 7.44 acres.

The Project Proponent has mentioned in the conceptual plan that the construction activity of 2 no. blocks out of 3 blocks have been constructed and the same are operational. He further admitted that he was not aware of the fact that the Environmental Clearance needs to be obtained by individual plot owner prior to the construction. Further, the construction work was inadvertently started on the land without obtaining Environmental Clearance.

The Project Proponent undertakes that the information given in the application is true to the best of his knowledge & belief and no facts have been concealed thereof. Further, he is aware that in case, if any information submitted was found to be false or misleading at any stage, the project will be rejected and clearance given, if any to the project will be revoked at their risk and cost.

The project proponent submitted the Form I, IA and other additional documents on online portal. The cost of the project is Rs. 71.24 Cr. and the Project Proponent has deposited Rs. 24820/- (25% of the total fee i.e., Rs. 99,268.28/-) vide UTR No. 210512903468 dated 15.04.2022 & Rs. 2378/- vide UTR No. 8095556426 dated 12.05.2022.

Deliberations during 220th meeting of SEAC held on 16.05.2022.

The meeting was attended by the following:

- (i) Sh. Sukhmeet Grewal, Director, M/s Xplent Logistics Park Private Limited.

- (ii) Mr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt Ltd.
(iii) Mrs. Simranjit Kaur, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

SEAC allowed the Environmental Consultant of the Project Proponent to present the salient features of the project. He, thereafter, presented the case as under:

Sr. No.	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	Warehouse Project by M/s Xplent Logistics Park Pvt. Ltd. at Plot No. 6 and 7 of M/s Vividha Infrastructure Pvt. Ltd., Village Chamaru (H.B. No. 79) and Mehtabgarh (H.B. No. 77), Tehsil Rajpura, District Patiala, Punjab.
1.2	Proposal:	SIA/PB/MIS/75959/2022
1.3	Location of Project:	Plot No. 6 and 7 of M/s Vividha Infrastructure Pvt. Ltd., Village Chamaru (H.B. No. 79) and Mehtabgarh (H.B. No. 77), Tehsil Rajpura, District Patiala, Punjab.
1.4	Details of Land area & Built up area:	Plot area: 86.596.96 sqm Built up area: 54,389.843 Sqm
1.5	Category under EIA notification dated 14.09.2006	The project falls under S.No. 8(a) 'Building & Construction Project' as the built-up area of the project is 54,389.843 m ²
1.6	Cost of the project	Rs. 71.24 Crores
2.	Site Suitability Characteristics	
2.1	Whether project is suitable as per the provisions of Master Plan:	Yes, the project falls in Industrial zone as per proposed land use plan of Rajpura. A copy of the Master Plan showing the project location in the industrial area of Rajpura submitted
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	Warehouse project falls within industrial estate developed by M/s Vividha Infrastructure Pvt. Ltd. (i) Permission for Change of Land Use for land area of 255.28 acres by M/s Vividha Infrastructure Private Limited has been obtained from Department of Housing & Urban Development, Punjab issued vide no. PBIP/STP/2016/658 dated 19.02.2016. (ii) Conveyance deed for the plot area of 7.44 acres and 13.96 acres executed with M/s Vividha Infrastructure Private Limited for industrial purposes.
3	Forest, Wildlife and Green Area	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	No, a self-declaration to the effect that no clearance is required under Forest Conservation Act 1980 submitted.

3.2	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	No wildlife sanctuary falls within 10 km of project. Thus, no Wildlife clearance is required. A self-declaration in this regard submitted.
3.4	Distance of the project from the Critically Polluted Area.	The nearest critical polluted area is Ludhiana which is approx. 80 km from project location.
3.5	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No
3.6	Green area requirement and proposed No. of trees:	Total green area: 5,737.625 sq.m. Proposed trees to be planted: 1,085 trees

4. Configuration & Population

4.1	Proposal & Configuration			
			Area Under F.A. R	
Sr. No.	Block Name	Building Type	Floors	Area (Sq.m)
1	A	Approved and Constructed	G. F	21319.690
			MEZANNINE	272.409
			CANOPY	564.760
			CHECK POST	9.000
			TOTAL	22165.859
2	B1	Under Compounding	G. F	906.00
3	B2	Under Compounding	G. F	847.140
3	B	Not Approved but Constructed	G. F	16279.310
			MEZANNINE	279.629
			CANOPY	203.980
			TOTAL	16762.919
4	C	Proposed	G. F	9600.000
			MEZANNINE	328.250
			CANOPY	195.300
			TOTAL	10123.550
5	CANTEEN	Proposed	G. F	61.790
6	WATER SUPPLY ROOM	Proposed		
7	PUMP ROOM	Proposed		

	8	PANEL ROOM	Proposed		
	9	METER ROOM	Proposed		
	Total Covered Area under FAR			50867.259 sqm	
	Total Covered Area under Non-FAR			3522.585 sqm	
	TOTAL COVERED AREA (F.A.R AREA + NON-F.A. R AREA)			50867.259+ 3522.585 = 54389.585 sqm	
4.2	Population details		85 persons		
5	Water				
5.1	Total fresh water requirement:		32.7 KLD		
5.2	Source:		Borewell		
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>		Not applied yet		
5.4	Total wastewater generation:		2.9 KLD		
5.5	Treatment methodology: <i>(STP capacity, technology & components)</i>		2.9 KLD of sewage will be generated from the project which will be discharged in proposed septic tank.		
5.6	Treated wastewater for flushing purpose:		Nil		
5.7	Treated wastewater for green area in summer, winter and rainy season:		Summer: 2.9 KLD Winter: 2.9 KLD Monsoon: 2.9 KLD		
5.8	Utilization/Disposal of excess treated wastewater.		No excess treated water will be generated.		
5.9	Cumulative Details:				
	Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement
	1.	3.6 KLD	2.9 KLD	2.9 KLD	-
					Summer: 32 KLD Winter: 10 KLD Monsoon: 3 KLD
	*Additional quantity of fresh water shall be utilized or green area development.				
5.10	Rain water harvesting proposal:		4 Rain water harvesting pit with dual bore shall be provided for rain water recharge within the project.		

6	Air	
6.1	Details of Air Polluting machinery:	3 DG sets of capacity 250 KVA each.
6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG sets will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.
7	Waste Management	
7.1	Total quantity of solid waste generation	17 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	Biodegradable waste will be composted in compost pit. Non-biodegradable waste (recyclable waste) will be disposed off through authorized recycler vendors. Inert waste will be dumped to authorized dumping site.
7.5	Details of management of Hazardous Waste.	Hazardous waste in the form of used oil from DG set will be generated which will be sold to authorized vendors as per The Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.
8	Energy Saving & EMP	
8.1	Power Consumption:	750 KVA
8.2	Energy saving measures:	<ul style="list-style-type: none"> • LEDs have been proposed to be used instead of CFLs. • Solar panels have been proposed on the roof top of the warehouse.

The Committee observed that being violation case as admitted by the Project Proponent, the case is required to be dealt with as per the MoEF notification dated 07.07.2021. As per the said notification, action has to be taken against the violator by the Punjab Pollution Control Board as per the provision of Section 15 & 16 read with Section 19 of the Environment (Protection) Act 1986.

After detailed deliberations, SEAC decided as under:

1. The application of the project proponent be forwarded to SEIAA with the recommendation to grant Terms of References (ToR) for the establishment of Warehouse Project at village Chamaru (H.B. No. 79) & Mehtabgarh (H.B. No. 77), Tehsil Rajpura, District Patiala, Punjab. The total land area of the project is 86,602 sqm having built-up

area of 54,389.843 Sqm, as per the details mentioned in the Form 1, 1A, EMP & subsequent presentation /clarifications made by the project proponent and his consultant subject to the standard ToRs along with specific ToR as under:

- (i) The Project Proponent shall neither undertake any further construction activity under the project nor create any third-party interest in the project till the grant of Environment Clearance under EIA Notification dated 14.09.2006.
 - (ii) The Project Proponent shall pay penalty as per the provisions of MoEF Notification dated 07.07.2021 at the time of submission of EIA/EMP report.
 - (iii) The Project Proponent shall submit Environmental Impact Assessment (EIA) Report and Environmental Management Plan (EMP) at the time of applying for Environmental Clearance. The Project Proponent shall 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 in case it is granted.
 - (iv) The Project Proponent shall make the Damage Assessment and shall prepare the Remedial Plan and Natural & Community Resource Augmentation Plan. 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.
 - (v) The Project Proponent shall submit a bank guarantee equal to the amount of Remediation Plan and Natural & Community Resource Augmentation Plan with Punjab Pollution Control Board. The Bank Guarantee shall be deposited prior to the grant of Environmental Clearance and will be released after successful implementation of the Remediation Plan and Natural & Community Resource Augmentation Plan. This information shall be submitted by the Project Proponent at the time of applying for Environmental Clearance.
2. Directions under Section 5 of the Environment (Protection) Act 1986 be issued to Punjab Pollution Control Board to initiate action against the responsible persons under the provision of Section 15 & 16 read with Section 19 of the Environmental (Protection) Act 1986 for the violation of the provisions of the EIA notification dated 14.09.2006.

Standard TOR

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 analyzed 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. Submit a validated copy of the consent to establish from Punjab Pollution Control Board under the provisions of the Water Act 1974 and Air Act 1981.
23. Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.
24. The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.
25. Environmental Consultant shall prepare EIA report keeping in view Office Memorandum dated 07.07.2021 issued by the MoEF&CC, New Delhi.
26. Environmental Consultant shall collect the baseline data for three months as per MOEF&CC office memorandum dated 29.08.2017.

Specific TOR

- (i) The Project Proponent shall neither undertake any further construction activity under the project nor create any third-party interest in the project till the grant of Environment Clearance under EIA Notification dated 14.09.2006.
- (ii) The Project Proponent shall pay penalty as per the provisions of MoEF Notification dated 07.07.2021 at the time of submission of EIA/EMP report.
- (iii) The Project Proponent shall submit Environmental Impact Assessment (EIA) Report and Environmental Management Plan (EMP) at the time of applying for Environmental Clearance. The Project Proponent shall 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 in case it is granted.
- (iv) The Project Proponent shall make the Damage Assessment and shall prepare the Remedial Plan and Natural & Community Resource Augmentation Plan. 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.

- (v) The Project Proponent shall submit a bank guarantee equal to the amount of Remediation Plan and Natural & Community Resource Augmentation Plan with Punjab Pollution Control Board. The Bank Guarantee shall be deposited prior to the grant of Environmental Clearance and will be released after successful implementation of the Remediation Plan and Natural & Community Resource Augmentation Plan. This information shall be submitted by the Project Proponent at the time of applying for Environmental Clearance.

Item no. 220.04: Application for Environmental Clearance under EIA notification dated 14.09.2006 for the establishment of Warehouse Project at Village Chamaru, Tehsil Rajpura, District Patiala, (Punjab) by M/s Xplent Logistics Park Private Limited, (Proposal No. SIA/PB/MIS/268718/2022).

The project proponent has submitted an application for obtaining Environmental Clearance under EIA Notification dated 14.09.2006 for the establishment of Warehouse Project at Village Chamaru, Tehsil Rajpura, District Patiala, (Punjab). The total land area of the project is 53,944.59 sqm having built-up area of 29115.224 Sqm. The Project is covered under Activity 8(a) & Category 'B2' as per EIA notification-2006.

The project proponent submitted the Form I, 1A and other additional documents along with processing fee amounting to Rs. 57,457/- vide UTR No. 210512903468 dated 15.04.2022 & Rs. 774/- UTR No. 809557930 dated 12.05.2022. The total cost of the project is Rs. 41.54 Crore.

The Project Proponent undertake that the information given in the application are true to the best of his knowledge & belief and no facts have been concealed thereof. Further, he is aware that in case, if any information submitted was found to be false or misleading at any stage, the project will be rejected and clearance given, if any to the project will be revoked at their risk and cost.

PPCB was requested to send the latest construction status report of the project through e-mail on 27.04.2022. Punjab Pollution Control Board vide letter no. 2752 dated 08.05.2022 has sent the latest construction status report with details as under:

"The site of the proposed project was visited by the officer of the Board on 28.04.2022 to verify the facts and the pointwise reply/comments of the Board to the information sought is as under:

Sr. No.	Points as desired by EE (SEIAA)	Comments
1.	<i>Construction Status of the proposed project. Please send a clear-cut report as to whether construction for the proposed project has been started for the project except for securing the land.</i>	<i>The site was visited by AEE of this office on 28.04.2022 and observed that the project Proponent has constructed the boundary wall along three side. No construction activity was observed during the visit.</i>
2.	<i>Status of physical structures within 500 m radius of the site including the status of industries, drain, river and eco-sensitive structures if any.</i>	<i>There is one no. wine storage shop, agriculture area and land area of M/s Vividha Infrastructure Pvt. Ltd. Within the 500 m radius form the site. No residential area, lal lakir, phirni was observed within 500m of the site.</i>

3.	<i>Whether the site is meeting the prescribed criteria for setting up of such type of projects. Please send the clear-cut recommendation.</i>	<i>No lal lakir, phirni, residential area was observed within the 100m from the site. The site falls in the industrial land use zone as per the Master Plan of Rajpura. Therefore, site is suitable for the establishment such type of units.</i>
----	---	---

Deliberations during 220th meeting of SEAC held on 16.05.2022.

The meeting was attended by the following:

- (i) Sh. Sukhmeet Grewal, Director, M/s Xplent Logistics Park Private Limited.
- (ii) Mr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt Ltd.
- (iii) Mrs. Simranjit Kaur, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

SEAC allowed the Environmental Consultant of the Project Proponent to present the salient features of the project. He, thereafter, presented the case as under:

Sr. No.	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	Warehouse Project at Village Chamaru (H.B. No. 79), Tehsil Rajpura, Distt. Patiala, Punjab by M/s Xplent Logistics Park Pvt. Ltd.
1.2	Proposal:	SIA/PB/MIS/268718/2022
1.3	Location of Project:	Village Chamaru (H.B. No. 79), Tehsil Rajpura, Distt. Patiala, Punjab.
1.4	Details of Land area & Built up area:	Plot area: 53,944.59 sqm Built up area: 29115.224 sqm
1.5	Category under EIA notification dated 14.09.2006	The project falls under S.No. 8(a) 'Building & Construction Project' as the built-up area of the project is 29115.224 m ²
1.6	Cost of the project	Rs. 41.54 Crores
2.	Site Suitability Characteristics	
2.1	Whether project is suitable as per the provisions of Master Plan:	Yes, the project falls in Industrial zone as per proposed land use plan of Rajpura.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	Permission for change of land use for the total land area 13.33 acres falling in Village Chamaru, Tehsil Rajpura, District Patiala for Warehouse has been issued by Department of Town and Country Planning, Punjab vide Memo No. 2483-STP(P)/SP-327 dated 30.09.2021. A copy of the said permission 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 forest land is involved in project. A self-declaration in this regard submitted.
3.2	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	No, Bird or wildlife sanctuary falls within 10 km of project location. Thus, no Wildlife clearance is required. A self-declaration in this regard submitted.
3.3	Distance of the project from the Critically Polluted Area.	The nearest critical polluted area is Ludhiana which is approx. 80 km from project location.
3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No
3.6	Green area requirement and proposed No. of trees:	Total green area: 5,416.790 sqm Proposed trees to be planted: 680 trees

4. Configuration & Population

4.1	AREA CALCULATION – BLOCK WISE						
				AREA UNDER F.A.R	AREA UNDER NON-F. A. R		
S.NO.	BLOCK NAME	BUILDING TYPE	FLOORS	AREA (Sq. Mtr.)	NAME NOS.	AREA (Sq. Mtr.)	
1	WAREHOUSE 1	PROPOSED SHED	G. F	13275.000	RAMP & STAIR 2	102.090	
			MEZANNINE	628.922	STAIRS	4	23.040
			CANOPY	442.000		9	52.560
2	WAREHOUSE 2	PROPOSED SHED	G. F	13275.000	RAMP & STAIR	2	102.090
			MEZANNINE	628.922	STAIRS	4	23.040
			CANOPY	442.000		9	52.560
3	FIRE PUMP & WATER SUPPLY ROOM	PROPOSED BUILDING			G.F	1	50.000

	4	CHECKPOST (2 NOS)	PROPOSED BUILDING			G.F	2	18.000
			TOTAL AREA UNDER F.A.R =	28691.844		TOTAL AREA UNDER NON-F.A.R =		423.380
			TOTAL COVERED AREA (F.A.R + NON-F.A.R)	28691.844	+	423.380		= 29115.224 sqm
<i>*The above said details are as per the conceptual plan submitted by the Project Proponent.</i>								
4.2	Population details		76 persons					
5	Water							
5.1	Total fresh water requirement:		31 KLD (3 KLD shall be utilized to meet the domestic requirement and remaining 28 KLD shall be utilized for horticulture purpose)					
5.2	Source:		Borewell					
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>		Application has been filed to PWRDA for abstraction of 36 KLD of ground water. A copy of acknowledgment along with application will be submitted.					
5.4	Total wastewater generation:		2.4 KLD					
5.5	Treatment methodology: <i>(STP capacity, technology & components)</i>		2.4 KLD of wastewater will be generated from the project which will be discharged in proposed septic tank.					
5.6	Treated wastewater for flushing purpose:		Nil					
5.7	Treated wastewater for green area in summer, winter and rainy season:		Summer: 2 KLD Winter: 2 KLD Monsoon: 2 KLD					
5.8	Utilization/Disposal of excess treated wastewater.		No excess treated water will be generated.					
5.9	Cumulative Details:							
	Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement		
	1.	31 KLD	2.4 KLD	2 KLD	-	Summer: 30 KLD		

						Winter: 10 KLD Monsoon: 3 KLD						
5.10	Rain water harvesting proposal:	10 Rain water recharging pits have been proposed for artificial rain water recharging within the project premises to handle the 754 cubic meter/hour of runoff.										
6	Air											
6.1	Details of Air Polluting machinery:	2 DG sets of capacity 250 KVA & 125 KVA each.										
6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG sets will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.										
7	Waste Management											
7.1	Total quantity of solid waste generation	15kg/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	Biodegradable waste will be converted to compost in compost pit. Non-biodegradable waste (recyclable waste) will be disposed off through authorized recycler vendors. Inert waste will be dumped to authorized dumping site. A separate area has been earmarked for the management of within the project.										
7.5	Details of management of Hazardous Waste.	Hazardous waste in the form of used oil from DG set will be generated which will be sold to authorized vendors as per The Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.										
8	Energy Saving & EMP											
8.1	Power Consumption:	625 KVA										
8.2	Energy saving measures:	Detailed energy savings is as mentinaed below: <table border="1" data-bbox="544 1732 1412 1900"> <thead> <tr> <th>Description</th> <th>CFL (W)</th> <th>LED (W)</th> <th>No. of fixtures</th> <th>Power saved (kW)</th> </tr> </thead> <tbody> <tr> <td>Light Fixtures</td> <td>15</td> <td>7</td> <td>200</td> <td>1.6 KW</td> </tr> </tbody> </table>	Description	CFL (W)	LED (W)	No. of fixtures	Power saved (kW)	Light Fixtures	15	7	200	1.6 KW
Description	CFL (W)	LED (W)	No. of fixtures	Power saved (kW)								
Light Fixtures	15	7	200	1.6 KW								

		Solar Energy Installation	Roof area (m²)	Available space (m²)	Area required/kW	
			29115.224 sqm	8734 (@30%)	12 sq.m	728 KW
8.3	Details of activities under Environment Management Plan.	Details of activities under Environment Management Plan is as mentioned below:				
		S. No.	Title	Construction Phase		Operation Phase
				Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)
		1.	Air Pollution Control (tarpaulin sheets/ barricading, water sprinklers, etc.)	2	0.5	0.2
		2.	Water Pollution Control (Septic Tank)	2	0.5	2
		3.	Noise Pollution Control	1	0.5	0.5
		4.	Landscaping	7	1	7 (for 3 years)
		5.	Solid Waste Management (Bins, Compost Pit)	1.5	1	2
		6.	Rain water Recharging (10 pits)	18	2	5
		7.	Energy Conservation (LED lights, solar panels, etc.)	50	2	5
		8.	Miscellaneous (Environmental monitoring, Management of Environment Cell, etc.)	4	4	4
		Total		85.5	11.5	25.7

The Committee was satisfied with the presentation given by the Environmental Consultant of the Project Proponent. Thereafter deliberations were held and SEAC decided to award '**Silver Grading**' to the project proposal and to forward the application of the project proponent to SEIAA with the recommendation to grant Environmental Clearance for the establishment of Warehouse

Project in the total land area of 53,944.59 sqm having built-up area of 29115.224 Sqm at Village Chamaru, Tehsil Rajpura, District Patiala, (Punjab), subject to the following 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 water requirement for the project shall be 31 KLD which shall be met through tube well. Total freshwater use shall not exceed the proposed requirement as provided in the project details and other relevant details as under:

Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement
1.	31 KLD	2.4 KLD	2 KLD	-	Summer: 30 KLD Winter: 10 KLD Monsoon: 3 KLD

- b) Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.
- c) 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.
- v) The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.
- vi) 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.
- vii) 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.
- viii) 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.

- ix) 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.
- x) 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.
- xi) 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.
- xii) 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

- xiii) Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents, and adopting other best practices.

- xiv) 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. As per the proposal submitted by the project proponent, 10 no. recharging pits will be provided for groundwater recharging as per the CGWB norms. The groundwater shall not be withdrawn without approval from the Competent Authority.
- xv) All recharge should be limited to shallow aquifers.
- xvi) 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.
- xvii) 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.
- xviii) 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.
- xix) 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.
- xx) 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.
- xxi) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.

- xxii) 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) 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.
- iii) 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.
- iv) Organic waste compost/ Vermiculture pit/ Organic Waste Converter/Mechanical Composter within the premises must be installed for treatment and disposal of the solid waste.
- v) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie-up must be done with the authorized recyclers.
- vi) 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.
- vii) 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.
- viii) 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.
- ix) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- x) 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 680 trees in the project area at the identified location, as the per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and thereafter, protected throughout the entire lifetime of the Project. The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines.
- iii) The Project Proponent shall develop a green belt with native tree species (having canopy type structure and especially trees, and not grass) before the completion of the project. The greenbelt shall inter alia cover the entire periphery of the unit provided that the number of trees to be planted should not be less than one tree per 80 sqm of the total land area. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles.
- iv) Where the trees need to be cut with prior permission from the concerned local Authority, a compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 saplings of the same species for every tree that is cut) shall be done and the newly planted saplings will be maintained for at least 5 years. Green belt development shall be undertaken as per the details provided in the project document.
- v) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during the plantation of the proposed vegetation on site.
- vi) The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.
- vii) The green belt along the periphery of the plot shall achieve an attenuation factor conforming to the day and night noise standards prescribed for commercial land use.

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

VIII. Transport

- i) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
 - a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
 - b) Traffic calming measures.
 - c) Proper design of entry and exit points.
 - d) Parking norms as per local regulations.
- ii) Vehicles hired for bringing construction material to the site should be in good condition and should have a valid pollution check certificate, conform to applicable air and noise emission standards, and should be operated only during non-peak hours.
- iii) A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 km radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on the cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies within this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.
- iv) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.

IX. Human health issues

- i) All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris, or working in any area with dust pollution shall be provided with dust masks.
- ii) For indoor air quality, the ventilation provisions as per the National Building Code of India should be followed.

- iii) An emergency preparedness plan based on the Hazard Identification and Risk Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, and medical health care, creche, etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- iv) Occupational health surveillance of the workers shall be done regularly.
- v) A First Aid Room shall be provided in the project both during construction and operations of the project.

X. Environment Management Plan

- i) The company shall have a well-laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violations of the environmental / forest/wildlife norms/conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stakeholders. A copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of the six-monthly report.
- ii) A separate Environmental Cell both at the project and company headquarters level, with qualified personnel shall be set up under the control of senior Executive, who will report directly to the head of the organization.
- iii) An action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority. The year-wise funds earmarked for environmental protection measures shall be kept in a separate account and will not be diverted for any other purpose. The project proponent shall spend a minimum amount of Rs. 85.5 Lacs towards the capital cost along with Rs. 11.5 Lacs/annum towards recurring cost in the construction phase and Rs 25.7 Lacs/annum towards recurring cost in the operation phases of the project including the environmental monitoring cost under the Environmental Management Plan (EMP) of the proposed project as per the details given in Table below:

S. No.	Title	Construction Phase		Operation Phase
		Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)
1.	Air Pollution Control (tarpaulin sheets/	2	0.5	0.2

	barricading, water sprinklers, etc.)			
2.	Water Pollution Control (Septic Tank)	2	0.5	2
3.	Noise Pollution Control	1	0.5	0.5
4.	Landscaping	7	1	7 (for 3 years)
5.	Solid Waste Management (Bins, Compost Pit)	1.5	1	2
6.	Rain water Recharging (10 pits)	18	2	5
7.	Energy Conservation (LED lights, solar panels, etc.)	50	2	5
8.	Miscellaneous (Environmental monitoring, Management of Environment Cell, etc.)	4	4	4
Total		85.5	11.5	25.7

XI. Validity

This environmental clearance will be valid for a period of 10 (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 Bio-Medical wastes shall be managed in accordance with the Bio-Medical Waste Management Rules 2016 as amended from time to time.
- v) 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.
- vi) 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.
- vii) This Environmental Clearance is liable to be revoked without any further notice to the Project Proponent in case of failure to comply with condition (vi) above.

Item no. 220.05: Application for Environmental Clearance under EIA notification dated 14.09.2006 for establishment of residential-cum-commercial complex “Palm Garden” in the revenue estate of Village Sahnewal Khurd Bilga, Tehsil & District Ludhiana, Punjab by M/s Malhotra Land Developers & Colonizers Private Limited. (Proposal No. SIA/PB/MIS/45626/2018).

The Project Proponent has submitted an application for obtaining Environmental Clearance under EIA notification dated 14.09.2006 for establishment of residential cum commercial complex “Palm Garden” in the revenue estate of Village Sahnewal Khurd Bilga, Tehsil & District Ludhiana. The total plot area of the project is 165.80 acres having built up area of 2,28,557.84 sqm. The project is covered under activity B2 & category 8 (b) of the schedule appended with the EIA notification 14.09.2006.

The Project was earlier issued Terms of Reference vide no. SEIAA/2960 dated 21.07.2016 for preparation of the EIA study report. Thereafter, the project was again issued additional specific Terms of Reference w.r.t the violation committed by the project proponent. The details of the additional specific ToR issued are as under:

- 1. The project proponent shall make an assessment o ecological damage done and economic benefit derived due to violation and prepare remediation plan and natural & community resource augmentation plan and it shall be prepared as an independent chapter in the environment impact assessment report by the accredited consultants. The collection and analysis of data for assessment of ecological damage, preparation of remediation plan and natural and community resource augmentation plan shall be done by an environmental laboratory duly notified under Environment (Protection) Act, 1986, or a environmental laboratory accredited by National Accreditation Board for Testing and Calibration Laboratories, or a laboratory of a Council of Scientific and Industrial Research institution working in the field of environment.*
- 2. The project proponent will submit copy of Memorandum of Article & Association/ Partnership deed / undertaking of sole proprietorship / list of Directors and names of other persons responsible for managing the day-to – day affairs of the project.*

The Project Proponent mentioned in the application proposal that developmental work pertaining to the 998 plots to be constructed has been carried out up to 3.11% and for shops up to 7.19% and the overall project completion status is less than 20%.

The Project Proponent has submitted an affidavit dated 19.10.2019 to the effect that some construction has been carried out in the complex without obtaining Environmental Clearance in violation of the EIA notification dated 14.09.2006. He further undertakes that the violation committed was inadvertent and the project management has stopped all the construction activity at site. There shall be no further construction activity till the project is granted Environmental Clearance.

The Project Proponent has submitted Final EIA report after incorporating the compliance of Terms of Reference issued by SEIAA. The total cost of the project is Rs. 21.55/- Crore. The Project Proponent has deposited Rs. 2,28,558/- through online system (Rs. 2,01,600/- deposited on 24.01.2022 & Rs. 26,960/- on 15.03.2022). The adequacy of the fee deposited by the promoter company was checked & verified by supporting staff SEIAA.

The Project Proponent undertake that the information given in the application are true to the best of his knowledge & belief and no facts have been concealed thereof. Further, he is aware that in case, if any information submitted was found to be false or misleading at any stage, the project will be rejected and clearance given, if any to the project will be revoked at their risk and cost.

PPCB was requested to send the latest construction status report of the project through e-mail on 19.04.2022. Punjab Pollution Control Board vide letter no. 1602 dated 02.05.2022 has sent the latest construction status report with details as under:

"In reference to above it is intimated that the industry has submitted an application for obtaining Environment Clearance for the project namely "Palm Garden" at NH1 GT Road Sahnewal Khurd Bilga Majjara Ludhiana, Punjab (Proposal No. SIA/ PB/ MIS/45626/2018) and SEAC Punjab has requested to submit the report on the following:

- 1. Percentage completion of various activities such as group housing 1 & 2, EWS, plots, SCOs, shall also be informed.*
- 2. Status of physical structures within 500 m radius of the site including the status of industries, drain, river, eco-sensitive structure if any.*
- 3. Whether the site is meeting the prescribed criteria for setting up of such type of projects. Please send the clear-cut recommendation.*

To verify the latest status the site of the project was visited by officer of the Board on 22.04.2020 and the point wise reply is as under: -

- 1. The project proponent has proposed 2 no. Group Housing section and 1 no. EWS block, however no construction activity regarding same has been started yet. Further the project proponent has proposed 998 residential plots out of which only 31. no. plots i.e. 3% approx. have been constructed only wherein 23 families are residing in 23 houses. The project proponent has proposed 153 No. Commercial shops out of which construction of 11 commercial shops has been completed, but no commercial shop has been occupied till date. Therefore, 7% approx. construction of commercial shops has been completed. The project proponent has proposed 71 no. SCOs and no SCO has been constructed yet. Further project proponent has proposed 2 Multiplex, 1 Club, 1 Dispensary, 2 Community center, 1 Temple 1 Gurudwara, 3 Primary School, 1 Higher Secondary School, 1 Public Building, but no construction of public facilities and utilities has been started yet. Hence, 8% approx. project has been completed.*

2. *There is no drain river and eco-sensitive structure is near by the project. Further a BKO exists approx. 450 M away from the project and a hot mix plant M/s S.S Singla Contractor exists adjoining to the boundary wall of the project which is lying defunct now. Further the industry namely M/s Bansal Spinning Mills exists within 100 m from the project. Earlier, BKO was existing 300 feet away from the site, but same was now permanently closed. The work regarding installation of STP of capacity 200 KLD was almost completed except sand filter and activated carbon filter and the domestic effluent of the occupied house was being discharged onto land for plantation to developed in the form of lawns inside the premises after passing through the septic tank. The project proponent has not provided dual plumbing system for reusing the treated domestic effluent.*
3. *The project proponent was earlier granted NOC vide no. ZO/LDH-1/ RO-2/ 2011/NOC-901 dated 10.03.2011 which was extended upto 30.04.2015 through online with the condition that the project proponent will install STP for treatment of domestic waste before the generation of domestic effluent at the project site and subject to the special conditions that: -*
 - a. *The project proponent will not do construction activity at site without Environmental clearance as required under the provisions of EIA notification of MoEF, Govt of India dated 10.09.2006.*
 - b. *The project proponent shall provide proper and adequate arrangements for rain water harvesting to take care of ground water recharging in the area.*
 - c. *The promoters shall provide a minimum buffer of 15 meter of green belt of broad leaf trees towards M/s Singla Hot Mix Plan and M/s Bansal Spinning mills, which are located within 100 meters from the boundary of the proposed project. The species/ varieties of trees shall be decided in the consultation with forest department.*
 - d. *Directions u/s 31-A of Air (Prevention & Control of Pollution) Act 1981 and u/s 33-A of Water (Prevention & Control of Pollution) Act, 1974 were issued to PSPL not to release any electric connection vide letter no. 6841-42 dated 09.02.2013.*

It is further intimated that the project proponent has obtained TOR from State Environment Impact Assessment Authority, Punjab vide no SEIAA/2960 dated 21.07.2016 for development of a residential cum commercial complex namely Palm Garden. The condition of buffer zone has been recorded at the time of Fresh TOR issued by State Environment Impact Assessment Authority, Punjab vide no. SEIAA /2960 dated 21.07.2016 as the area falls in spot zoning. The project proponent has already obtained Certificate from DTP, Ludhiana vide no. 846-CTP (PB)/MLP-6 dated 14.03.2012 and the project proponent was granted CTE from Board for established the project vide letter no. CTE/Fresh/LDH2/2021/ 14232574 dated 16/04/2021 valid upto 15/04/2022.

It is pertinent to mention here that in compliance of the hearing as directed by the State Environment Impact Assessment Authority Punjab to launch prosecution against the project proponents and responsible persons of the project namely M/s Palm Gardens village Sahnewal khurd bigla Majra, Tehsil & Distt. Ludhiana u/s 15,16 read with section 19 of the Environmental

protection) Act, 1986 the complaint has been filed before the Hon'ble Court of chief Judicial Magistrate Ludhiana on 14.03.2016. The next date of hearing of hearing is 08.07.2022.

Form the facts mentioned above, it is clear that the site of the project is meeting with the prescribed criteria for setting up to such type of projects and it is recommended that the advisory may also be issued to the project proponent to comply with the conditions for Consent to Establish granted to the Project proponent.”

Deliberations during 220th meeting of SEAC held on 16.05.2022.

The meeting was attended by the following:

- (i) Deepak Ratra, General Manager, M/s Malhotra Land Developers & Colonizers Private Limited.
- (ii) Sh. Sandeep Singh, Consultant, M/s. Chandigarh Pollution Testing Laboratory.

SEAC allowed the Environmental Consultant of the Project Proponent to present the salient features of the project. He, thereafter, presented the case as under:

Sr. No.	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	Palm Garden by M/s Malhotra Land Developers & Colonizers Pvt. Ltd.
1.2	Proposal:	SIA/PB/MIS/45626/2018
1.3	Location of Project:	Village Sahnewal Khurd Bilga, Tehsil & District Ludhiana, Punjab
1.4	Details of Land area & Built up area:	Plot area- 165.80 acre Built up area – 2,28,557.84 sqm
1.5	Category under EIA notification dated 14.09.2006	8 (b)
1.6	Cost of the project	Rs. 2155.51 Lacs
2.	Site Suitability Characteristics	
2.1	Whether project is suitable as per the provisions of Master Plan:	The project was approved prior to the finalization of the Master Plan of Ludhiana. A copy of the letter dated 14.03.2012 issued by the Chief Town Planner, Punjab submitted.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	A copy of the permission for Change of land Use has been obtained vide letter no.- 846, CTP(Pb)/MPL-6 dated 14.03.2012 issued by Chief Town Planner, Punjab wherein it has been mentioned that due to the approval of the

		residential cum commercial complex prior to the finalization of the Master Plan, Ludhiana, the project is deemed to be adjusted as sanctioned/permitted.
3	Forest, Wildlife and Green Area	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	Permission for diversion of 0.0563 hectare of forest land for construction of approach road to residential colony has been obtained vide letter no.- 9-BB518/2008-CHA/145 dated 07.01.2009 from department of MoEF&CC, Govt. of India.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900.	
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	No wildlife area is involved in the project. A self-declaration in this regard submitted.
3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	Not applicable as mentioned in the checklist.
3.5	Green area requirement and proposed No. of trees:	Total green area- 45958.7 sqyard No. of trees- 580 trees will be planted at site.
4.	Configuration & Population	

4.1	Proposal & Configuration		
	Sr. No.	Description	Area Covered
1.		Area under Residential Plots	343323.9 sqyard
1 (a)		<i>Group Housing I</i>	5587.10 Sqyard
1 (b)		<i>Group Housing II</i>	12180.2 sqyard
2.		Area under Commercial	37848.57 sqyard
3.		Area under EWS	40123.6 sqyard
4.		Area under Public Building	73966.38 sqyard
5.		Area under Parks	45958.78 sqyard
6.		Area under Roads, Pavements, STP, OHSR and others	261250.77 sqyards
	Total		802472 sqyards = 670866.59 sqm. (165.76 acres)
4.2	Population details	15207 persons	
5	Water		
5.1	Total fresh water requirement:	1754 KLD	

5.2 Details of fresh water requirement w.r.t population.									
Sr. No	Description	Plots Population /Plot	Total Population	Rate of total water demand/ person (lpcd)	Rate of fresh water demand	Total fresh water	Rate of flushing water requirement (lpcd)	flushing water Requirement /person (KLD)	Total water Requirement (KLD)
A)	Domestic								
(i)	Housing Plots (998 Plots)	5 Persons/DU	4990	135	90	449	45	225	674
ii)	Group Housing-I	300 Persons/Acres	345	135	90	31	45	15	46
iii)	Group Housing-II	300 Persons/Acres	756	135	90	68	45	34	102
iv)	EWS	400 Persons/Acres	3316	135	90	298	45	149	447
	Total		9407					423	1269
v)	Visitors (10% of residential population)		941	15	5	5	10	9	14
vi)	Staff (5% of residential population)		470	45	15	7	30	14	21
vii)	Commercial (multiple x SCO shops)	100 person/Acres	782	45	15	12	30	23	35
viii)	Commercial (Floating)	Floating 90%	704	45	15	11	30	21	32
ix)	Public Buildings	100 person/acres	1528	45	15	24	30	45	69
x)	Public Building (Floating)	Floating 90%	1375	45	15	21	30	41	62
	Total					926		576	1502
5.3 Source:			Ground water						

5.4	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>	A copy of acknowledgment of the application submitted to PWRDA for abstraction of ground water submitted, however quantity of the ground water to be abstracted not specified.																																
5.5	Total wastewater generation:	1202 KLD																																
5.6	Treatment methodology: <i>(STP capacity, technology & components)</i>	STP of 1500 KLD based on SAFF Technology.																																
5.7	Treated wastewater for flushing purpose:	576 KLD																																
5.8	Treated wastewater for green area in summer, winter and rainy season:	For Horticulture purpose Summer- 252KLD Winter- 83KLD Rainy- 23KLD																																
5.9	Utilization/Disposal of excess treated wastewater.	For irrigation in the land area of 8 acres. Summer- 254KLD Winter- 423KLD Rainy- 483KLD																																
5.10	Cumulative Details:																																	
	<table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Seasons</th> <th>Total water Requirement</th> <th>Total wastewater generated</th> <th>Treated wastewater</th> <th>Flushing water requirement</th> <th>Green area (45958.78 sqyard) requirement</th> <th>Irrigation in 8 acres of land area</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Summer</td> <td>1502KLD</td> <td>1202KLD</td> <td>1082 KLD</td> <td>576KLD</td> <td>252 KLD</td> <td>254 KLD</td> </tr> <tr> <td>2.</td> <td>Winter</td> <td>1502 KLD</td> <td>1202 KLD</td> <td>1082 KLD</td> <td>576 KLD</td> <td>83 KLD</td> <td>423 KLD</td> </tr> <tr> <td>3.</td> <td>Rainy</td> <td>1502 KLD</td> <td>1202 KLD</td> <td>1082 KLD</td> <td>576 KLD</td> <td>23 KLD</td> <td>483 KLD</td> </tr> </tbody> </table>	Sr. No.	Seasons	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area (45958.78 sqyard) requirement	Irrigation in 8 acres of land area	1.	Summer	1502KLD	1202KLD	1082 KLD	576KLD	252 KLD	254 KLD	2.	Winter	1502 KLD	1202 KLD	1082 KLD	576 KLD	83 KLD	423 KLD	3.	Rainy	1502 KLD	1202 KLD	1082 KLD	576 KLD	23 KLD	483 KLD	
Sr. No.	Seasons	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area (45958.78 sqyard) requirement	Irrigation in 8 acres of land area																											
1.	Summer	1502KLD	1202KLD	1082 KLD	576KLD	252 KLD	254 KLD																											
2.	Winter	1502 KLD	1202 KLD	1082 KLD	576 KLD	83 KLD	423 KLD																											
3.	Rainy	1502 KLD	1202 KLD	1082 KLD	576 KLD	23 KLD	483 KLD																											
5.11	Rain water harvesting proposal:	23 rain water harvesting pits will be provided.																																
6	Air																																	
6.1	Details of Air Polluting machinery:	1. Air pollution during Construction activity, 2. D.G. set																																
6.2	Measures to be adopted to contain particulate emission/Air Pollution	1. Water sprinkling system shall be installed during construction phase 2. DG sets (capacity 1250 KVA) will be kept in basement and stack height of 6m will be provided.																																
7	Waste Management																																	

7.1	Total quantity of solid waste generation	6060kg/day
7.2	Details of management and disposal of solid waste (Mechanical Composter/Compost pits)	Not submitted any concrete proposal
7.5	Details of management of Hazardous Waste.	Not submitted any details in this regard.
8	Energy Saving & EMP	
8.1	Power Consumption:	6.1MW
8.2	Energy saving measures:	<p>LEDs will be used for energy saving measures.</p> <ul style="list-style-type: none"> • 250 no. of Solar Lighting will be used for dual lighting system. • LED Street light unit generally consumes about 80 watts of power.
8.3	Details of activities under Environment Management Plan:	

S. No.	Details of various activities to control all type of pollution	Capital Cost (in lacs)	Recurring Cost (Lacs) per annum
(i)	During Construction phase:		
	• Waste Water Treatment facilities	10	2
	• Air Pollution Control Measures	5	1
	• Solid waste management	5	1
(ii)	During Operation phase:		
	• Waste Water Treatment facilities	100	15
	• Solid Waste Management Facilities	15	10
	• Rain Water Harvesting and Recharging Facilities	12	4
	• Green Belt Development	15	8
	• Miscellaneous	10	3
	Total	172	45

During meeting, the Committee perused the population being estimated for the project and observed that the project proponent has considered only 5 persons per Dwelling Unit in case of the residential plots. However, the Committee was of the opinion that the project proponent should consider at least 15 persons per residential plot. Further, the basis for estimating population for Group Housing-I & II @300 persons/acre, EWS @ 400 persons/acre and commercial & public @100 persons/acre has not been submitted.

The Committee further observed that the project proponent has yet to obtain the permission for abstraction of ground water from PWRDA. In this regard, the project proponent apprised the Committee that the application has already been filed with PWRDA for abstraction of groundwater. The Committee suggested to the Project Proponent that after calculating the population as per above, the water demand may increase and the project proponent has to apply afresh application with PWRDA for abstracting ground water. The Project Proponent agreed to the same and assured the Committee that revised calculation pertaining to the population estimation shall be submitted along with the revised permission for abstraction of ground water.

The Committee further observed that the total green area available with the promoter company is 45958.78 sqyards (38421.5 sqm) as per the approved layout plan. The maximum quantity of treated wastewater which can be utilized for the development of the parks cannot exceed 211 KLD in the summer season, 69 KLD during winter season and 19 KLD during rainy season. However, the promoter company has proposed to utilize 252 KLD, 83 KLD and 23 KLD of treated wastewater during summer, winter & rainy season. The Project Proponent was asked to remove the aforementioned discrepancy and submit the revised calculations pertaining to the disposal of treated wastewater in the green area available within the project. The Project Proponent agreed to the same and assured the Committee that to resubmit the proposal for the utilization of treated wastewater in the green area of 45958.78 sqyards (38421.5 sqm) available within the project.

The Committee further observed that the Project Proponent has not submitted any adequate proposal for utilization of excess treated wastewater of quantity 254 KLD, 423 KLD and 483 KLD in the land area of 8 acres. Further, the land ownership document for 8 acres of land was perused and it was observed that the said land lies in the ownership of M/s Punnu Land Developers Private Limited. The Project Proponent informed the Committee that M/s Punnu Land Developers is the subsidiary company of the promoter company. The Committee was of the opinion that the land area wherein the treated wastewater of the project has proposed to be disposed of shall lie under the ownership of the Project Proponent. The Committee was not satisfied with the proposal given by the Project Proponent and asked him to suggest some alternate proposal for utilization of excess treated waste water. The Project Proponent agreed to the same and assured the Committee that he shall submit the revised proposal.

The Committee further perused the damage assessment report wherein the Project Proponent has proposed to spend Rs. 46 lacs for carrying out compensatory remediation activities as under:

Sr. No.	Remediation activity	Cost (INR)
1.	Plantation of trees and their maintenance along the national highway on at least 1 km of both sides of the project	Rs. 600,00/-
2.	Storm water management system of surrounding villages Bilga and Rajgarh	10,00,000/-
3.	Provision of battery-operated local transport facility (within and around 5 km of the complex)	15,00,000/-
4.	Provision of Organic Waste Converter for biodegradable Solid waste management in Village Sahnewal Khurd and Kanech	15,00,000/-

The Committee observed that the remediation plan proposed by the Project Proponent is generic in nature. Further, the Project Proponent has not submitted Natural and Community Resource Augmentation Plan. The Committee asked the Project Proponent to assess the damage as per the procedure prescribed by MoEF, GoI and submit the Remediation Plan and Natural & Community Resource Augmentation Plan w.r.t specific activities.

The Committee further observed that the Project Proponent has not submitted proposal for management of solid waste & hazardous waste to be generated from the project. The Committee asked the Project Proponent to submit the solid waste management layout plan by earmarking the land for installation of processing facility for treatment of dry & wet component of solid waste. The Project Proponent was asked to allocate the dedicated land area for carrying out Solid Waste Management within the project premises. The Project Proponent agreed to above and assured the Committee he shall submit the proper mechanism/proposal for management of solid and hazardous waste to be generated from the project.

The Committee further observed that Punjab Pollution Control Board while granting Consent to Establish to the promoter company imposed one condition that the promoter shall provide a minimum buffer of 15 meter of green belt of broad leaf trees towards M/s Singla Hot Mix Plant and M/s Bansal Spinning mills, which are located within 100 meters from the boundary of the proposed project. The species/ varieties of trees shall be decided in the consultation with forest department. In this regard, the Project Proponent apprised the Committee that the aforementioned industrial units are not in operation and are closed presently. Further, the promoter is exempted from the applicability of the said condition. The Committee asked the Project Proponent to submit the documentary evidence in this regard. The Project Proponent agreed to the same.

After detailed deliberation, SEAC decided to defer the case till the compliance of below mentioned observations.

1. The project proponent shall submit the revised calculation for estimating population for the project by considering 15 persons per residential plot and shall submit the basis for estimating the population for Group Housing-I & II @300 persons/acre, for EWS @400 persons/acre and for commercial & public @100 persons/acre.
2. The Project Proponent shall submit the revised permission for abstraction of ground water from the Competent Authority.
3. The Project Proponent shall submit the revised calculation pertaining to the disposal of treated wastewater in the green area available within the project.
4. The Project Proponent shall submit the alternate proposal for utilization of excess treated wastewater.
5. The Project Proponent shall assess the damage as per the procedure prescribed by MoEF, GoI and submit the Remediation Plan and Natural & Community Resource Augmentation Plan for carrying out specific activities along with timelines.
6. The Project Proponent shall submit the proper mechanism/proposal for management of solid and hazardous waste to be generated from the project.
7. The Project Proponent shall submit the solid waste management layout plan by earmarking the land for installation of processing facility for treatment of dry & wet component of solid waste. The Project Proponent shall allocate the dedicated land area for carrying out Solid Waste Management within the project premises.
8. The Project Proponent shall submit the documentary evidence for exemption of the condition for leaving 15m of green belt mentioned in the Consent to Establish granted by the Punjab Pollution Control Board.
9. The Project Proponent shall submit the details of Rain Water Harvesting & Proposal for conserving and utilizing Solar Energy within the project.

Item No 220.06: Application for Environmental Clearance under EIA notification dated 14.09.2006 for Area development project namely “Aerotropolis Residential Project” near IT City and Aero City, SAS Nagar, Punjab, by M/s Greater Mohali Area Development Authority (GMADA), (Proposal No. SIA/PB/MIS/69508/2021).

GMADA has applied for Environmental Clearance under EIA Notification dated 14.09.2006 for establishment of Area & Township development project namely “Aerotropolis Residential Project” near IT City and Aero City, SAS Nagar, Punjab. The total land area of the project is 1653.06 acres (668.97 Ha). The project is covered under activity 8 (b) and category B1 of the schedule appended with the EIA notification dated 14.09.2006.

GMADA was issued Terms of Reference for carrying out EIA study for obtaining Environment Clearance under EIA notification dated 14.09.2006 vide letter SEIAA/MS/2021/4799 dated 01.10.2021.

GMADA undertake that the information given in the application are true to the best of his knowledge & belief and no facts have been concealed thereof. Further, he is aware that in case, if any information submitted was found to be false or misleading at any stage, the project will be rejected and clearance given, if any to the project will be revoked at their risk and cost.

GMADA has submitted the Form 2, conceptual layout plan, EIA report after incorporating compliance of Terms of Reference and other additional documents along with processing fee as per Govt. of Punjab notification dated 27.06.2019 amounting to Rs. 20,06,911/-, Rs.5,01,651/- vide UTR No. PUNBR52021091314586 dated 13.09.2021 & Rs.15,05,260/- vide UTR No. HDFCR52022031553 dated 15.03.2022. The adequacy of the fee deposited by the Project Proponent has been checked & verified by the supporting staff of SEIAA.

PPCB vide letter no. 2607 dated 27.04.2022 has sent the latest construction status report with the details as under:

"It is further intimated that as per the brief project report submitted along with the application, the proposed project is planned to be developed over an area of 1653.06 Acres (Residential Area @ 600.35 acres, EWS @ 82.20 acres, Commercial Area @ 128.60 acres, Amenities area @ 95.29, Park area @ 151.62 acres, Road area @ 485 acres, sector road area @ 109.81 acres) adjoining to IT city and Aerocity Scheme in Mohali. Pocket-wise detail is as under:

Pocket	Residential	EWS	Commercial	Amenities	Parks	Roads	Sector Road	Total
A	260.74	34.20	50.26	38.05	59.0	245.69	22.31	710.25
B	75.46	9.76	8.42	16.64	20.20	53.86	22.0	206.34
C	65.32	8.75	50.04	9.0	20.57	61.1	27.7	242.48

D	198.83	29.49	19.88	31.6	51.85	124.55	37.8	494
Total	600.35	82.20	128.6	95.29	151.62	485.2	109.81	1653

As per the brief project report water demand during the operation phase will be 25.51 MLD out of which 17.008 MLD fresh water will be met through borewell & Canal water and 8.50 MLD will be met by recycling of treated wastewater. Approximately 21.69 MLD of wastewater will be generated which will be treated in Sewage treatment Plant based on SBR or suitable technology of capacity 22 WILD proposed to be constructed within the proposed project. The treated wastewater will be used for flushing, landscaping and non-potable uses. The PP has proposed 8 DG sets of 500 KVA capacity for power back up. The project proponent has proposed that the solid waste will be handled as per the provisions of the Solid Waste Management Rules, 2016.

The project site was visited by officer of the Board along with Sh. Varinder Kumar, SDO, GMADA on 31/3/2022 and it was observed as under:

- 1. No proper demarcation has been done of the proposed site. As per the site shown by the representative, the site is divided into 4 pockets pocket A, B, C & D. The Pocket A is located adjoining to Village Bakarpur, Naraingarh Pocket B is located adjoining to Village Natran, Bari, Pocket C is located adjoining to Siaun, Patton, Pocket D is located adjoining to Village Manakpur Kallar. The Pocket D is located at a distance of around 300-400m from the Aero Business Park By M/s Landchester Infrastructure Associates, Village Manakpur Kahar, Mohali which is approved for establishment of Orange and Green category industries. However, presently no industry has been established within the Aero Business Park. No natural drain passes through the project site, however treated waste-water from STP, diggian flows through a open drain passing from Block- B & thereafter reaching village Natran.*
- 2. No site development has been started at the site. Plot of the land acquired under the project is agriculture land.*
- 3. As per the boundary limits site shown by the project proponent during the visit, there is no MAH industry/cement plant/ grinding unit/ rice sheller/ saila plant/ stone crushing/ screening cum washing unit/ hot mix plant/ brick kiln within a radius of 250 m from the boundary of the proposed site of the project. No air polluting industries is located within a radius of 100m from the boundary of the proposed site. Therefore, the site of the project is conforming to the sitting guidelines laid down by the Govt. of Punjab, Department of Science Technology and Environment vide order dated 25/07/2008 as amended on 30/10/2009.*

It is further intimated that the capacity of the existing terminal STP of Mohali is already short for the present domestic effluent being generated from the area and more effluent load can't be permitted without the adequate capacity of the terminal STP. Further, the project proponent has not submitted any alternate scheme for the disposal of treated effluent.

Furthermore, the Pocket D of this project is located at a distance of around 300- 400m from Aero Business Park developed by M/s Landchester Infrastructure Associates, Village Manakpur Kahar,

Mohali which is approved for the establishment of Orange and Green category of industries (In the said project site, Rice Sheller/ Saila, Jaggery Units etc. can also be established being in in Orange/ Green category). But presently no industry has been established within the Aero Business Park.

Deliberations during 220th meeting of SEAC held on 16.05.2022.

The meeting was attended by the following:

- (i) Er. Ranjiv Manakotla, Division Engineer, GMADA.
- (ii) Mr. Devendra Singh, EIA Coordinator, M/s Global Managements & Engineer Consultants International Jaipur, Rajasthan.

SEAC allowed the Environmental Consultant of the Project Proponent to present the salient features of the project. He, thereafter, presented the case as under

<u>S.N</u> <u>o</u>	<u>Description</u>	<u>Details</u>
1	Basic Details-	
1.1	Name of Project & Project Proponent:	Project Name- “Aerotropolis Project” Project Proponent- Greater Mohali Area Development Authority (GMADA)
1.2	Proposal:	SIA/PB/MIS/69508/2021
1.3	Location of Project:	The project is located at Village Bakarpur, Rurka, Safipur, Matran, Siaun, Manauli, Patton, ChauMajra & SainiMajra Tehsil Mohali & Village Chatt , Naraingarh, Tehsil- Dera Bassi, District- S.A.S Nagar, State- Punjab
1.4	Details of Land area & Built up area:	Total Plot Area- 6689696.47 sqm No built-up area has been mentioned as this is an area development project.
1.5	Category under EIA notification dated 14.09.2006	Category – B1 8 (b) Township and Area Development Project.
1.6	Cost of the project	Rs. 826.53 Crore
2.	Site Suitability Characteristics	
2.1	Whether project is suitable as per the provisions of Master Plan:	Yes, the project falls in Residential & Mix Use zone as per Master Plan, SAS Nagar.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	Land area of 1653.06 acres has been acquired by the Department of Housing & Urban Development, Punjab. A copy of land acquisition documents for acquiring the land area falling under Pocket A, B, C & D situated at aforementioned villages 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, self-declaration to the effect that no land is covered under the provision of the Forest Conservation Act,1980 is submitted.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900.	No, self-declaration in this regard submitted.
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	No, self-declaration in this regard submitted.
3.4	Distance of the project from the Critically Polluted Area.	No, self-declaration in this regard submitted.
3.5	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No Eco-Sensitive Zone is present near the project site.
3.6	Green area requirement and proposed No. of trees:	Green Belt Area-61.133 Ha (151 acres) No. of Plants to be planted – 1500 trees per Hectare
4.	Configuration & Population	
4.1	Proposal & Configuration	Details as per the conceptual plans of Pocket-A,B,C&D submitted.
4.2	Population details	
5	Water	
5.1	Total fresh water requirement:	18026.460 KLD fresh water
5.2	Source:	From Bore well & Canal
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>	As per chapter no. 5 of Punjab Guidelines for Ground Water Extraction and Conservation 2020, Urban Local Bodies and Panchayati Raj Institutions, Improvement Trusts and Area Housing and Urban Development Authorities and Place of Worship are exempted from seeking permission for Ground Water Extraction and Conservation.

5.4	Total wastewater generation:	Total waste water generation: 23434.89 KLD			
5.5	Treatment methodology: (STP capacity, technology & components)	<p>-Capacity -2 STP (1x12 MLD) & (1x10 MLD)</p> <p>-Technology- Sequential Batch Reactor Technology - SBR Technology</p> <p>The complete biological operation is divided into cycles. Each cycle is of 3 – 5 hr duration, during which all treatment steps take place.</p> <p>Cyclic operation: A basic cycle comprises</p> <ul style="list-style-type: none"> • Fill-Aeration (F/A) • Settlement (S) • Decanting (D) <p>During the period of a cycle, the liquid is filled in the SBR Basin up to a set operating water level. Aeration Blowers are started for aeration of the effluent. After the aeration cycle, the biomass settles under perfect settling conditions. Once Settled the supernatant is removed from the top using a DECANTER. Solids are wasted from the tanks during the decanting phase. These phases in a sequence constitute a cycle, which is then repeated.</p> <p>Chlorine Contact Tank</p> <p>The Effluent from the SBR basins will be collected in Chlorine Contact Tank. The supernatant thus collected will get disinfected in Chlorine Contact Tank by adding suitable dose of chlorine and finally it is utilized for flushing, general washing and green belt development.</p>			
5.6	Treated wastewater for flushing purpose:	Treated wastewater for flushing purpose: 9013.23 KLD			
5.7	Treated wastewater for green area in summer, winter and rainy season:	Season of watering	Rate of watering	Plantation area	Total Water required
		summer season	5.5 litre per sq m	611339.82 sq m	3362.36 KLD
		winter season	1.8 litre per sq m	611339.82 sq m	1100.41 KLD
		monsoon season	0.5 litre per sq m	611339.82 sq m	305.66 KLD
5.8	Utilization/Disposal of excess treated wastewater.	Excess Treated Water of 8641.55 KLD will be supplied to farmers for Agriculture use. No agreement executed with the farmers for utilization of treated wastewater has been submitted.			

5.9	Cumulative Details:							
	Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Fire Station and other utility	Excess treated waste water to Farmers land.
	1	27039.69 KLD	23434.89 KLD	21091.40 KLD	9013.23 KLD	3336.62 KLD	100 KLD	8641.55 KLD
5.10	Rain water harvesting proposal:	Total 40 number of rain water harvesting pits shall be constructed to recharge rain water.						
6	Air							
6.1	Details of Air Polluting machinery:	No Air polluting machineries except DG set will be installed which will be provided with adequate stack height.						
6.2	Measures to be adopted to contain particulate emission/Air Pollution	<ol style="list-style-type: none"> 1. A dust control plan will be implemented viz. regular daily spraying of water on the roads and dust emission area in the project site. 2. Regular maintenance of vehicles and equipment will be carried out. 3. The vehicles having PUC will be used during the construction period. Vehicles will run under limited speed to prevent SPM generation. 						
7	Waste Management							
7.1	Total quantity of solid waste generation	47823.15 kg/day						
7.2	Details of management and disposal of solid waste (Mechanical Composter/Compost pits)	Estimated quantity of solid waste generation from the project during operation phase is 47.81 TPD. The solid waste will comprise of biodegradable waste i.e. domestic waste, food waste, horticultural waste etc. Recyclable waste like plastic, paper, tin, glass etc. Different colored bins will be used for collection of biodegradable and non – biodegradable waste as per MSW rules, 2000. Private sweepers and MSW handlers will be appointed by the RWA for door to door collection. Bio-degradable wastes will be composted in onsite organic waste converter.						
7.3	Details of management of plastic waste generated from project	Non –biodegradable fraction like plastic, tin, glass etc. will be sold to local recyclers. Horticultural waste shall be collected and disposed off with biodegradable waste. Rest inert MSW will be handed over to Municipal Corporation for final disposal.						
7.5	Details of management of Hazardous Waste.	There will not be any generation of hazardous waste from the project except used Oil from DG sets (Hazardous Waste category 5.1). The same shall be stored in HDPE tanks and will be sold to the authorized vendors in the region.						
8	Energy Saving & EMP							

8.1	Power Consumption:	<p>During construction phase-The estimated electrical load will be 100 KVA. The supply will be sourced from Punjab State Power Corporation Ltd.</p> <p>During Operation phase- The estimated electrical load is 190 MVA. The supply will be sourced from Punjab state Power Corporation Ltd.</p>			
8.2	Energy saving measures:	No suitable energy saving measures to be adopted has been submitted.			
8.3	Details of activities under Environment Management Plan:	S No	Particulars	Proposed Capital Cost (In lacs)	Recurring Cost in (In lacs)
		1.	Management of Air pollution	25.0	4.0
		2.	Sewage Treatment Plant & laying sewer lines	10000	250
		3.	Environment Monitoring and Management	4.0	4.0
		4.	Energy conservation plan	150	15
		5.	Rain Water Harvesting (Recharge Pits & Drains)	331	20
		6.	Green Belt & Park Development	600	100
			Total	11110	373

Annexure -1

Pocket –A Area Details

Total Scheme Area		710.2545	Acs.	100.00%	
Residential Plots Detail					
S. No.	Plot Size (In Mts.)	Area Of Plot (In Sq.Yds.)	No. Of Plots	Total Area In Sq.Yds.	Requirement
1	23.39X58.89	2000.00	27	54000.00	
2	23.21 x 43.24	1200.00	56	67200.00	
3	15.24 X 27.43	500.00	518	259000.00	441.00
4	10.97 X 22.86	300.00	705	211500.00	660.00
5	9.14 X 18.29	200.00	918	183600.00	662.00
6	6.86 X 18.29	150.00	788	118200.00	696.00
7	6.10 X 13.70	100.00	376	37600.00	314.00
			3388.00	931100.00	
				192.38	ACRES
DIPLOMATIC ENCLAVE					
1	as per site	10302.00	1	10302.00	
2	67.47x123.93	10000.00	5	50000.00	
3	67.47x101.48	8145.27	4	32581.08	
4	as per site	7670.60	1	7670.60	
5	as per site	7598.10	1	7598.10	
				108151.78	
				22.35	ACRES

Green Park Area Detail		
Sr.No.	Park No.	Area in Acs.
1	Park-1	0.30
2	Park-2	0.97
3	Park-3	0.30
4	Park-4	0.30
5	Park-5	0.29
6	Park-6	0.30
7	Park-7	0.23
8	Park-8	0.27
9	Park-9	0.85
10	Park-10	0.16
11	Park-11	0.75
12	Park-12	0.62
13	Park-13	0.48
14	Park-14	2.44
15	Park-15	0.57
16	Park-16	1.00
17	Park-17	1.70
18	Park-18	0.72
19	Park-19	1.97
20	Park-20	0.37
21	Park-21	0.19
22	Park-22	0.23
23	Park-23	0.23
24	Park-24	7.36
25	Park-25	1.65
26	Park-26	1.05
27	Park-27	0.80
28	Park-28	1.60
29	Park-29	0.50
30	Park-30	1.67
31	Park-31	0.50
32	Park-32	1.00

Green Park Area Detail		
Sr.No.	Park No.	Area in Acs.
33	Park-33	0.39
34	Park-34	0.62
35	Park-35	0.81
36	Park-36	0.85
37	Park-37	2.63
38	Park-38	0.20
39	Park-39	0.19
40	Park-40	0.45
41	Park-41	0.56
42	Park-42	0.65
43	Park-43	0.85
44	Park-44	0.52
45	Park-45	0.54
46	Park-46	1.43
47	Park-47	1.59
48	Park-48	0.83
49	Park-49	1.66
50	Park-50	0.79
51	Park-51	0.58
52	Park-52	0.34
53	Park-53	0.93
54	Park-54	1.60
55	Park-55	0.26
56	Park-56	0.52
57	Park-57	1.02
58	Park-58	1.40
59	Park-59	0.52
60	Park-60	0.31
61	Park-61	1.31
62	Park-62	1.72
63	Park-63	0.36
64	Park-64	0.18
		57.98

Area Detail			
Sr. No.	Category	Area in Acs.	%
1	Area under Residential Plotted	192.38	27.09%
2	Area under Group Housing -1	8.06	8.05%
3	Area under Group Housing -2	9.74	
4	Area under Group Housing -3	11.27	
5	Area under Group Housing -4	11.23	
6	Area under Group Housing -5	7.74	
7	Area under Group Housing -6	9.10	
8	Diplomatic Enclave	22.35	3.15%
9	Area under School -1	5.00	1.76%
10	Area under School -2	4.36	
11	Area under Primary School -1	1.40	
12	Area under Primary School -2	1.03	
13	Area under Nursery School -1	0.69	0.60%
14	Area under Institutional-1	3.88	
15	Area under Institutional-2	0.41	2.48%
16	Area under Public amenity-1	3.50	
17	Area under Public amenity-2	0.53	
18	Area under Community Facility	2.00	
19	Area under Health Facility	2.60	
20	Area under Religious Facility	0.22	
21	Area under Cremation Ground	1.13	
22	Area under Pumping Station	1.37	
23	Area under STP/RMC	1.49	4.16%
24	Area under Sports cum Club Facility	4.78	
25	Area under Commercial	29.55	2.58%
26	Area under mixed use	18.35	8.16%
27	Area under parks	57.98	3.52%
28	Area under open space and pedestrian infrastructure	24.99	3.44%
29	Area under EWS-1	13.98	
30	Area under EWS-2	5.00	
31	Area under EWS-3	5.44	5.90%
32	Area under Parking	41.90	29.12%
33	Area under Roads	206.80	
34	Total area under Road and Parking	248.71	

Commercial Plots Detail					
S. No.	Plot Size (In Mts.)	Area Of Plot (In Sq.Yds.)	No. Of Plots	Total Area In Sq.Y ds.	Required
1	167.22	200.00	426	85200.00	418
2	83.61	100.00	254	25400.00	248
3	50.17	60.00	363	21780.00	328
4	20.90	25.00	426	10650.00	380
			1469	143030.00	
				29.55	
				Acres	

Pocket –B Area Details

Total Scheme Area		206.389	Acs.	
Residential Plots Detail				
S. No.	Plot Size (In Mts.)	Area Of Plot (In Sq.Yds.)	No. Of Plots	Total Area In Sq.Yds.
1	15.24 X 27.43	500	233	116500
2	10.97 X 22.86	300	396	118800
3	9.14 X 18.29	200	322	64400
4	6.86 X 18.29	150	250	37500
5	6.10 X 13.70	100	108	10800
			1309	348000
Area Detail				
Sr. No.	Category	Area in Acs.	%	
1	Area under Residential Plotted	71.90	34.84%	
2	Area under Independent floor Site	5.76	2.79%	
3	Area under School -1	4.87	2.36%	
4	Area under Community Facility	0.68	4.43%	
5	Area under Health Facility	0.50		
6	Area under Religious Facility-1	0.52		
7	Area under Sports Facility/Club	4.34		
8	Area under Services	1.91		
9	Area under Amenities	1.20		
10	Area under Commercial	8.97	4.35%	
11	Area under Parks	16.59	8.04%	
12	Area under open space, open Ground and Pedestrian Infrastructure	8.62	4.18%	
13	Area under EWS	3.17	1.54%	
14 (i)	Area under Parking	12.43	6.02%	
14 (ii)	Area under Roads	64.93	31.46%	
14 (iii)	Total area under Road and Parking	77.35		
	Percentage Total		100.00%	

Commercial Area Detail of Pocket - 1											
S. No.	Plot Size (In Mts.)	Area Of Plot (In Sq.Yds.)	No. Of Plots	Total Area In Sq.mts.	FAR	Total FAR Area	Parking Area required	Mercentile Parking area required	Parking required 2 ECS/100 sq.mts. + Mercantile parking (in sq.mts.)	Parking Provided (in sq.mts.)	ECS
1	167.22	200	47	7859.34	3	23578	10845.89	624.82	11470.71		
2	83.61	100	18	1504.98	3	4514.94	2076.87	119.65	2196.52	16774.6	2.48
			65	9364.32		28093	12922.76	744.46	13667.23	16774.6	2.48
Commercial Area Detail of Pocket - 2											
S. No.	Plot Size (In Mts.)	Area Of Plot (In Sq.Yds.)	No. Of Plots	Total Area In Sq.mts.	FAR	Total FAR Area	Parking Area required	Mercentile Parking area required	Parking required 2 ECS/100 sq.mts. + Mercantile parking (in sq.mts.)	Parking Provided (in sq.mts.)	ECS
1	167.22	200	97	16220.34	3	48661	22384.07	1289.52	23673.59		
2	83.61	100	40	3344.4	3	10033.2	4615.27	265.88	4881.15		
3	50.167	60	86	4314.362	2	8628.72	3969.21	228.66	4197.87	32859.51	2.01
4	20.9	25	87	1818.3	1	1818.3	836.42	48.18	884.60		
			310	23879.1		67322.9	30968.55	1784.06	32752.61	32859.51	2.01
Commercial Area Detail of Pocket - 3											
S. No.	Plot Size (In Mts.)	Area Of Plot (In Sq.Yds.)	No. Of Plots	Total Area In Sq.mts.	FAR	Total FAR Area	Parking Area required	Mercentile Parking area required	Parking required 2 ECS/100 sq.mts. + Mercantile parking (in sq.mts.)	Parking Provided (in sq.mts.)	ECS
1	20.9	25	22	459.8	1	459.8	211.51	12.18	223.69	393.27	3.60
			22	459.8		459.8	211.51	12.18	223.69	393.27	3.60
Commercial Area Detail of Pocket - 4											
S. No.	Plot Size (In Mts.)	Area Of Plot (In Sq.Yds.)	No. Of Plots	Total Area In Sq.mts.	FAR	Total FAR Area	Parking Area required	Mercentile Parking area required	Parking required 2 ECS/100 sq.mts. + Mercantile parking (in sq.mts.)	Parking Provided (in sq.mts.)	ECS
1	20.9	25	14	292.6	1	292.6	134.60	7.75	142.35	743.65	3.71
			14	292.6		292.6	134.60	7.75	142.35	257.5	3.71
Commercial Area Detail of Pocket - 5											
S. No.	Plot Size (In Mts.)	Area Of Plot (In Sq.Yds.)	No. Of Plots	Total Area In Sq.mts.	FAR	Total FAR Area	Parking Area required	Mercentile Parking area required	Parking required 2 ECS/100 sq.mts. + Mercantile parking (in sq.mts.)	Parking Provided (in sq.mts.)	ECS
1	20.9	25	16	334.4	1	334.4	153.82	8.86	162.69	420.6	5.35
			16	334.4		334.4	153.82	8.86	162.69	420.6	5.35
Commercial Area Detail of Pocket - 6											
S. No.	Plot Size (In Mts.)	Area Of Plot (In Sq.Yds.)	No. Of Plots	Total Area In Sq.mts.	FAR	Total FAR Area	Parking Area required	Mercentile Parking area required	Parking required 2 ECS/100 sq.mts. + Mercantile parking (in sq.mts.)	Parking Provided (in sq.mts.)	ECS
1	20.9	25	10	209	1	209	96.14	5.54	101.68	286.9	5.85
			10	209		209	96.14	5.54	101.68	286.9	5.85
Commercial Area Detail of all Pockets											
S. No.	Plot Size (In Mts.)	Area Of Plot (In Sq.Yds.)	No. Of Plots	Total Area In Sq.mts.	FAR	Total FAR Area	Parking Area required	Mercentile Parking area required	Parking required 2 ECS/100 sq.mts. + Mercantile parking (in sq.mts.)	Parking Provided (in sq.mts.)	ECS
1	167.22	200	144	24079.68	3	72239	33229.96	1914.33	35144.29		
2	83.61	100	58	4849.38	3	14548.1	6692.14	385.53	7077.67		
3	50.167	60	85	4264.195	2	8528.39	3923.06	226.00	4149.06	50284.88	2.11
4	20.9	25	149	3114.1	1	3114.1	1432.49	82.52	1515.01		
				36307.36		98429.7	45277.65	2608.39	47886.0345	50284.88	2.11

Pocket –C Area Details

Total Scheme Area			242.5396	Acs.
Residential Plots Detail				
S. No.	Plot Size (In Mts.)	Area Of Plot (In Sq.Yds.)	No. Of Plots	Total Area In Sq.Yds.
1	15.24 X 27.43	500	203	101500
2	10.97 X 22.86	300	260	78000
3	9.14 X 18.29	200	250	50000
4	6.86 X 18.29	150	303	45450
5	6.10 X 13.70	100	178	17800
			1194	292750
Area Detail				
Sr. No.	Category	Area in Acs.	%	
1	Area under Residential Plotted	60.49	24.94%	
2	Area under Group Housing -1	5.68	2.34%	
5	Area under School -1	4.19	1.73%	
7	Area under Cultural Facility	0.97	0.40%	
6	Area under Community Facility	0.8	2.33%	
8	Area under Religious facility-1	0.60		
9	Area under Transport facility	0.49		
10	Area under Sports Facility cum club	3.76		
3	Area under Commercial	10.73	4.43%	
4	Area under CBD (8 Sites)	30.87	12.73%	
11	Area under open space, open ground and pedestrian infrastructure & CBD plaza	14.67	6.05%	
12	Area under Parks	21.82	9.00%	
13 (i)	Area under Parking	14.47	5.97%	
14 (ii)	Area under Roads	73.00	30.10%	
15(iii)	Total area under Road and Parking	87.47		
	Percentage Total		100.00%	

Commercial Area Detail of Pocket - 1											
S. No.	Plot Size (In Mts.)	Area Of Plot (In Sq.Yds.)	No. Of Plots	Total Area In Sq.mts.	FAR	Total FAR Area	Parking Area required	Mercantile Parking area required	Parking required 2 ECS/100 sq.mts. + Mercantile parking (in sq.mts.)	Parking Provide d (in sq.mts.)	ECS Provide d
1	167.22	200	95	15885.9	3	47657.7	21922.54	1262.93	23185.47	26048.3	2.11
2	50.167	60	25	1254.175	2	2508.35	1153.84	66.47	1220.31		
3	20.9	25	30	627	1	627	288.42	16.62	305.04		
			150	17767.08		50793.05	23364.80	1346.02	24710.82	26048.3	2.11
Commercial Area Detail of Pocket - 2											
S. No.	Plot Size (In Mts.)	Area Of Plot (In Sq.Yds.)	No. Of Plots	Total Area In Sq.mts.	FAR	Total FAR Area	Parking Area required	Mercantile Parking area required	Parking required 2 ECS/100 sq.mts. + Mercantile parking (in sq.mts.)	Parking Provide d (in sq.mts.)	ECS Provide d
1	83.61	100	28	2341.08	3	7023.24	3230.69	186.12	3416.81	3516.17	2.06
			28	2341.08		7023.24	3230.69	186.12	3416.81	3516.17	2.06
Commercial Area Detail of Pocket - 3											
S. No.	Plot Size (In Mts.)	Area Of Plot (In Sq.Yds.)	No. Of Plots	Total Area In Sq.mts.	FAR	Total FAR Area	Parking Area required	Mercantile Parking area required	Parking required 2 ECS/100 sq.mts. + Mercantile parking (in sq.mts.)	Parking Provide d (in sq.mts.)	ECS Provide d
3	50.167	60	22	1103.674	2	2207.348	1015.38	58.49	1073.87	1544.09	3.38
4	20.9	25	92	1922.8	1	1922.8	884.49	50.95	935.44		
			114	1103.674		2207.348	1015.38	58.49	1073.87		
Commercial Area Detail of Pocket - 4											
S. No.	Plot Size (In Mts.)	Area Of Plot (In Sq.Yds.)	No. Of Plots	Total Area In Sq.mts.	FAR	Total FAR Area	Parking Area required	Mercantile Parking area required	Parking required 2 ECS/100 sq.mts. + Mercantile parking (in sq.mts.)	Parking Provide d (in sq.mts.)	ECS Provide d
1	83.61	100	21	1755.81	3	5267.43	2423.02	139.59	2562.60	2614.13	2.04
			21	1755.81		5267.43	2423.02	139.59	2562.60	2614.13	2.04
Commercial Area Detail of Pocket - 5											
S. No.	Plot Size (In Mts.)	Area Of Plot (In Sq.Yds.)	No. Of Plots	Total Area In Sq.mts.	FAR	Total FAR Area	Parking Area required	Mercantile Parking area required	Parking required 2 ECS/100 sq.mts. + Mercantile parking (in sq.mts.)	Parking Provide d (in sq.mts.)	ECS Provide d
3	50.167	60	36	1806.012	2	3612.024	1661.53	95.72	1757.25	2517.72	9.58
1	20.9	25	48	1003.2	1	1003.2	461.47	26.58	488.06		
			84	1086.8		1086.8	2123.00	122.30	2245.31		
Commercial Area Detail of Pocket - 6											
S. No.	Plot Size (In Mts.)	Area Of Plot (In Sq.Yds.)	No. Of Plots	Total Area In Sq.mts.	FAR	Total FAR Area	Parking Area required	Mercantile Parking area required	Parking required 2 ECS/100 sq.mts. + Mercantile parking (in sq.mts.)	Parking Provide d (in sq.mts.)	ECS Provide d
1	167.22	200	73	12207.06	3	36621.18	16845.74	970.46	17816.20	22313	2.09
2	83.61	100	13	1086.93	3	3260.79	1499.96	86.41	1586.37		
3	50.167	60	32	1605.344	2	3210.688	1476.92	85.08	1562.00		
4	20.9	25	40	836	1	836	384.56	22.15	406.71		
			158	15735.33		43928.688	20207.18	1164.11	21371.29	22313	2.09
Commercial Area Detail of all Pockets											
S. No.	Plot Size (In Mts.)	Area Of Plot (In Sq.Yds.)	No. Of Plots	Total Area In Sq.mts.	FAR	Total FAR Area	Parking Area required	Mercantile Parking area required	Parking required 2 ECS/100 sq.mts. + Mercantile parking (in sq.mts.)	Parking Provide d (in sq.mts.)	ECS Provide d
1	167.22	200	168	28092.96	3	84278.88	38768.28	2233.39	41001.68	58553.4	2.08
2	83.61	100	62	5183.82	3	15551.46	7153.67	412.11	7565.79		
3	50.167	60	115	5769.205	2	11538.41	5307.67	305.77	5613.44		
4	20.9	25	210	4389	1	4389	2018.94	116.31	2135.25		
				43434.99		115757.75	53248.57	3067.58	56316.1454	58553.4	2.08

Green Park Area Detail		
Sr.No.	Park No.	Area in Acs.
1	Park-1	0.74
2	Park-2	3.23
3	Park-3	7.35
4	Park-4	0.94
5	Park-5	2.11
6	Park-6	0.26
7	Park-7	0.71
8	Park-8	0.87
9	Park-9	0.27
10	Park-10	0.28
11	Park-11	0.33
12	Park-12	0.74
13	Park-13	0.47
14	Park-14	0.23
15	Park-15	0.4
16	Park-16	0.14
17	CBD green	2.75
	Total	21.82

Pocket –D Area Details

Total Scheme Area		493.8772	Acs.					
Residential Plots Detail								
S. No.	Plot Size (In Mts.)	Area Of Plot (In Sq.Yds.)	No. Of Plots	Total Area In Sq.Yds.				
1	15.24 X 27.43	500	350	175000				
2	10.97 X 22.86	300	504	151200				
3	9.14 X 18.29	200	834	166800				
4	6.86 X 18.29	150	724	108600				
5	6.10 X 13.70	100	341	34100				
		Total	2753	635700				
				131.34				
Green Park Area Detail								
Sr.No.	Park No.	Area in Acs.	Sr.No.	Park No.	Area in Acs.	Sr.No.	Park No.	Area in Acs.
1	Park-1	1.16	11	Park-11	0.64	21	Park-21	0.37
2	Park-2	8.09	12	Park-12	0.64	22	Park-22	0.36
3	Park-3	0.51	13	Park-13	0.49	23	Park-23	0.49
4	Park-4	0.17	14	Park-14	0.54	24	Park-24	0.4
5	Park-5	0.89	15	Park-15	3.48	25	Park-25	0.54
6	Park-6	0.69	16	Park-16	0.66	26	Park-26	0.53
7	Park-7	5.4	17	Park-17	0.29	27	Park-27	0.31
8	Park-8	1.94	18	Park-18	0.34	28	Park-28	0.34
9	Park-9	0.28	19	Park-19	0.64	29	Park-29	0.3
10	Park-10	4.54	20	Park-20	0.36	30	Park-30	0.15
						31	Park-31	0.14
							Total	35.68

Area Detail			
Sr. No.	Category	Area in Acs.	%
1	Area under Residential Plotted	131.34	26.59%
2	Area under Group Housing -1	3.08	6.80%
3	Area under Group Housing -2	7.43	
4	Area under Group Housing -3	7.43	
5	Area under Group Housing -4	7.43	
6	Area under Group Housing -5	8.22	
7	Area under Primary School / educational institution -1	1.16	4.05%
8	Area under Primary School / educational institution -2	1.16	
9	Area under Primary School / educational institution -3	1.16	
10	Area under School -1	5.5	
11	Area under School -2	5.5	
12	Area under School -3	5.5	2.16%
13	Area under Hospital -1	5.32	
14	Area under Hospital -2	5.33	4.29%
15	Area under College	10	
16	Area under College	10	
17	Area under Institution-1	0.44	
18	Area under Institution-2	0.73	
19	Area under Community Facility	2.26	2.26%
20	Area under Health Facility	1.13	
21	Area under Religious facility-1	0.73	
22	Area under Religious facility-2	0.58	
23	Area under Sports cum club Facility	4.19	
24	Area under Resource management centre	2.25	4.50%
25	Area under Commercial	22.22	
26	Area under parks	35.68	7.22%
27	Area under open space and pedestrian infrastructure	20.65	4.18%
28	Area under EWS -1	13.83	5.76%
29	Area under EWS -2	6.64	
30	Area under EWS -3	8	
31 (i)	Area under Parking	30.79	6.23%
31 (ii)	Area under Roads	128.20	25.96%
31 (iii)	Total area under Roads and Parking	158.99	
	Percentage Total		100.00%

Commercial Area Detail of all Pockets											
S. No.	Plot Size (In Mts.)	Area Of Plot (In Sq.Yds.)	No. Of Plots	Total Area In Sq.mts.	FAR	Total FAR Area	Parking Area required	Mercantile Parking area required	Parking required 2 ECS/100 sq.mts. + Mercantile parking (in sq.mts.)	Parking Provide d (in sq.mts.)	ECS
1	167.22	200	310	51838.2	3	155515	71536.72	4121.14	75657.85	124591	2.22
2	83.61	100	138	11538.2	3	34614.5	15922.69	917.29	16839.97		
2	75.3	90	46	3463.8	2	6927.6	3186.70	183.58	3370.28		
3	50.167	60	264	13244.1	2	26488.2	12184.56	701.94	12886.50		
4	20.9	25	405	8464.5	1	8464.5	3893.67	224.31	4117.98		
			1163	88548.8		232009	106724.33	6148.25	112872.5809		2.22

During meeting, the Committee observed that the Project Proponent has not submitted the details of built-up area as per approved FAR and basis for estimating the population, water requirement, flushing requirement, etc. Further, it was informed by the Project Proponent that the excess treated wastewater of 8641.55 KLD is being disposed of to farmers. However, no details for disposing of the treated wastewater to farmers was given in the proposal. Further, the details for the management of Solid Waste have also not been provided. The Committee also observed that the Project Proponent has also not provided the details of the land area under litigation.

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

1. The Project Proponent shall submit the details of the built-up area to be constructed based on approved FAR.

2. The Project Proponent shall submit the details and basis for estimating the population viz a viz water and flushing requirements as per the norms laid down by the Central & State Govt.
3. The Project Proponent shall submit the complete scheme with supporting documents for the utilization and disposal of the excess treated wastewater.
4. The Project Proponent shall submit the proper mechanism for management and treatment of the solid waste being generated from the project.
5. The Project Proponent shall submit the Solid Waste Management Plan and earmark dedicated area in the layout plan for the same.
6. The Project Proponent shall submit the details of the land area of project falling under litigation in an annotated form.
7. The Project Proponent shall propose adequate proposal for adoption of energy conservation measures.
8. The Project Proponent shall submit the revised EMP after incorporating the above said activities.

Item No. 220.07: Application for issuance of TORs for proposed Steel Manufacturing Unit located at Village Harbanspura, Tehsil Amloh, Mandi Gobindgarh, Distt. Fatehgarh Sahib, Punjab by M/s Stallion Processors Pvt. Ltd. (Proposal No. SIA/PB/IND/75761/2022).

The industry has applied for issuance of TORs for setting up of Steel Manufacturing Unit located at Village Harbanspura, Tehsil Amloh, Mandi Gobindgarh, Distt. Fatehgarh Sahib, Punjab. The industry has proposed to install two induction furnaces of capacity 20 TPH each and one rolling mill for the manufacturing of billets/ingots or rolled products of capacity 620 TPD. The project is covered under activity 3(a) & Category 'B1' of schedule appended with EIA Notification dated 14.09.2006.

After the careful perusal of KML file, it was observed that an industrial shed had already been constructed at the proposed site. In this regard, Project Proponent informed that the industrial shed has been constructed after obtaining approval from Director of Factories, Punjab vide letter DOF190722036 dated 03.07.2019. The shed is presently being used for storage & processing of scrap pertaining to which one-time authorization as trader for import of iron and steel scrap under rule 13 of HWM Rules 2016 has been obtained from PPCB vide letter no. 34263 dated 13.11.2019. Further, no manufacturing process is involved at the site of the proposed project.

The project proponent submitted the Form I, prefeasibility report and other additional documents through online portal. The cost of the project is Rs. 65.49 Cr. The Project Proponent has deposited Rs.1,63,725/- (25% of the total fee i.e., Rs. 6,54,900/-) vide NEFT No. SIBLN22094341089 dated 04.04.2022 as checked & verified by the supporting staff of SEIAA.

The Project Proponent undertake that the information given in the application are true to the best of his knowledge & belief and no facts have been concealed thereof. Further, he is aware that in case, if any information submitted was found to be false or misleading at any stage, the project will be rejected and clearance given, if any to the project will be revoked at their risk and cost.

Deliberations during 220th meeting of SEAC held on 16.05.2022.

The meeting was attended by the following:

- (i) Sh. Gaurav Sharma, General Manager, M/s Stallion Processors Private Limited.
- (ii) Mr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt Ltd.
- (iii) Mrs. Simranjit Kaur, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

SEAC allowed the Environmental Consultant of the Project Proponent to present the salient features of the project. He, thereafter, presented the case as under:

Sr. No.	Description	Details																												
1	Basic Details																													
1.1	Name of Industry & Project Proponent:	M/s Stallion Processors Pvt. Ltd., Sh. Deep Bansal, Subscriber Sh. Saurav Bansal, Subscriber																												
1.2	Proposal:	SIA/PB/IND/75761/2022																												
1.3	Location of Industry:	Village Harbanspura, Tehsil Amloh, Mandi Gobindgarh, Distt. Fatehgarh Sahib, Punjab																												
1.4	Details of Land area	<p>Breakup of the project area is given below:</p> <table border="1"> <thead> <tr> <th>S. No.</th> <th>Description</th> <th>Total area (sq.m.)</th> <th>Area (%)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Shed covered area</td> <td>5,686.12</td> <td>28.09</td> </tr> <tr> <td>2.</td> <td>Green area</td> <td>6,679.68</td> <td>33.01</td> </tr> <tr> <td>3.</td> <td>Road area</td> <td>5,574.14</td> <td>27.54</td> </tr> <tr> <td>4.</td> <td>Parking area</td> <td>1,690.64</td> <td>8.35</td> </tr> <tr> <td>5.</td> <td>Open & utility areas</td> <td>603.53</td> <td>2.98</td> </tr> <tr> <td colspan="2">Total area</td> <td>20,234.11 sq.m. (5 acres)</td> <td>100%</td> </tr> </tbody> </table>	S. No.	Description	Total area (sq.m.)	Area (%)	1.	Shed covered area	5,686.12	28.09	2.	Green area	6,679.68	33.01	3.	Road area	5,574.14	27.54	4.	Parking area	1,690.64	8.35	5.	Open & utility areas	603.53	2.98	Total area		20,234.11 sq.m. (5 acres)	100%
S. No.	Description	Total area (sq.m.)	Area (%)																											
1.	Shed covered area	5,686.12	28.09																											
2.	Green area	6,679.68	33.01																											
3.	Road area	5,574.14	27.54																											
4.	Parking area	1,690.64	8.35																											
5.	Open & utility areas	603.53	2.98																											
Total area		20,234.11 sq.m. (5 acres)	100%																											
1.5	Category under EIA notification dated 14.09.2006	3(a): Metallurgical Industries (ferrous & non-ferrous)																												
1.6	Cost of the project	Rs. 65.49 Cr.																												
2.	Site Suitability Characteristics																													
2.1	Whether site of the industry is suitable as per the provisions of Master Plan:	Yes, the site of project falls within the Industrial Zone as per Master Plan of Mandi Gobindgarh.																												
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	Master Plan of Mandi Gobindgarh showing project location in the industrial zone has been submitted with the report. Further, the existing building plan has been approved from Director of Factories, Punjab. A copy of the letter of approval issued by Chief Inspector of Factories, Department of Factories, Punjab along with approved building plan has been 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 forest land is involved in the project. A self-declaration in this regard submitted.																												

3.3	Whether industry clearance required under the provisions of Wildlife Protection Act 1972 or not:	No Wildlife Sanctuary falls within 10 km radius of project location. A self-declaration in this regard submitted.
3.4	Distance of the industry from the Critically Polluted Area.	Nearest Critically Polluted area is Ludhiana located at a distance of approx. 42 km from the project.
3.5	Whether the industry falls within the influence of Eco-Sensitive Zone or not. <i>(Specify the distance from the nearest Eco sensitive zone)</i>	No Eco-sensitive Zone falls within 10 km of the project location. Bir-Bhadson Wildlife Sanctuary is located at approx. 15 km from the project location.
3.6	Green area requirement and proposed No. of trees:	Green area of 6,679.68 sq.m. (@ 33.01%) has been proposed within the project. The proposed no. of trees to be planted are 1002.
4.	Configuration & Population	
4.1	Proposal & Configuration	The proposed industrial unit will be involved in the manufacturing of Billets/Ingots or Rolled products (Strips/ TMT Bars/ Wire rod) having proposed production capacity 620 TPD with 2 Induction Furnaces of capacity 20 TPH each and one Rolling Mill.
4.2	Population details	Total manpower required will be 400 workers including both technical & non-technical. Out of which, 20 workers will be residing within the project premises.
5	Water	
5.1	Total freshwater requirement:	Total water requirement of the project will be 100 KLD; out of which freshwater requirement will be 84.5 KLD. Cooling purpose -27.5 KLD Green area – 37 KLD Domestic Water- 20 KLD
5.2	Source:	Ground water (1 No. borewell)
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>	Permission shall be obtained from PWRDA for abstraction of ground water.
5.4	Total water requirement for domestic purpose:	During operational phase, the domestic water requirement for the project is estimated to be 20 KLD.

5.4.1	Total wastewater generation:	16 KLD of domestic wastewater will be generated from the project.																								
5.4.2	Treatment methodology for domestic wastewater: (STP capacity, technology & components)	16 KLD of domestic wastewater will be generated from the project which will be treated in proposed STP of capacity 20 KLD. STP proposed will be installed based on MBBR technology. Treated water will be reused for cooling purpose within the project premises.																								
5.5	Total water requirement for industrial purpose:	Make-up water demand for cooling purpose is estimated to be 43 KLD.																								
5.5.1	Total effluent generation:	No industrial effluent will be generated.																								
5.5.2	Treatment methodology for industrial wastewater: (ETP capacity, technology & components)	Not applicable, as no industrial effluent will be generated.																								
5.6	Details of utilization of treated wastewater into green area in summer, winter and rainy season:	<p>Treated water from STP will be reused for cooling purpose within project premises.</p> <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Season</th> <th>Flushing purposes (KLD)</th> <th>Green area sq.m (KLD)</th> <th>Cooling purpose (KLD)</th> <th>MC Sewer (KLD)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Summer</td> <td>--</td> <td>--</td> <td>15.5</td> <td>--</td> </tr> <tr> <td>2.</td> <td>Winter</td> <td>--</td> <td>--</td> <td>15.5</td> <td>--</td> </tr> <tr> <td>3.</td> <td>Monsoon</td> <td>--</td> <td>--</td> <td>15.5</td> <td>--</td> </tr> </tbody> </table>	Sr. No.	Season	Flushing purposes (KLD)	Green area sq.m (KLD)	Cooling purpose (KLD)	MC Sewer (KLD)	1.	Summer	--	--	15.5	--	2.	Winter	--	--	15.5	--	3.	Monsoon	--	--	15.5	--
Sr. No.	Season	Flushing purposes (KLD)	Green area sq.m (KLD)	Cooling purpose (KLD)	MC Sewer (KLD)																					
1.	Summer	--	--	15.5	--																					
2.	Winter	--	--	15.5	--																					
3.	Monsoon	--	--	15.5	--																					
6	Air																									
6.1	Details of Air Polluting machinery:	<p>Source of air pollution are given below:</p> <table border="1"> <thead> <tr> <th>S. No.</th> <th>Machinery</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Induction Furnaces</td> <td>2 × 20 TPH</td> </tr> <tr> <td>2.</td> <td>DG sets</td> <td>2 × 500 KVA</td> </tr> </tbody> </table>	S. No.	Machinery	Description	1.	Induction Furnaces	2 × 20 TPH	2.	DG sets	2 × 500 KVA															
S. No.	Machinery	Description																								
1.	Induction Furnaces	2 × 20 TPH																								
2.	DG sets	2 × 500 KVA																								
6.2	Measures to be adopted to contain particulate emission/Air Pollution	<p>The details of the sources of pollution and its mitigation measures are given below:</p> <table border="1"> <thead> <tr> <th>S. No.</th> <th>Capacity</th> <th>Chimney Height</th> <th>APCD</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2 × 20 TPH</td> <td>30 m each</td> <td>Side Suction Hood followed by Pulse Jet Bag Filter of capacity 1,10,000 CMH on each IF</td> </tr> </tbody> </table>	S. No.	Capacity	Chimney Height	APCD	1	2 × 20 TPH	30 m each	Side Suction Hood followed by Pulse Jet Bag Filter of capacity 1,10,000 CMH on each IF																
S. No.	Capacity	Chimney Height	APCD																							
1	2 × 20 TPH	30 m each	Side Suction Hood followed by Pulse Jet Bag Filter of capacity 1,10,000 CMH on each IF																							

		2	2 × 500 KVA	5 m	Canopy												
7	Waste Management																
7.1	Slag generation & its management	Approximately 19.5 TPD of slag will be generated; out of which 20% will be reused for metal recovery within the project premises and remaining 80% will be given to Tiles/Block manufacturing unit for co-processing.															
7.2	APCD dust generation & its management	1.6 TPD of APCD dust will be generated which will be given to M/s Madhav KRG Ltd.															
7.3	Solid waste generation & its management (Mechanical Composter/Compost pits)	Approx. 84 kg/day of domestic solid waste which will be managed as per SWM Rules, 2016. Out of this, approx. 38 kg/day will be the bio-degradable waste which will be disposed by providing compost pits within project premises.															
7.4	Hazardous Waste generation & its management	<p>Details of the hazardous waste to be generated is given below:</p> <table border="1"> <thead> <tr> <th>S. No.</th> <th>Description</th> <th>Quantity</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Cat 35.1 Qty (APCD dust)</td> <td>1.6 TPD</td> </tr> <tr> <td>2.</td> <td>Cat 5.1 Qty (Spent Oil)</td> <td>0.8 KLA</td> </tr> </tbody> </table> <p>APCD dust will be given to M/s Madhav KRG Ltd. and used oil will be given to authorized vendor.</p>				S. No.	Description	Quantity	1.	Cat 35.1 Qty (APCD dust)	1.6 TPD	2.	Cat 5.1 Qty (Spent Oil)	0.8 KLA			
S. No.	Description	Quantity															
1.	Cat 35.1 Qty (APCD dust)	1.6 TPD															
2.	Cat 5.1 Qty (Spent Oil)	0.8 KLA															
8	Energy Saving & EMP																
8.1	Power Consumption:	Power load: 22,000 KW															
8.2	Energy saving measures:	<p>Energy Saving measures to be adopted:</p> <p>a) LEDs will be provided in place of CFL.</p> <p>b) Energy Efficient Induction Furnaces and other machinery will be installed.</p>															
8.3	Details of activities proposed under Environment Management Plan:	<p>Rs. 196.5 lakhs will be spent on Environment Management Plan as capital cost and Rs. 39 lakhs will be recurring charges. Breakup of the Environment Management Plan is given below:</p> <table border="1"> <thead> <tr> <th>Sr. no.</th> <th>Environmental Protection Measuring</th> <th>Capital Cost (Rs. in lakhs)</th> <th>Recurring Cost (Rs. in lakhs/year)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Air Pollution Control (Installation of separate APCD for both IF's & OCMS)</td> <td>130</td> <td>5</td> </tr> <tr> <td>2.</td> <td>Noise Pollution Control (Including provision of acoustic enclosure for</td> <td>5</td> <td>5</td> </tr> </tbody> </table>				Sr. no.	Environmental Protection Measuring	Capital Cost (Rs. in lakhs)	Recurring Cost (Rs. in lakhs/year)	1.	Air Pollution Control (Installation of separate APCD for both IF's & OCMS)	130	5	2.	Noise Pollution Control (Including provision of acoustic enclosure for	5	5
Sr. no.	Environmental Protection Measuring	Capital Cost (Rs. in lakhs)	Recurring Cost (Rs. in lakhs/year)														
1.	Air Pollution Control (Installation of separate APCD for both IF's & OCMS)	130	5														
2.	Noise Pollution Control (Including provision of acoustic enclosure for	5	5														

		DG sets)		
		3. Green belt development (Plantation of tress and maintenance)	10	10 (for 3 years)
		4. Solid Waste Management (disposal of waste)	1	3
		5. Water Pollution Control (Installation of STP of capacity 20 KLD)	20	5
		6. Environment Monitoring & Management	3	5
		7. Health, Safety & Risk Assessment	1.5	5
		8. Rain water recharging outside of project premises	25	-
		9. Miscellaneous	1	1
		Total	Rs. 196.5 lakhs	Rs. 39 lakhs

After detailed deliberations, SEAC decided to categorize the project under Activity 3(a); B-1 with public consultation as required for the project. The Committee approved the Terms of Reference for setting up of Steel Manufacturing Unit located at Village Harbanspura, Tehsil Amloh, Mandi Gobindgarh, Distt. Fatehgarh Sahib, Punjab for preparing Environmental Impact Assessment (EIA) report for the proposed project and recommended to SEIAA to issue the following TORs:

STANDARD TERMS OF REFERENCE

I) Executive Summary

Report in about 8-10 pages incorporating the following:

- i) Introduction of the Project and Promoter Company.
- ii) Products and capacities. If expansion proposal, then existing products with capacities and reference to earlier EC.
- iii) Requirement of land, raw material, water, power, fuel, with source of supply (Quantitative)
- iv) Process description in brief, specifically indicating the gaseous emission, liquid effluent and solid and hazardous wastes.

- v) Measures for mitigating the impact on the environment and mode of discharge or disposal.
- vi) Capital cost of the project, estimated time of completion
- vii) Site selected for the project - Nature of land - Agricultural (single/double crop), barren, Govt./private land, status of its acquisition, nearby (in 2-3 km.) water body, population, within 10 km other industries, forest, eco-sensitive zones, accessibility, (note - in case of industrial estate this information may not be necessary)
- viii) Baseline environmental data - air quality, surface and groundwater quality, soil characteristic, flora and fauna, socio-economic condition of the nearby population Identification of hazards in handling, processing and storage of hazardous material and safety system provided to mitigate the risk.
- ix) Identification of hazards in handling, processing and storage of hazardous material and safety system provided to mitigate the risk
- x) Likely impact of the project on air, water, land, flora-fauna and nearby population
- xi) Emergency preparedness plan in case of natural or in plant emergencies
- xii) Issues raised during public hearing (if applicable) and response given
- xiii) CSR/CER plan with proposed expenditure.
- xiv) Occupational Health Measures
- xv) Post Project monitoring plan
- xvi) Synopsis of the project (Available on <https://decc.punjab.gov.in/>)

II) Introduction

- i) Details of the EIA Consultant including NABET accreditation
- ii) Information about the project proponent
- iii) Importance and benefits of the project

III) Project Description

- i) Cost of project and time of completion.
- ii) Products with capacities for the proposed project.

- iii) If expansion project, details of existing products with capacities and whether adequate land is available for expansion, reference of earlier EC if any.
- iv) List of raw materials required and their source along with mode of transportation.
- v) Other chemicals and materials required with quantities and storage capacities.
- vi) Details of Emission, effluents, hazardous waste generation and their management.
- vii) Requirement of water (breakup for induction and rolling mill), power, with source of supply, status of approval, water balance diagram, man-power requirement (regular and contract).
- viii) Process description along with major equipment and machineries, process flow sheet (quantitative) from raw material to products to be provided
- ix) Hazard identification and details of proposed safety systems.
- x) In case of Expansion/modernization proposals:
 - a) Status of compliance of Consent to Operate for the ongoing /existing operation of the project from SPCB shall be attached with the EIA-EMP report.
 - b) In case the existing project has not obtained environmental clearance, reasons for not taking EC under the provisions of the EIA Notification 1994 and/or EIA Notification 2006 shall be provided. Copies of Consent to Establish/No Objection Certificate and Consent to Operate (in case of units operating prior to EIA Notification 2006, CTE and CTO of FY 2005-2006) obtained from the SPCB shall be submitted. Further, compliance report to the conditions of consents from the SPCB shall be submitted.

IV) Site Details

- i) Location of the project site covering village, Taluka / Tehsil, District and State, Justification for selecting the site, whether other sites were considered. Copy of Master Plan indicating a land use pattern of the site is in conformity of proposals of Master Plan shall be attached with EIA report.
- ii) A top sheet of the study area of radius of 10 km and site location on 1:50,000/1:25,000 scale on an A3/A2 sheet. (Including all eco-sensitive areas and environmentally sensitive places)
- iii) Details w.r.t. option analysis for selection of site.
- iv) Co-ordinates (lat-long) of all four corners of the site.

- v) Google map-Earth downloaded of the project site
- vi) Layout maps indicating existing unit as well as proposed unit indicating storage area of raw material, finished products, greenbelt area with marking of tree, Location of STP/ETP, Solid waste storage area, Parking space, Firefighting equipment layout, First aid room, Location of Tube wells, DG Sets & Transformers and any other utilities
- vii) If located within an Industrial area/Estate/Complex, layout of Industrial Area indicating location of unit within the Industrial area/Estate.
- viii) Photographs of the proposed and existing (if applicable) plant site. If existing, show photographs of plantation/greenbelt, in particular.
- ix) Land use break-up of total land of the project site (identified and acquired), government/private - agricultural, forest, wasteland, water bodies, settlements, etc. shall be included. (not required for industrial area)
- x) A list of major industries with name and type within study area (10 km radius) shall be incorporated. Land use details of the study area.
- xi) Geological features and Geo-hydrological status of the study area shall be included.
- xii) Details of Drainage of the project up to 5km radius of study area. If the site is within 1 km radius of any major river, peak and lean season river discharge as well as flood occurrence frequency based on peak rainfall data of the past 30 years. Details of Flood Level of the project site and maximum Flood Level of the river shall also be provided. (mega green field projects)
- xiii) Status of acquisition of land. If acquisition is not complete, stage of the acquisition process and expected time of complete possession of the land.
- xiv) R&R details in respect of land in line with state Government policy

V) Forest and wildlife related issues (if applicable):

- i) Permission and approval for the use of forest land (forestry clearance), if any, and recommendations of the State Forest Department. (If applicable).
- ii) Land use map based on High resolution satellite imagery (OPS) of the proposed site delineating the forestland (in case of projects involving forest land more than 40 ha).
- iii) Status of Application submitted for obtaining the stage I forestry clearance along with latest status shall be submitted.
- iv) The projects to be located within 10 km of the National Parks, Sanctuaries, Biosphere Reserves, Migratory Corridors of Wild Animals, the project proponent shall submit

the map duly authenticated by Chief Wildlife Warden showing these features vis-a-vis the project location and the recommendations or comments of the Chief Wildlife Warden-thereon.

- v) Wildlife Conservation Plan duly authenticated by the Chief Wildlife Warden of the State Government for conservation of Schedule I fauna, if any exists in the study area.
- vi) Copy of application submitted for clearance under the Wildlife (Protection) Act, 1972, to the Standing Committee of the National Board for Wildlife.
- vii) In case, no diversion of Forest land, Eco Sensitive area/ National park/Wild Life Sanctuary within 10 Km then the project proponent will submit the NOC from the concerned territorial / wildlife DFO's that no Forest/PLPA/Wildlife areas are involved, at the time of submission of EIA report

VI) Environmental Status

- i) Determination of atmospheric inversion level at the project site and site specific micro-meteorological data using temperature, relative humidity, hourly wind speed and direction and rainfall.
- ii) AAQ data (except monsoon) at 8 locations for PM 10, PM2.5, SO₂, NO_X, CO and other parameters relevant to the project shall be collected. The monitoring stations shall be based CPCB guidelines and take into account the pre dominant wind direction, population zone and sensitive receptors including reserved forests.
- iii) Raw data of all AAQ measurement for 12 weeks of all stations as per frequency given in the NAQQM Notification of Nov. 2009 along with - min., max., average and 98% values for each of the AAQ parameters from data of all AAQ stations should be provided as an annexure to the EIA Report.
- iv) Surface water quality of nearby River (100m upstream and downstream) and other surface drains at eight locations as per CPCB/MoEF& CC guidelines.
- v) Whether the site falls near to polluted stretch of river identified by the CPCB/MoEF& CC.
- vi) Groundwater monitoring at minimum at 8 locations shall be included.
- vii) Noise levels monitoring at 8 locations within the study area.
- viii) Soil Characteristic as per CPCB guidelines.
- ix) Traffic feasibility / serviceability study for at least 5 days based on Indian Standard Codes. Further it shall also include the details of cross section of the road on which industry is located, vehicles movement w.r.t. the industry, traffic load of other

vehicles on the road incorporating the haulage time for the vehicles for loading/unloading within the premises and parking requirement to avoid the traffic congestions on the link and adjoining roads. Traffic study shall be conducted considering the traffic of the industries located in the vicinity.

- x) Detailed description of flora and fauna (terrestrial and aquatic) existing in the study area shall be given with special reference to rare, endemic and endangered species. If Schedule-I fauna are found within the study area, a Wildlife Conservation Plan shall be prepared and furnished.
- xi) Socio-economic status of the study area.
- xii) Baseline data should not be older than 3 years.

VII) Impact Assessment and Environment Management Plan

- i) Assessment of ground level concentration of pollutants from the stack emission based on site-specific meteorological features. In case the project is located on a hilly terrain, the AQIP Modeling shall be done using inputs of the specific terrain characteristics for determining the potential impacts of the project on the AAQ. Cumulative impact of all sources of emissions (including transportation) on the AAQ of the area shall be well assessed. Details of the model used and the input data used for modeling shall also be provided. The air quality contours shall be plotted on a location map showing the location of project site, habitation nearby, sensitive receptors, if any.
- ii) Water Quality modelling.
- iii) Impact of the transport of the raw materials and end products on the surrounding environment shall be assessed and provided. In this regard, options for transport of raw materials and finished products and wastes (large quantities) by rail or rail-cum road transport or conveyor-cum-rail transport shall be examined.
- iv) A note on treatment, recycling and reuse of wastewater from different plant operations, extent for different purposes shall be included. Complete scheme of effluent treatment. Characteristics of untreated and treated effluent to meet the prescribed standards of discharge under EPA Rules.
- v) Details of stack emission and action plan for control of emissions to meet standards.
- vi) Measures for fugitive emission control
- vii) Details of hazardous waste generation and their storage, utilization and disposal. Copies of MOU regarding utilization of solid and hazardous waste shall also be included. EMP shall include the concept of waste-minimization, recycle/reuse/recover techniques, Energy conservation, and natural resource conservation.

- viii) Proper utilization of fly ash shall be ensured as per Fly Ash Notification, 2009. A detailed plan of action shall be provided.
- ix) Action plan for the green belt development in 33 % area with not less than 1,500 trees per hectares giving details of species, width of plantation, planting schedule, post plantation maintenance plan for 3 years shall be included. The green belt shall be around the boundary and a scheme for greening of the roads used for the project shall also be incorporated.
- x) Action plan for rainwater harvesting measures at alternative sites shall be submitted to harvest rainwater from the roof tops and storm water drains to recharge the groundwater and also to use for the various activities to conserve freshwater and reduce the water requirement from other sources.
- xi) Total capital cost and recurring cost/annum for environmental pollution control measures shall be included.
- xii) Action plan for post-project environmental monitoring shall be submitted.
- xiii) Onsite and Offsite Disaster (natural and Man-made) Preparedness and Emergency Management Plan including Risk Assessment and damage control. Disaster management plan should be linked with the District Disaster Management Plan.

VIII) Occupational health

- i) Details of existing Occupational & Safety Hazards. What are the exposure levels of above-mentioned hazards and whether they are within the Permissible Exposure Level (PEL)? If these are not within PEL, what measures the company has adopted to keep them within PEL so that the health of the workers can be preserved.
- ii) Details of exposure specific health status evaluation of worker. If the workers' health is being evaluated by pre-designed format, chest x rays, Audiometry, Spirometry, Vision testing (Far & Near vision, colour vision and any other ocular defect) ECG, during pre-placement and periodical examinations give the details of the same. Details regarding last month analysed data of above-mentioned parameters as per age, sex, duration of exposure and department wise.
- iii) Annual report of the health status of workers with special reference to Occupational Health and Safety.
- iv) Plan and fund allocation to ensure the occupational health & safety of all contract and casual workers.

IX) Corporate Environment Policy

- i) Does the company have a well laid down Environment Policy approved by its Board of Directors? If so, it may be detailed in the EIA report.
- ii) Does the Environment Policy prescribe for standard operating processes/procedures to bring into focus any infringement/deviation/violation of the environmental or forest norms/conditions? If so, it may be detailed in the EIA.
- iii) What is the hierarchical system or Administrative order of the company to deal with the environmental issues and for ensuring compliance with the environmental clearance conditions? Details of this system may be given.
- iv) Does the company have a system of reporting of non-compliances / violations of environmental norms to the Board of Directors of the company and / or shareholders or stakeholders at large? This reporting mechanism shall be detailed in the EIA report
- v) Details regarding infrastructure facilities such as sanitation, fuel, restroom, etc. to be provided to the labour force during construction as well as to the casual workers including truck drivers during the operation phase.

X) Enterprise Social Commitment (ESC)

- i) The project proponent shall propose activities in lieu of Corporate Environmental Responsibility (CER) in the Environmental Management Plan as per the provisions of OM dated 25.02.2021 issued by the MoEF&CC.
- ii) Any litigation pending against the project and/or any direction/order passed by any Court of Law against the project, if so, details thereof shall also be included. Has the unit received any notice under the Section 5 of Environment (Protection) Act, 1986 or relevant Sections of Air and Water Acts? If so, details thereof and compliance/ATR to the notice(s) and present status of the case.
- iii) A tabular chart with index for points wise compliance of above TORs.

XI) STANDARDISED SPECIFIC TERMS OF REFERENCE FOR EIA STUDIES FOR INDUCTION/ ARC FURNACES/CUPOLA FURNACES 5TPH OR MORE

- i) Details of proposed layout clearly demarcating existing & proposed features of the project within the plant.
- ii) Total no. of furnaces & details including capacity of each furnace.
- iii) Detail of the mechanical shredder to reduce the size of the raw material.
- iv) Complete process flow diagram describing each unit, its processes, and operations, along with material and energy inputs and outputs (material and energy balance).
- v) Details on the design and manufacturing process for all the units.

- vi) Details on environmentally sound technologies for recycling of hazardous materials, as per CPCB Guidelines, may be mentioned in case of handling scrap and other recycled materials.
- vii) Details on the requirement of raw materials, its source, and storage at the plant.
- viii) Details on the requirement of energy and water along with its source and authorization from the concerned department. Location of water intake and outfall points (with coordinates).
- ix) Details on toxic metal content in the waste material and its composition and end-use (particularly of slag).
- x) Details on toxic content (TCLP), composition and end-use of chrome slag. Details on the recovery of the Ferro chrome from the slag and its proper disposal.

XII) ADDITIONAL SPECIFIC TORS DECIDED DURING MEETING OF SEAC AND SEIAA

- i) Public consultation is required for the project as it is not located in a notified industrial park/estate.
- ii) The project proponent shall submit complete proposal for the management of ash at the time of submission of EIA report for obtaining environmental clearance
- iii) Submit proof of ownership of land (existing owner) such as copy of latest Jamabandi (not more than one month old) and credible document showing status of land acquisition w.r.t. project site (as prescribed in OM dated 07.10.2014 issued by MoEF)
- iv) Submit dully filled prescribed field data sheets and analysis reports along with exact location of sampling / monitoring point marked on the layout map. Also submit the status of approvals of Laboratories.
- v) Submit cost of the project duly certified by Chartered Engineer/ Approved valuer / Chartered Accountant. In the absence of above, the project proponent may submit self-certified detail of cost of the project mentioning the cost of Land, building, infrastructure and plant and machinery.
- vi) Certificate from the concerned authority w.r.t the location of protected areas as notified under the Wildlife Protection Act, 1972 within 5 km radius from the boundary of the project site.
- vii) Certificate from the Department of Town & Country Planning or concerned authorities to support the claim made by project proponent that the project site is located in the industrial zone as per the provisions of Master Plan of Town/City in the jurisdiction of which the project site is located or the project proponent shall submit the Change of land use of the project site for total land area.

- viii) Compliance of 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.
- ix) Necessary permissions from the Central Groundwater Authority (CGWA)/ State Groundwater Authority (SGWA)/concerned authority for the abstraction of groundwater for the existing requirements as well as for the expanded unit. In case of not allowing such permission by the concerned authority for the abstraction of additional groundwater for the expanded project, the project proponent shall propose alternative arrangements to meet out the additional water requirements. It shall be ensured that: -
 - a) In the projects where groundwater is proposed as a water source, the project proponent shall apply to the Central Groundwater Authority (CGWA)/ State Groundwater Authority (SGWA), as the case may be, for obtaining No Objection Certificate (NOC) if applicable.
 - b) Approval /permission of the CGWA/SGWA shall be obtained before drawing groundwater for the project activities.
 - c) In the absence of approval, submit a copy of acknowledgment along with a set of application filed to CGWA /Competent Authority for obtaining permission for the abstraction of groundwater
- x) Minimize the water consumption in the steel plant complex by segregation of used water, practicing cascade use and by recycling treated water.
- xi) STP for treatment of wastewater & re-utilization of the treated water for core/non-core activities so as to achieve the Zero Liquid Discharge Condition as per the III (iv) of OM dated 09/08/2018 issued by the MoEF&CC for such units.
- xii) Reuse of cooling tower blow down, simultaneously ensuring the standards prescribed for such purge waters. If required, necessary arrangements shall be made to keep this waste stream within the parameters required for reuse.
- xiii) In case of any acid pickling activity, the spent acid/effluents generated from such activities shall be utilized through authorized re-processors for converting the same into useful by-products like FeSO₄ etc. An agreement to this effect shall be made with the authorized agencies.
- xiv) Adequate area to be reserved and marked on the layout plan for the green belt as per the conditions laid down by the MoEF&CC as per the Standard EC Conditions prescribed for Induction/ Electric Arc Furnace & Rolling Mills circulated vide OM dated 09/08/2018.

- xv) Detailed study report along with calculation for reserving land for loading or unloading of raw material, products, slag, hazardous waste as well as for storage of these materials and the area to be reserved for parking incorporating the time required for loading and unloading of vehicles for respective activities and minimum/maximum period for which storage of the above material is required in the premises. The areas for the respective activities to be marked on the layout plan.
- xvi) Action plan for the compliance of standard operating procedures and up-gradation of suction and treatment arrangement for the secondary emissions as prescribed by the State Pollution Control Board or by CPCB/MoEF&CC.
- xvii) Compliance of standard operating procedures and up-gradation of suction/treatment systems for the control of secondary emissions within the time frame prescribed by the State Pollution Control Board. Similar action is to be implemented in the proposed expansion project.
- xviii) Whole of the vehicle movement area as well as the approach road to the gate /weighing bridge shall be paved with pucca/metalled / cement concrete road to control the dust emissions expected from the vehicle movement.
- xix) The vehicles to be used for loading/unloading purposes shall not be parked along the roadside so as to avoid the traffic congestion and dedicated parking place to be provided for the same.
- xx) Adopt green technologies to conserve the water and energy including shearing/cutting / bundling machines. Also, to provide abrasive resistant fire bricks in the crucibles to reduce the periodic maintenance & disposal of discarded fire bricks.
- xxi) Use of natural gas (if available) as substitute fuel wherever possible in the existing industry/ for the expansion project.
- xxii) Submit compliance w.r.t. condition no.II [(i) & (iii)] subtitled as "Air Quality Monitoring & Preservation" regarding continuous emission monitoring system and continuous ambient air quality monitoring as prescribed in the Standard EC Conditions for Induction/ Electric Arc Furnace & Rolling Mills issued by the MoEF&CC, New Delhi vide OM dated 09/08/2018.
- xxiii) Examine and submit the proposal for: -
 - a) Recovery of iron from slag before disposing of it.
 - b) Identify the areas for utilization of slag in a scientific manner and explore its usage in cement/construction industry/manufacturing of pavers & tiles/road laying etc.

- c) Recovery of precious metals like Zinc, lead and iron etc. from the APCD dust (Hazardous waste) through authorized re-processor.

xxiv) Air Pollution Control Arrangement details shall be provided as below:

Plant /Unit	Pollu tants	Qty gener ated	Method used to Control /specifications (attach Separate Sheet to furnish Details)	Number of units planned & Capacity	Budget	Estimated Post Control Qty Pollutant	
						Per Unit	Per day

- xxv) Submit compliance regarding the installation of Pulse jet bag filter with offline cleaning technology as APCD with the proposed induction furnace.
- xxvi) List the species with heavy foliage, broad leaves and wide canopy cover. The landscape planning should include plantation of native species. Water intensive and/or invasive species should not be used for landscaping.
- xxvii) The project proponent shall collect the baseline data for three months (except monsoon season) as per MOEF&CC office memorandum dated 29.08.2017. For this, monitoring data of M/s Devbhoomi Casting Pvt. Ltd. falls within the buffer zone of the project collected during the period from 1st October 2021 to 31st December, 2021 may be utilized. Besides this, one-month additional study shall be undertaken at the project site from 15th January 2022 to 15th February, 2022.

XIII) General Guidelines:

- (i) The EIA document shall be printed on both sides.
- (ii) All documents shall be properly indexed, page numbered.
- (iii) Period/date of data collection shall be clearly indicated.
- (iv) The letter/application for environmental clearance shall quote the SEIAA file No. and also attach a copy of the letter.
- (v) The copy of the letter received from SEIAA shall be also attached as an annexure to the final EIA-EMP Report.
- (vi) The index of the final EIA-EMP report must indicate the specific chapter and page no. of the EIA-EMP Report.

Item No 220.08: Application for obtaining Environmental Clearance under EIA notification dated 14.09.2006 for the Hospital Project namely “Multi Speciality Hospital” located at Sector 89, SAS Nagar, Punjab, by M/s Metaphysical Healthcare Pvt. Ltd. (Proposal No. SIA/PB/MIS/262614/2022).

The project proponent has applied for obtaining Environmental Clearance under EIA Notification, 2006 for establishment of Hospital Project namely “Multi Speciality Hospital” located at Sector 89, SAS Nagar, Punjab. The total land area of the project is 7486.62 sqm with proposed built-up area of 25578.84 sqm. The project is covered under activity 8 (a) and category B2 of the schedule appended with the EIA notification dated 14.09.2006.

The project proponent has submitted the Form 1, 1A, conceptual layout plan and other additional documents along with processing fee as per Govt. of Punjab notification dated 27.06.2019, amounting to Rs. 51,158/- through RTGS with reference no. N076221878069073 dated 17.03.2022, as verified by supporting staff SEIAA.

The Project Proponent undertake that the information given in the application are true to the best of his knowledge & belief and no facts have been concealed thereof. Further, he is aware that in case, if any information submitted was found to be false or misleading at any stage, the project will be rejected and clearance given, if any to the project will be revoked at their risk and cost.

PPCB was requested to send the latest construction status report of the project through e-mail on 28.03.2022. Punjab Pollution Control Board vide letter no. 2838 dated 12.05.2022 has sent the latest construction status report with details as under:

“The site was visited by officer of the Board on 11/04/2022 and it was observed as under:

- 1. No demarcation of the site has been done and no work has been done and no work has been started at the site. The site is located in residential area as per Master Plan of SAS Nagar and in the residential zone social infrastructure such as educational institutions, health, religious, community and public facilities as per town planning norms can also be established as Per Master Plan report. Work of construction to temple adjoining to the proposed site was under process.*
- 2. As per the boundary limits site shown by the project proponent during the visit, there is no MAG industry/ cement plant/ grinding unit/ rice sheller/ saila plan/ stone crushing/ screening cum washing unit/ hot mix plant / brick kiln within a radius of 500 m from the boundary of the proposed site of the project. No air polluting industries is located within a radius of 500 m from the boundary of the proposed site. No specific siting guidelines has been prescribed for setting up of hospital. As per categorization of Board, Health- care Establishment (as defined in BMW Rules) having incinerator irrespective of waste under*

Red category. Sector-89 is outside MC limits. The residential area is located at a distance of approximately 100 m from the proposed site. No natural drain passes through the site.

3. *GMADA has land storm water drain and sewer in the Sector-89 Mohali.*

It is pertinent to mention here that the proposed site is outside the jurisdiction of M.C Mohali. But HCF has submitted a proposal treated wastewater about 84 KLD shall be discharged into MC sewer. Furthermore, the STP installed by MC/ GMADA authorities is yet to be made. Further, the HCF has not submitted any alternate scheme for the disposal of treated wastewater.

The project proponent is bound to install treatment facility for the treatment of wastewater generated from the hospital so as to achieve the prescribed standards as per Bio-Medical Waste Management Rules, 2016.”

Deliberations during 220th meeting of SEAC held on 16.05.2022.

The meeting was attended by the following:

- (i) Suksham Jain, Chief Executive Engineer, M/s Metaphysical Healthcare Private Limited.
- (ii) Deepak Gupta, Environmental Advisor.
- (iii) Sh. Sandeep Singh, Consultant, M/s. Chandigarh Pollution Testing Laboratory.

SEAC allowed the Environmental Consultant of the Project Proponent to present the salient features of the project. He, thereafter, presented the case as under:

S.no	Description	Details
1.	Name & Location of the project	“Multi Speciality Hospital” located at Sector 89, SAS Nagar, Punjab
2.	Project/activity covered under item of scheduled to the EIA Notification,14.09.2006	The project falls under 8(a) - ‘Building & Construction Project’ as the built-up area of the project is 25,578.84 sq.m.
3.	Proof of ownership of land mentioning Khasra no. & ownership details (Latest Jamabandi or Registry)	Land was allotted to the Project Proponent by GMADA vide Endst. No. E.O/E-Auctions/GMADA/77675 dated 26.07.2021 for total land area of 7486.62 sqm.
4.	Whether the proposal involves approval/clearance under the Forest (Conservation)Act,1980	A self-declaration to the effect that the project does not required clearance under Forest Conservation Act 1980 submitted.
5.	If the project falls within 10 km of eco-sensitive area/ National park/Wild Life Sanctuary. If yes, a. Name of eco-sensitive area/ National park/Wild Life Sanctuary and distance from the project	A self-declaration to the effect that the project neither falls in the Eco Sensitive Zone nor clearance required under Wildlife Protection Act 1972 submitted.

	site. b. Status of clearance from the National Board for Wild Life (NBWL)																																																																	
6.	Classification/Land use pattern as per Master Plan	The site of the project falls within the Residential Zone as per Master Plan of SAS Nagar as per the location shown by the project proponent in the Master Plan.																																																																
7.	Cost of the project	Total estimated project cost on land, building & plant & machinery is Rs. 50 crores.																																																																
8.	Detail of various components																																																																	
	<table border="1"> <thead> <tr> <th>S.no.</th> <th>Description</th> <th>Particulars</th> <th>unit</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Plot Area (1.85 acres)</td> <td>7486.62</td> <td>Sq.m.</td> </tr> <tr> <td>2.</td> <td>Proposed Built Up Area</td> <td>25,578.84</td> <td>Sq.m.</td> </tr> <tr> <td>3.</td> <td>Max. No of Floors</td> <td>2B+G+4F+Mumty</td> <td>-</td> </tr> <tr> <td>4.</td> <td>Expected Population</td> <td>2,330</td> <td>Persons</td> </tr> <tr> <td>5.</td> <td>Total Water Requirement</td> <td>151</td> <td>KLD</td> </tr> <tr> <td>6.</td> <td>Freshwater requirement</td> <td>98</td> <td>KLD</td> </tr> <tr> <td>7.</td> <td>Wastewater Generation</td> <td>121</td> <td>KLD</td> </tr> <tr> <td>8.</td> <td>Proposed ETP Capacity</td> <td>50</td> <td>KLD</td> </tr> <tr> <td>9.</td> <td>Proposed STP Capacity (MBBR)</td> <td>150</td> <td>KLD</td> </tr> <tr> <td>10.</td> <td>Treated Water Available for Reuse</td> <td>112</td> <td>KLD</td> </tr> <tr> <td>11.</td> <td>Flushing water requirement</td> <td>53</td> <td>KLD</td> </tr> <tr> <td>12.</td> <td>Maximum treated water to be discharged into sewer</td> <td>39</td> <td>KLD</td> </tr> <tr> <td>13.</td> <td>Maximum treated water to be utilized in the green area of 387 sqm</td> <td>2</td> <td>KLD</td> </tr> <tr> <td>14.</td> <td>Proposed Green Area</td> <td>387</td> <td>Sq.m.</td> </tr> <tr> <td>15.</td> <td>Municipal Solid Waste Generation</td> <td>612</td> <td>kg/day</td> </tr> </tbody> </table>	S.no.	Description	Particulars	unit	1.	Plot Area (1.85 acres)	7486.62	Sq.m.	2.	Proposed Built Up Area	25,578.84	Sq.m.	3.	Max. No of Floors	2B+G+4F+Mumty	-	4.	Expected Population	2,330	Persons	5.	Total Water Requirement	151	KLD	6.	Freshwater requirement	98	KLD	7.	Wastewater Generation	121	KLD	8.	Proposed ETP Capacity	50	KLD	9.	Proposed STP Capacity (MBBR)	150	KLD	10.	Treated Water Available for Reuse	112	KLD	11.	Flushing water requirement	53	KLD	12.	Maximum treated water to be discharged into sewer	39	KLD	13.	Maximum treated water to be utilized in the green area of 387 sqm	2	KLD	14.	Proposed Green Area	387	Sq.m.	15.	Municipal Solid Waste Generation	612	kg/day	
S.no.	Description	Particulars	unit																																																															
1.	Plot Area (1.85 acres)	7486.62	Sq.m.																																																															
2.	Proposed Built Up Area	25,578.84	Sq.m.																																																															
3.	Max. No of Floors	2B+G+4F+Mumty	-																																																															
4.	Expected Population	2,330	Persons																																																															
5.	Total Water Requirement	151	KLD																																																															
6.	Freshwater requirement	98	KLD																																																															
7.	Wastewater Generation	121	KLD																																																															
8.	Proposed ETP Capacity	50	KLD																																																															
9.	Proposed STP Capacity (MBBR)	150	KLD																																																															
10.	Treated Water Available for Reuse	112	KLD																																																															
11.	Flushing water requirement	53	KLD																																																															
12.	Maximum treated water to be discharged into sewer	39	KLD																																																															
13.	Maximum treated water to be utilized in the green area of 387 sqm	2	KLD																																																															
14.	Proposed Green Area	387	Sq.m.																																																															
15.	Municipal Solid Waste Generation	612	kg/day																																																															
9.	Details of water requirement and flushing water requirement as per the components mentioned in description: <table border="1"> <thead> <tr> <th>S. No.</th> <th>Description</th> <th>No. of persons</th> <th>Criteria for total water requirement</th> <th>Total water requirement (in KLD)</th> <th>Criteria for flushing water requirement</th> <th>Flushing water requirement (in KLD)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Patients</td> <td>230</td> <td>450 lpcd</td> <td>104</td> <td>150 lpcd</td> <td>35</td> </tr> </tbody> </table>		S. No.	Description	No. of persons	Criteria for total water requirement	Total water requirement (in KLD)	Criteria for flushing water requirement	Flushing water requirement (in KLD)	1.	Patients	230	450 lpcd	104	150 lpcd	35																																																		
S. No.	Description	No. of persons	Criteria for total water requirement	Total water requirement (in KLD)	Criteria for flushing water requirement	Flushing water requirement (in KLD)																																																												
1.	Patients	230	450 lpcd	104	150 lpcd	35																																																												

	2.	Staff (Doctors, Nurses/Ward Boys, Administrative staff, Housekeeping , Security, etc.)	500	45 lpcd	23	20 lpcd	10
	3.	Visitors	1600	15 lpcd	24	5 lpcd	8
	Total				151 KLD		53
10.	Details of Waste Water generation, treatment and disposal during Operation Phase (Summer, Rainy, Winter):						
	Wastewater Generated (@ 80% of water demand i.e. 80% of 140 KLD)						121 KLD
	Proposed STP Capacity						150 KLD
	Proposed ETP Capacity						50 KLD
	Green area water req.					387 sq.m	
	Summer (@ 5.5 lt./m ² /day)						2 KLD
	Winter (@ 1.8 lt./m ² /day)						1 KLD
	Monsoon (@ 0.5 lt./m ² /day)						--
11.	Details of acknowledgement of application filed to CGWA /Competent Authority for obtaining permission for abstraction of ground water				As per the allotment letter granted to Project Proponent vide Endst. No. E.O/E-Auctions/GMADA/77675 dated 26.07.2021, the allottee will be provided separate connection for fresh water for drinking and potable use and tertiary treated water for flushing and gardening purpose. Moreover, the allottee will have dual plumbing system along with separate storages for both types of water in its building.		
12.	Details of Wastewater generation, Treatment facility & its Disposal arrangements in Operation Phase and if waste water being disposed in MC sewer then also mention the				The entire quantity of 112 KLD of wastewater shall be treated in the STP of capacity 150 KLD and ETP of capacity 50 KLD to be installed within project premises. The details of the breakup of the utilization of wastewater is as under: -		

	details of NOC from competent authority	Season	Flushing (KLD)	Green area (KLD)	Excess Disposal into sewer (KLD)
		Summer	26	2	84
		Winter	26	1	85
		Monsoon	26	--	86
13.	Details of Rainwater recharging/Harvesting (m ³ /hr) proposal & technology proposed to be adopted	2 No. Recharging Pits proposed for the hospital project.			
14.	Details of Solid waste generation (Qty), treatment facility and its disposal arrangement	<ol style="list-style-type: none"> 1. During Operation Phase, about 612 kg/day (@ 0.4 kg/bed/day for 730 persons and @ 0.2 kg/capita/day for 1600 persons) of solid waste will be generated. 2. The solid waste shall be duly segregated into biodegradable and non-biodegradable components. Biodegradable waste will be composted by use of 1 Mechanical Composter of capacity 30 kg/day. 			
15.	Details of Biomedical Waste, Hazardous Waste & E-Waste generation (Qty), Treatment facility and its disposal arrangement	<ol style="list-style-type: none"> 1. During operation, about 460 kg/day (@2kg/bed for 230 beds) biomedical waste will be generated which will be disposed through approved recycler. 2. 50-100 Ltr/annum Used oil from DG set will be generated which will be sold to authorized vendor. 3. E-waste generated from the project will be handled as per E-Waste (Management) Rules, 2016 & its amendments. 			
16.	Detail of DG sets	<ol style="list-style-type: none"> 1. Proposed power demand of the hospital is 2900 KW which will be provided by Punjab State Power Corporation Limited (State Grid). 2. 2x500 KVA, 1x1010 KVA & 2x125 KVA DG sets will be installed. 			
17.	Air pollution control device details	DG set with adequate stack height shall be provided.			
18.	Energy Requirements & Saving	<ul style="list-style-type: none"> • 20 No. Solar Light = 30 KWHD • 800 LED lights for common area = 432 KWHD • Total Energy saved (30+432) = 462 KWHD 			
19.	Details of Environmental Management Plan				

<u>(During Construction Phase)</u>			
S.No.	Title	Capital Cost (in Lakhs)	Recurring Cost (in Lakhs)
1.	Medical Cum First Aid	0.50	1.0
2.	Toilets for sanitation system	2.0	1.0
3.	Wind breaking curtains	10.0	2.0
4.	Sprinklers for suppression of dust	3.0	1.5
5.	ETP cum Sewage Treatment Plant	75.0	--
6.	Solid Waste segregation & disposal	8.0	--
7.	Green Belt including grass coverage	5.0	--
8.	RWHP (2 Pits)	2.0	--
9.	Ambient Air Monitoring (Every Month)	--	3.0
10.	Drinking water (Every Month)	--	2.4
11.	Noise Level Monitoring (Every Month)	--	0.5
Total		105.5	11.4
<u>(During Operation Phase)</u>			
S.No.	Title	Recurring Cost (in Lakhs)	
1.	ETP cum STP	8.0	
2.	Biomedical waste & Solid Waste segregation & disposal	5.0	
3.	Green Belt including grass coverage	8.0	
4.	RWHP	1.0	
5.	Biomedical waste segregation & disposal	8.0	
6.	Ambient Air Monitoring (Every Three Months)	3.0	
7.	Noise Level Monitoring (Every Three Months)	0.5	
8.	Treated Effluent Monitoring (Every Months)	1.0	
9.	Drinking water (Every Months)	2.40	

	Total	36.9
20.	<p>Details of green belt development shall include following:</p> <p>a) No. of tree to be planted against the requisite norms.</p> <p>b) Percentage of the area to be developed.</p>	<p>a) Trees required = @ 1 tree per 80 sq.m. of plot area = $7486.62 / 80 = 94$ trees. (Proposed 125 trees)</p> <p>b) Total green area measures 387sq.m. (5% of plot area) within the project.</p>

During meeting, the Committee asked the Project Proponent to submit the proposal for installation of solar panel at the roof top to conserve energy. The Project Proponent apprised the Committee that the total roof top area shall be 2476 sqm and 30% of the said area will be equipped with solar panels thereby generating 74 KW of solar power. The Project Proponent submitted an undertaking in this regard. The Committee noted the same and took a copy of undertaking on record.

The Committee thereafter asked the Project Proponent to submit the details of the land area earmarked for carrying out solid waste management and hazardous waste management. In this regard, the Project Proponent submitted a copy of undertaking wherein it has been mentioned that he shall provide area of 300 Sqft & 200 Sqft for solid waste management and hazardous waste management respectively.

After detailed deliberations, SEAC decided to award '**Silver Grading**' to the project proposal and to forward the application of the project proponent to SEIAA with the recommendation to grant Environmental Clearance for establishment of Hospital namely "Multi Speciality Hospital" in land area of 7486.62 sqm having built-up area of 25578.84 sqm **at Sector 89, SAS Nagar, Punjab**, subject to the following conditions.

XIV. Statutory compliances:

- xiv) 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.
- xv) 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.
- xvi) 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.

- xvii) The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- xviii) 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.
- xix) The project proponent shall obtain the necessary permission for the abstraction of groundwater/ surface water required for the project from the competent authority.
- xx) 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.
- xxi) 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.
- xxii) 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.
- xxiii) The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
- xxiv) 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.
- xxv) 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.
- xxvi) 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.

XV. Air quality monitoring and preservation

- xix) 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.

- xx) A management plan shall be drawn up and implemented to contain the current exceedance in the ambient air quality at the site.
- xxi) 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.
- xxii) 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.
- xxiii) 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.
- xxiv) No Excavation of soil shall be carried out without adequate dust mitigation measures in place.
- xxv) No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered.
- xxvi) No uncovered vehicles carrying construction material and waste shall be permitted.
- xxvii) All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
- xxviii) Grinding and cutting of building material in open areas shall be prohibited. A wet jet shall be provided for grinding and stone cutting.
- xxix) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- xxx) 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.

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

XVI. Water quality monitoring and preservation

- xxiii) The natural drainage system should be maintained for ensuring unrestricted flow of water.
- xxiv) 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.
- xxv) Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done.
- xxvi) The total water requirement for the project shall be 151 KLD, out of which 98 KLD shall be met through GMADA. Total freshwater use shall not exceed the proposed requirement as provided in the project details and other relevant details as under:

Season	Flushing (KLD)	Green area (KLD)	Excess Disposal into sewer (KLD)
Summer	26	2	84
Winter	26	1	85
Monsoon	26	--	86

- d) 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.
- e) 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.
- xxvii) The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.
- xxviii) 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.
- xxix) 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.
- xxx) 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.
- xxxi) 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.
- xxxii) 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.
- xxxiii) 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.

- xxxiv) 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

- xxxv) Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents, and adopting other best practices.
- xxxvi) 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. As per the proposal submitted by the project proponent, 2 no. recharging pits will be provided for groundwater recharging as per the CGWB norms. The groundwater shall not be withdrawn without approval from the Competent Authority.
- xxxvii) All recharge should be limited to shallow aquifers.
- xxxviii) 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.

- xxxix) 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.
- xl) 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.
- xli) 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.
- xlii) 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.
- xliii) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xliv) 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.

XVII. Noise monitoring and prevention

- iv) 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.

- v) 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.
- vi) 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.

XVIII. Energy Conservation measures

- vii) 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.
- viii) Outdoor and common area lighting shall be LED.
- ix) 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.
- x) 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.
- xi) 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.
- xii) 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.

XIX. Waste Management

- xi) 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.
- xii) 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.

- xiii) 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.
- xiv) Organic waste compost/ Vermiculture pit/ Organic Waste Converter/Mechanical Composter within the premises must be installed for treatment and disposal of the solid waste.
- xv) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie-up must be done with the authorized recyclers.
- xvi) 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.
- xvii) 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.
- xviii) 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.
- xix) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- xx) 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.

XX. Green Cover

- ix) 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.
- x) 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 125 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.

- xi) 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.
- xii) 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.
- xiii) 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.
- xiv) 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.
- xv) 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.
- xvi) The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.

XXI. Transport

- v) 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.
- vi) 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.
- vii) 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.
- viii) 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.

XXII. Human health issues

- vi) 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.
- vii) For indoor air quality, the ventilation provisions as per the National Building Code of India should be followed.
- viii) 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.
- ix) Occupational health surveillance of the workers shall be done regularly.
- x) A First Aid Room shall be provided in the project both during construction and operations of the project.

XXIII. Environment Management Plan

- iv) 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.

- v) 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.
- vi) An action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority. The year-wise funds earmarked for environmental protection measures shall be kept in a separate account and will not be diverted for any other purpose. The project proponent shall spend a minimum amount of Rs. 105.5 Lacs towards the capital cost along with Rs. 11.4 Lacs/annum towards recurring cost in the construction phase and Rs 36.9 Lacs/annum towards recurring cost in the operation phases of the project including the environmental monitoring cost under the Environmental Management Plan (EMP) of the proposed project as per the details given in Table below:

(During Construction Phase)

S.No.	Title	Capital Cost (in Lakhs)	Recurring Cost (in Lakhs)
1.	Medical Cum First Aid	0.50	1.0
2.	Toilets for sanitation system	2.0	1.0
3.	Wind breaking curtains	10.0	2.0
4.	Sprinklers for suppression of dust	3.0	1.5
5.	ETP cum Sewage Treatment Plant	75.0	--
6.	Solid Waste segregation & disposal	8.0	--
7.	Green Belt including grass coverage	5.0	--
8.	RWHP (2 Pits)	2.0	--
9.	Ambient Air Monitoring (Every Month)	--	3.0
10.	Drinking water (Every Month)	--	2.4
11.	Noise Level Monitoring (Every Month)	--	0.5

Total	105.5	11.4
--------------	--------------	-------------

(During Operation Phase)

S.No.	Title	Recurring Cost (in Lakhs)
1.	ETP cum STP	8.0
2.	Biomedical waste & Solid Waste segregation & disposal	5.0
3.	Green Belt including grass coverage	8.0
4.	RWHP	1.0
5.	Biomedical waste segregation & disposal	8.0
6.	Ambient Air Monitoring (Every Three Months)	3.0
7.	Noise Level Monitoring (Every Three Months)	0.5
8.	Treated Effluent Monitoring (Every Months)	1.0
9.	Drinking water (Every Months)	2.40
Total		36.9

XXIV. Validity

This environmental clearance will be valid for a period of 10 (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.

XXV. Miscellaneous

- xiv) 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.
- xv) The project proponent shall comply with the conditions of CLU, if obtained.
- xvi) 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.

- xvii) 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.
- xviii) 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.
- xix) 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.
- xx) 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.
- xxi) 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.
- xxii) The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- xxiii) 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.
- xxiv) 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.
- xxv) 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.

- xxvi) 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.

XXVI. Additional Conditions

- viii) 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.
- ix) 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.
- x) 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.
- xi) The Bio-Medical wastes shall be managed in accordance with the Bio-Medical Waste Management Rules 2016 as amended from time to time.
- xii) 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.
- xiii) 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.
- xiv) This Environmental Clearance is liable to be revoked without any further notice to the Project Proponent in case of failure to comply with condition (vi) above.

Item no. 220.09: Application for issuance of Terms of Reference under EIA notification dated 14.09.2006 for the establishment of residential Project namely “AGI Smart Homes-II” at Village Pholriwal, Tehsil & District Jalandhar, (Punjab) by AGI Infrastructure Limited, (Proposal No. SIA/PB/MIS/76227/2022).

The project proponent has submitted an application for issuance of Terms of Reference under EIA notification dated 14.09.2006 for the establishment of residential Project namely “AGI Smart Homes-II” at Village Pholriwal, Tehsil & District Jalandhar, Punjab. The total land area of the project is 39125.46 sqm having built-up area of 1,71867.63 Sqm. The Project is covered under Activity 8(b) & Category ‘B1’ as per EIA notification-2006.

The project proponent submitted the Form I, 1A and other additional documents along with approved layout plan. The Project Proponent has deposited processing fee amounting to Rs. 42,967/- (25%) vide UTR No. PUNBH22116451969 dated 26.04.2022. The adequacy of the fee deposited by the Project Proponent has been checked and verified by supporting staff SEIAA. The total cost of the project is Rs. 196.25 Crore.

The Project Proponent undertake that the information given in the application are true to the best of his knowledge & belief and no facts have been concealed thereof. Further, he is aware that in case, if any information submitted was found to be false or misleading at any stage, the project will be rejected and clearance given, if any to the project will be revoked at their risk and cost.

Deliberations during 220th meeting of SEAC held on 16.05.2022.

The meeting was attended by the following:

- (i) Sh. Deepak Gupta, Environmental Advisor.
- (ii) Sh. Sandeep Singh, Consultant, M/s. Chandigarh Pollution Testing Laboratory.

SEAC allowed the Environmental Consultant of the Project Proponent to present the salient features of the project. He, thereafter, presented the case as under:

Sr. No.	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	Residential Project “AGI Smart Homes-II” by M/s AGI Infra Private Limited
1.2	Proposal:	SIA/PB/MIS/76227/2022
1.3	Location of Industry:	Village- Phollriwal, Tehsil & District- Jalandhar, Punjab
1.4	Details of Land area & Built up area:	Total Plot area – 39,125.46 sqm Built up area- 1,71,867.63 sqm

1.5	Category under EIA notification dated 14.09.2006	8 (b)
1.6	Cost of the project	Rs. 196.25 Crores
1.7	Compliance of Public Hearing Proceedings	NA
2.	Site Suitability Characteristics	
2.1	Whether site of the industry is suitable as per the provisions of Master Plan:	N/A
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	Permission for Change of Land use for the total land area of 9.6646 acres at Village Pholriwal, Tehsil & District Jalandhar obtained vide letter no.- CA-JDA-CLU-2022/986 dated 03.03.2022 from Chief Engineer, Jalandhar Development Authority, Jalandhar.
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 land is involved. A self-declaration in this regard submitted.
3.2	Whether the industry required clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900:	No, the industry does not require the clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900. Undertaking for the same submitted.
3.3	Whether industry required clearance under the provisions of Wildlife Protection Act 1972 or not:	No wildlife sanctuary is involved in the vicinity or study area of the project site. Thus, the industry does not require clearance under the provisions of Wildlife Protection Act 1972. A self-declaration in this regard submitted.
3.4	Distance of the industry from the Critically Polluted Area.	Not applicable
3.5	Whether the industry falls within the influence of Eco-Sensitive Zone or not. (<i>Specify the distance from the nearest Eco sensitive zone</i>)	Not applicable
3.6	Green area requirement and proposed No. of trees:	Green area: 10293 sqm, as per the approved layout plan Proposed number of trees- 500
4.	Configuration & Population	
4.1	Proposal & Configuration	
	SR. NO.	PARTICULARS
	1	Scheme Area
	2	FAR Area
		<i>No. of Flats 782 (2BHK-598, 1BHK- 184)</i>
		<i>No. of Flats 368 (3BHK)</i>
		AREA (m2)
		9.6646 acres
		69325.23
		42136.18

		<i>Community Centre</i>	2222.06
3	Non-FAR Area		
		Basement Area	32926.22
		Balconies/Terrace Area	25257.94
	Total		1,71,867.63 m2
5	Water		
5.1	Total fresh water requirement:	Total Water requirement- 533 KLD Domestic Fresh water demand- 421KLD	
5.2	Source:	Tubewell	
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>	Application for permission for abstraction of ground water is filed to PWRDA.	
5.4	Total water requirement for domestic purpose:	Total Water requirement for domestic purpose – 533 KLD	
5.4.1	<i>Total wastewater generation:</i>	Effluent Generation-426 KLD	
5.4.2	<i>Treatment methodology for domestic wastewater: (STP capacity, technology & components)</i>	Treatment for domestic wastewater- STP of 450 KLD and used for plantation	
5.5	Total water requirement for industrial purpose:	NA	
5.5.1	<i>Total effluent generation:</i>	NA	
5.5.2	<i>Treatment methodology for industrial wastewater: (ETP capacity, technology & components)</i>	NA	
5.6	Details of utilization of treated wastewater into green area in summer, winter and rainy season:	Treated waste water from STP will be used for plantation within the project premises	
5.7	Utilization/Disposal of excess treated wastewater.	Treated waste water from STP will be used for plantation within the project premises	
5.8	Cumulative Details:		
	Sr. No.	Total water Requirement	Domestic Fresh water
			Total wastewater generated
	1.	533 KLD	421KLD
			426 KLD
5.9	Rain water harvesting proposal:	8 No. pits to be provided.	
6	Air		
6.1	Details of Air Polluting machinery:	No other Air Polluting machinery except D.G. set shall be installed.	

6.2	Measures to be adopted to contain particulate emission/Air Pollution	Canopy equipped DG set with adequate height will be installed.
7	Waste Management	
7.1	Total quantity of solid waste generation	2588 kg/day
7.2	Details of management and disposal of solid waste (Mechanical Composter/Compost pits)	<p>The collection system provided for the collection of domestic waste further the local vendors will be hired to provide separate colored bins for dry recyclable and bio-degradable waste.</p> <p>Biodegradable waste will be treated through vermi composting and will be used and manure. Further, the no bio-degradable waste will be segregated and stored in an isolated place.</p>

After deliberations, SEAC decided to forward the application of the project proponent to SEIAA with the recommendation to grant Terms of Reference (ToR) for the establishment of residential Project namely “AGI Smart Homes-II” in the land area of 39125.46 sqm having built-up area of 1,71867.63 Sqm, at Village Pholriwal, Tehsil & District Jalandhar, Punjab, subject to the following conditions.

Standard TOR

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 analyzed 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.

Additional Specific TOR

- i) 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.

- ii) The Project proponent shall submit a separate chapter in the EIA report 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 in case, it is granted.
- iii) Environmental Consultant shall prepare EIA report keeping in view Office Memorandum dated 07.07.2021 issued by the MoEF&CC, New Delhi.
- iv) Environmental Consultant shall collect the baseline data for three months as per MOEF&CC office memorandum dated 29.08.2017.

Item no. 220.10: Application for Environmental Clearance under EIA notification dated 14.09.2006 for the establishment of Warehouse Project at Village Tepla, Tehsil Rajpura, District Patiala, (Punjab) by M/s Star Enterprises, (Proposal No. SIA/PB/MIS/260181/2022).

The project proponent has submitted an application for obtaining Environmental Clearance under EIA Notification dated 14.09.2006 for the establishment of Warehouse Project at Village Tepla, Tehsil Rajpura, District Patiala, (Punjab). The total land area of the project is 56731.13 sqm having built-up area of 35675.544 Sqm. The Project is covered under Activity 8(a) & Category 'B2' as per EIA notification-2006.

The project proponent submitted the Form I, 1A and other additional documents along with processing fee amounting to Rs. 1,60,014.16/- vide UTR No. SBIN522031017056 dated 31.01.2022. The adequacy of the fee deposited by the Project Proponent has been checked and verified by supporting staff SEIAA. The total cost of the project is Rs. 15.90 Crore.

The Project Proponent undertake that the information given in the application are true to the best of his knowledge & belief and no facts have been concealed thereof. Further, he is aware that in case, if any information submitted was found to be false or misleading at any stage, the project will be rejected and clearance given, if any to the project will be revoked at their risk and cost.

PPCB was requested to send the latest construction status report of the project through e-mail on 26.04.2022. Punjab Pollution Control Board vide letter no. 2792 dated 11.05.2022 has sent the latest construction status report with details as under:

“The site of the proposed project was visited by the officer of the Board on 28.04.2022 to verify the facts and the pointwise reply/comments of the Board, to the information sought is as under:

Sr. No.	Point as desired by SEIAA	Comments
1.	<i>The construction status of the proposed project. Please send a clear-cut report as to whether construction for the proposed project has been started for the project except for securing the land.</i>	<i>The Project Proponent has constructed the boundary wall along with three side. No construction activity was observed during the visit.</i>
2.	<i>Status of physical structures within 500m radius of the site including the status of industries, drain, river, and eco-sensitive structures if any.</i>	<i>There is one no. warehouse, one No. Petrol Pump, and agriculture are within the 500-metre radius from the site. No residential</i>

		<i>area, lal lakir, pohirni was observed within 500m of the site.</i>
3.	<i>Whether the site is meeting the prescribed criteria for setting up of such type of projects. Please send the clear-cut recommendation.</i>	<i>No lal lakir, phirni, residential area was observed within the 100m from the site. The site falls in the agriculture land use zone as per the Master Plan of Rajpura and also submitted the principal approval form the Deputy Commissioner Patiala. Therefore, site is suitable for the establishment such type of units.”</i>

Deliberations during 220th meeting of SEAC held on 16.05.2022.

The meeting was attended by the following:

- (i) Sh. Saurav Singla, MD, M/s Star Enterprises.
- (ii) Sh. Vipul Khandelwal, M/s Gaurang Enviro. Solutions Private Limited.

SEAC allowed the Environmental Consultant of the Project Proponent to present the salient features of the project. He, thereafter, presented the case as under:

S. No.	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	Project Name: Proposed Warehouse Project Proponent: M/s Star Enterprises
1.2	Proposal	SIA/PB/MIS/260181/2022
1.3	Location of Project:	Khasra no. 7/8, 11/12 in Village - Tepla, Tehsil Rajpura, District Patiala, Pincode 140401, Punjab.
1.4	Details of Land area & Built up area:	Total Plot: 56731.13 Sq. m. Built up Area: 35,721.04 Sq. m.
1.5	Category under EIA notification dated 14.09.2006	The project falls under S. No. 8(a) - 'Building & Construction Project' as proposed built up area of the project will be 35,721.04 sq. m.
1.6	Cost of the project	Rs. 15.90 Crores
2.	Site Suitability Characteristics	
2.1	Whether project is suitable as per the provisions of Master Plan:	The site of the project falls in the agricultural land as per the Master Plan of Rajpura.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	A copy of certificate of in-principle approval issued by Deputy Commissioner of Patiala on 28.01.2022, which is valid up to 27.07.2025 for the establishment of Warehouse 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, there is no forest land involved in the project. A self-declaration in this regard submitted.

3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900.	No PLPA land is involved within the radius of the project. A self-declaration in this regard submitted.		
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	No, there is no wildlife Sanctuary/national park within 10 km radius of the project site. A self-declaration in this regard submitted.		
3.4	Distance of the project from the Critically Polluted Area.	Ludhiana: 96 KM		
3.5	Whether the project falls within the influence of Eco-Sensitive Zone or not.	NA		
3.6	Green area requirement and proposed No. of trees:	5700 sq. m. (10% of total plot area) Total No. of tree proposed: 720 nos.		
4.	Configuration & Population			
4.1	Proposal & Configuration	Total Plot: 56731.13 Sq. m. Built up Area: 35,721.04 Sq. m.		
4.2	Population details	Sr. No.	Particulars	Population
		1.	Staff	150
			• Managers	05
			• Supervisors/Foreman's	20
			• Unskilled/Semiskilled labours	125
		2.	Visitors @ 10% of Total Population	15
			Total	165
5	Water			
5.1	Total fresh water requirement:	Particulars	Water demand	Source
		Fresh water	34 KLD	Ground Water
		Recycled	7 KLD	STP
		Total	41 KLD	
5.2	Source	Ground Water		
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>	Acknowledgement of the application for 34 KLD of Ground water abstraction filed with PWRDA submitted.		
5.4	Total wastewater generation:	8 KLD		
5.5	Treatment methodology: <i>(STP capacity, technology & components)</i>	STP Capacity 10 KLD based on MBBR Technology		
5.6	Treated wastewater for flushing purpose:	4 KLD		
5.7	Treated wastewater for green area in summer, winter and rainy season:	Summer Season: 03 KLD Winter Season :03KLD Rainy Season: 03 KLD		
5.8	Utilization/Disposal of excess treated wastewater.	Total treated water will be used in Landscaping and Flushing, no excess treated wastewater generated.		
5.9	Cumulative Details:			

	Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Sludge and evaporation losses
	1.	41 KLD	8 KLD	7 KLD	4 KLD	32 KLD	1 KLD
5.10	Rain water harvesting proposal:			7 Nos. Rain water harvesting structure will be provide			
6	Air						
6.1	Details of Air Polluting machinery:			D.G sets of cumulative capacity: 126 KVA & 63 KVA: 2 nos.(each)			
6.2	Measures to be adopted to contain particulate emission/Air Pollution			Adequate stack height of 20 m will be provided for control air pollution			
7	Waste Management						
7.1	Total quantity of solid waste generation			33 kg/day			
7.2	Details of management and disposal of solid waste (Mechanical Composter/Compost pits)						
	Bins	Particulars	Treatment	Disposal			
	Green	Compostable waste	Collected in green colored bins and sent to the compost pit	Will be sent to municipality disposal site			
	White	Dry/ recyclable waste	No in-situ treatment. Collected in white colored bins and sent to solid waste collection point.	Segregated waste will be handed over to authorized waste pickers or waste collectors.			
	Black	Other waste/ Domestic hazardous waste	No in-situ treatment. Collected in Black colored bins and sent to solid waste collection point				
7.5	Details of management of Hazardous Waste.			Not submitted any details			
8	Energy Saving & EMP						
8.1	Power Consumption			300 KW			
8.2	Energy saving measures						
	<ul style="list-style-type: none"> ➤ Total Light Load will be reduced by 25% by the use of LED fixtures. ➤ Total common area lighting load will be reduced by 20% by the use of LED fixtures ➤ Minimum 3 Star rated pumps, motors, fans will be used. ➤ Primary pumps should be driven by variable frequency-controlled motors. ➤ Energy efficient motors will be used. ➤ High efficient glass and insulated wall will be used to reduce the heat gain. 						
8.3	Details of activities under Environment Management Plan:						
	Sr. No.	Particulars	Capital Cost (In Lacs)	Recurring Cost (In Lacs)			
	1.	Acoustic Enclosures & Stack attached to DG Sets	10	1.0			
	2.	STP	5.0	1.0			
	3.	Rain Water Harvesting	21.0	2.1			
	4.	Solid Waste Management	1.0	0.10			
	5.	Pollution monitoring	--	1.0			
	6.	Firefighting & emergency handling	30.00	3.0			
	7.	Green Belt	7.20	2.0			
	8.	Socio EMP	15.90	--			

	Total	90.1 say 90	10.2 say 11
--	--------------	--------------------	--------------------

The Committee was satisfied with the presentation given by the Environmental Consultant of the promoter company and after deliberations, SEAC decided to award '**Silver Grading**' to the project proposal and to forward the application of the project proponent to SEIAA with the recommendation to grant Environmental Clearance for the establishment of Warehouse Project in the total land area of 56731.13 sqm having built-up area of 35675.544 Sqm at Village Tepla, Tehsil Rajpura, District Patiala, (Punjab), subject to the following 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

- xliv) The natural drainage system should be maintained for ensuring unrestricted flow of water.
- xlvi) 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.
- xlvii) Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done.
- xlviii) The total water requirement for the project shall be 41 KLD, out of which 34 KLD shall be met through own tube well. Total freshwater use shall not exceed the proposed requirement as provided in the project details and other relevant details as under:

Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Sludge and evaporation losses
1.	41 KLD	8 KLD	7 KLD	4 KLD	32 KLD	1 KLD

- b) Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.
- c) 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.
- xliv) The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.
 - i) 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.
 - ii) 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.

- lii) 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.
- liii) 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.
- liv) 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.
- lv) 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.
- lvi) 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

- lvii) Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents, and adopting other best practices.
- lviii) 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. As per the proposal submitted by the project proponent, 07 no. recharging pits will be provided for groundwater recharging as per the CGWB norms. The groundwater shall not be withdrawn without approval from the Competent Authority.
- lix) All recharge should be limited to shallow aquifers.
- lx) 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.
- lxi) 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.
- lxii) 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.
- lxiii) 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.
- lxiv) 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.

- lxv) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- lxvi) 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) 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.
- iii) 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.
- iv) Organic waste compost/ Vermiculture pit/ Organic Waste Converter/Mechanical Composter within the premises must be installed for treatment and disposal of the solid waste.
- v) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie-up must be done with the authorized recyclers.
- vi) 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.
- vii) 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.
- viii) 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.
- ix) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.

- x) 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 720 trees in the project area at the identified location, as the per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and thereafter, protected throughout the entire lifetime of the Project. The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines.
- iii) The Project Proponent shall develop a green belt with native tree species (having canopy type structure and especially trees, and not grass) before the completion of the project. The greenbelt shall inter alia cover the entire periphery of the unit provided that the number of trees to be planted should not be less than one tree per 80 sqm of the total land area. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles.
- iv) Where the trees need to be cut with prior permission from the concerned local Authority, a compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 saplings of the same species for every tree that is cut) shall be done and the newly planted saplings will be maintained for at least 5 years. Green belt development shall be undertaken as per the details provided in the project document.
- v) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during the plantation of the proposed vegetation on site.

- vi) The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.
- vii) The green belt along the periphery of the plot shall achieve an attenuation factor conforming to the day and night noise standards prescribed for commercial land use.
- viii) The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.

VIII. Transport

- i) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
 - i) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
 - j) Traffic calming measures.
 - k) Proper design of entry and exit points.
 - l) 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

- xi) 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.
- xii) For indoor air quality, the ventilation provisions as per the National Building Code of India should be followed.
- xiii) 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.
- xiv) Occupational health surveillance of the workers shall be done regularly.
- xv) A First Aid Room shall be provided in the project both during construction and operations of the project.

X. Environment Management Plan

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

Sr. No.	Particulars	Capital Cost (In Lacs)	Recurring Cost (In Lacs)
9.	Acoustic Enclosures & Stack attached to DG Sets	10	1.0
10.	STP	5.0	1.0
11.	Rain Water Harvesting	21.0	2.1
12.	Solid Waste Management	1.0	0.10
13.	Pollution monitoring	--	1.0

14.	Firefighting & emergency handling	30.00	3.0
15.	Green Belt	7.20	2.0
16.	Socio EMP	15.90	--
Total		90.1 say 90	10.2 say 11

XI. Validity

This environmental clearance will be valid for a period of 10 (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 Bio-Medical wastes shall be managed in accordance with the Bio-Medical Waste Management Rules 2016 as amended from time to time.

- v) 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.
- vi) 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.
- vii) This Environmental Clearance is liable to be revoked without any further notice to the Project Proponent in case of failure to comply with condition (vi) above.