

Supplementary Proceedings (Part-2) of the 207th meeting of State Environment Impact Assessment Authority (SEIAA) held on 15.06.2022 in the Conference Hall no. 1 (Room No 311), 2nd Floor of MGSIPA at 10:00 AM, MGSIPA Complex, Sector-26, Chandigarh.

The meeting was attended by the following members:

- 1) Sh. Hardeep Singh Gujral,
Chairman, SEIAA
- 2) Sh. Kamal Kumar Garg, PCS
Member Secretary, SEIAA
- 3) Dr. Adarsh Pal Vig, Member SEIAA -cum
Chairman, Punjab Pollution Control Board, Patiala

Er. Parveen Saluja, Environmental Engineer SEIAA along with other supporting staff also attended the meeting.

Item No 207.10: Application for amendment in Environmental Clearance under EIA notification dated 14.09.2006 for the establishment of the Group Housing project namely "EL SPAZIA" located at Village Singhpura, Zirakpur, SAS Nagar, by M/s Allwin Infrastructure Limited (Proposal No. SIA/PB/MIS/263838/2022).

1.0 Background and Salient features of the case

The project proponent was granted Environmental Clearance vide letter no. SEIAA/2019/657 dated 22.08.2019 for the establishment of the Group Housing project namely "EL Spazia" in the land area of 13,298 sqm having a built-up area of 36721 sqm., at village Singhpura, Zirakpur, SAS Nagar, Punjab.

The project proponent has applied for amendment in the Environmental Clearance and submitted Form-4 along with a copy of the earlier Environment Clearance granted to the project. As per the application proposal, the project proponent has proposed to construct the group housing in the land area of 13298 sq.m having a built-up area of 38334 sq.m thereby proposing the increase of the built-up area by 1613 sq.m.

The Project Proponent has submitted a copy of the layout plan approved by Municipal Council Zirakpur as on 25.03.2021. As per the said layout plan, the total built-up area of the project comes out as 38334 sqm including the built-up area as per achieved FAR as 352147 sqft., basement parking as 17493 sqft., club basement as 2223 sqft., and stilt parking as 40759 sqft. This built-up area adds up to 412622 sqft. (38334 sqm).

The project proponent deposited the processing fee of Rs. 4340/- through UTR No. SBIN22028462567 dated 07.04.2022, as checked & verified by supporting staff SEIAA.

The Project Proponent has submitted undertaking to the effect that the information given in the application is true to the best of his knowledge and belief and no facts have been concealed therefrom. Further, he is aware that in case any information submitted is 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.

2.0 Deliberations during 219th meeting of SEAC held on 29.04.2022.

The meeting was attended by the following:

- (i) Sh. Lokesh Lewania, Project Head, M/s Allwin Infrastructure.
- (ii) Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.
- (iii) Sh. Deepak Gupta, Environmental Advisor of the Project Proponent.

SEAC allowed the Environmental Consultant of Project Proponent to present the case as such the Environment Consultant submitted that there is an increase in built-up area from 36721 sqm to 38334 sqm for which the amendment in Environmental Clearance has been sought. The increase of 1613 sqm in the built-up area was due to the increase in Non-FAR area of 785 sqm each in Tower D & E and 43 sqm in Club Building.

After detailed deliberations, SEAC decided to forward the case with a recommendation to SEIAA for amendment in the Environmental Clearance already granted to the Project Proponent vide SEIAA letter no. SEIAA/2019/657 dated 22.08.2019.

3.0 Deliberations during 206th meeting of SEIAA held on 08.06.2022.

The case was considered by SEIAA in its 206th meeting held on 08.06.2022 which was attended by the following:

- (i) Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.
- (ii) Sh. S.S. Matharu and Sh. Sandeep Singh, Environmental Advisor from M/s. Chandigarh Pollution Testing Laboratory.

SEIAA observed that no one has attended the meeting on behalf of the project proponent and as such, the case cannot be considered. After deliberations, SEIAA decided to defer the case and placed the same in the meeting of SEIAA after 15 days.

4.0 Deliberations during 207th meeting of SEIAA held on 15.06.2022

The case was considered by SEIAA in its 207th meeting held on 15.06.2022 which was attended by the following:

- (i) Sh.Lokesh Lawania, Project Head , on behalf of the Project Proponent
- (ii) Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.
- (iii) Sh. Deepak Gupta, Environmental Advisor on behalf of the project proponent.

The environmental consultant informed that the built-up area of the project has been slightly increased by 1613 sqm due to an increase in the Non-FAR area of 785 sqm each in Towers D & E and 43 sqm in club building whereas there is no change in the total project population. As such, there is no change in the Environmental parameters of the project.

To a query by SEIAA, the project proponent informed that the project is under construction phase and approximately 45% of the construction work has been completed till now.

To another query by SEIAA, the Project proponent informed that the six-monthly compliance report of the EC conditions has been uploaded on the Parivesh portal. SEIAA examined the six-monthly compliance report and was not fully satisfied with the same. To this, it was informed that since the project is still under construction phase the relevant conditions of the EC relating to the construction phase only are presently being complied with. However, all stipulated conditions of the EC would be fully implemented in letter and spirit during the construction as well as operation phases of the project.

SEIAA observed that the case stands recommended by SEAC for grant of amendment in the Environmental Clearance earlier issued to the project. SEIAA also examined the details of the case and was satisfied with the same.

After detailed deliberations, SEIAA decided to accept the recommendations of SEAC and amend the Environmental Clearance granted vide no. SEIAA/2019/657 dated 22.08.2019 for the establishment of the Group Housing project namely "EL Spazia" located at Village Singhpura, Zirakpur, SAS Nagar, Punjab by M/s Allwin Infrastructure Limited as per the **Table-1** given below with all other details and conditions remaining same as in the original Environmental Clearance.

Table 1.0

Sr. no.	Reference of Approved EC	As per the approved EC	After amendment	Remarks
1	Built up area	36721 sqm	38334 sqm	Increased by 1613 sqm

Meeting ended with a vote of thanks to the Chair.
