

Supplementary Proceedings (Part-1) 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. 207.09: Application for amendment in Environmental Clearance under EIA Notification dated 14.09.2006 of "Industrial Park" at Village Wazirabad, Tehsil Sirhind, Distt- Fatehgarh Sahib, (Punjab) by Punjab Small Industries & Export Corporation Limited (PSIEC) (Proposal No. SIA/PB/NCP/272399/2022).

Background and salient features of the case are as under:

Punjab Small Industries & Export Corporation Limited was granted Environmental Clearance under EIA notification dated 14.09.2006 vide letter SEIAA/MS/2021/4041 dated 04.05.2021 for setting up a new Pharmaceutical Park (Bulk drugs & APIs and Formulations) at Village Wazirabad, Distt- Fatehgarh Sahib, Punjab. The said Environment Clearance was granted for the setting up of a new pharmaceutical park for the manufacturing of Bulk drugs & APIs and formulations with a capacity of 2000 TPD at Village Wazirabad, District Fatehgarh Sahib, Punjab. Out of the total scheme area of 130.32 acres, industrial plots were to be developed in the total land area of 67.93 acres. The area and details of the industrial plots are as under:

Sr. No.	Category of Plot	Number of plots	Area in Acres
1	43.75 acres plot for Anchor unit	1	43.75
2	2.5 acres and above plots	1	2.50
3	1.0 acres and above plots	6	7.18
4	2500 Sq. yards and above plots	23	12.09

5	500 Sq. yards and above plots	21	2.41
	Total	52	67.93

PSIEC has submitted an application for obtaining amendment in the Environment Clearance. In the said application, PSIEC informed that at the time of conceptualization of the said Industrial Park, it was envisaged that apart from the Anchor Unit most of the industries to be established in the Industrial Park shall be engaged in the manufacturing of API/Intermediates/formulations. However, due to some unavoidable reasons, PSIEC could not find a suitable Anchor Unit in the Pharma sector. Some National/Multinational Corporate houses were approaching the State Government for the allotment of industrial land for manufacturing other sector products like man-made fiber, animal feed, etc.

Accordingly, PSIEC revised its layout plan. As per the said layout plan, out of the total scheme area of 131.95 acres, industrial plots are to be developed in the total land area of 103.85 acres with details as under:

Sr. No.	Category of Plot	Number of plots	Area in Acres
1	80-acre Plot	1	80
2	15-acre Plot	1	14.85
3	6- acre Plot	1	06.00
4	3-acre Plot	1	03.00
5	Total area under industrial Plots	04	103.85

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.

1.0 Deliberations during 221st meeting of SEAC held on 27.05.2022.

The meeting was attended by the following:

- (i) Sh. Rajeev Garg, Environmental Consultant of PSIEC.
- (ii) Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.
- (iii) Sh. Sandeep Singh, Consultant, M/s. Chandigarh Pollution Testing Laboratory.

SEAC allowed the Environmental Consultant of Project Proponent to present the salient features of the project. Thereafter, Environmental Consultant presented the case seeking amendment in Environmental Clearance as under: -

Sr. No.	Description	Earlier EC				After Amendment				
1.	Total Project Cost (In Crores)	Total Project Cost: Rs. 153.7 Crores				Total Project Cost: Rs.141.40 Crores				
2.	Plot Area Details	Total Plot Area: 130.32 acres				Total Plot Area: 131.95 acres				
		Sr. No.	Land use	Area (in Ac.)		Sr. No.	Land use	Area (in Ac.)	Green area in Ac.	Green area in %
		1	Industrial plots	67.93		1	Industrial Plots	103.85	34.27	33%
		2	Commercial use	6.00		2	Commercial Use	02.35	0.70	30%
		3	Public building	4.00		3	Public building	3.75	1.87	50%
		4	Elec. Substation	8.00		4	Elec. Substation	8.10	2.67	33%
		5	Water works/WTP	2.63		5	Water works/Site Office	01.30	0.65	50%
		6	CETP/STP	3.65		6	Disposal Works	01.25	0.62	50%
		7	Green/Open space	20.06		7	Common Waste Material/ Hazardous Waste	01.50	0.75	50%
		8	Common Waste Material	1.00		8	Road/Rasta	09.85	2.70	27.5%
		9	Road/Rasta	17.05			Total	131.95	44.25	~34%
	Total	130.32								
3.	Details of technology proposed for control of emissions & effluents	Sr. No.	Details	Technology to be adopted	Capacity of proposed technology	Sr. No.	Details	Tech. to be adopted	Capacity	
						1	CETP	Not Required	NA	
						2	STP	SBR/MBBR	0.05 MLD	

	generated from project	<table border="1"> <tr> <td>1</td> <td>CET P</td> <td>ZLD</td> <td>1.5 MLD</td> </tr> <tr> <td>2</td> <td>STP</td> <td>SBR/M BBR</td> <td>0.5 MLD</td> </tr> <tr> <td>3</td> <td>AP CD</td> <td colspan="2">To be provided by the individual industries</td> </tr> </table>	1	CET P	ZLD	1.5 MLD	2	STP	SBR/M BBR	0.5 MLD	3	AP CD	To be provided by the individual industries		<table border="1"> <tr> <td>3</td> <td>APC D</td> <td colspan="2">To be provided by the individual industries</td> </tr> </table> <p>Note: Individual industries will install their own ETPs with ZLD system.</p>	3	APC D	To be provided by the individual industries																	
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6.	Waste water generation & its disposal Arrangement	Particulars	W W Gen.	Effluent Treatment & disposal facility	Particulars	W W Gen.	Effluent Treatment & disposal facility		
		Domestic	0.4 MLD	STP of capacity 0.5 MLD will be installed within the project premises and entire treated waste water will be used in green area/ Horticulture.	Domestic	0.147 MLD	The Anchor unit will install its own STP and common STP of capacity 0.05 MLD will be installed by PSIEC and treated waste water will be used in green area/ Horticulture.		
		Industrial	1.48 MLD	Waste water will be treated in CETP of capacity 1.5 MLD followed by RO plant with MEE and recycled in cooling Tower & industrial process to maintain the Zero Liquid Discharge (ZLD.)	Industrial	0.780 MLD	No CETP will be required/provided. All the individual units shall install their own ETP with Zero Liquid Discharge (ZLD) Technology.		
		Total	1.88 MLD	Zero Liquid Discharge (ZLD) Technology will be adopted for the industrial park.	Total	0.927 MLD	.		
7.	Details of Hazardous Waste	Sr. Nos	Particulars	Quantity	Treatment/ disposal	Sr. No.	Particulars	Quantity	Treatment/ disposal
		1.	Hazardous waste (ETP sludge from CETP)	6 TPD (180 TPM)	Sent to the TSDF, Nimbua.	1.	Hazardous waste (ETP sludge from Individual units)	2 TPD (60 TPM)	Sent to the TSDF, Nimbua.

		The PSIEC shall make proper arrangement for storage & disposal of ETP sludge as per the provisions of Hazardous Waste Management Rules), 2016. Further the individual industries shall also make proper arrangement for storage & disposal of ETP sludge/ other hazardous wastes as per the provisions of Haz. Waste Management Rules), 2016.				The individual industries shall make proper arrangement for storage & disposal of ETP sludge/ other hazardous wastes as per the provisions of Hazardous Waste Management Rules), 2016.			
17.	Solid Waste generation and its mode of disposal:	Sr. Nos	Particulars	Total	Treatment/ disposal	Sr. Nos	Particulars	Total	Treatment/ disposal
		1	Municipal Solid Waste	600 Kg/day	Authorized MSW landfill	1	Municipal Solid Waste	700 Kg/day	Authorized MSW landfill
		2	STP Sludge (Biological Treatment)	300 Kg/day	To be used as manure.	2	STP Sludge (Biological treatment)	35 Kg/day	To be used as manure.
		3	Rice Husk/ Coal Ash	120 MT/ Month	As per the PPCB guidelines.	3	Rice Husk/ Biomass Ash	35 MT/ Month	As per the PPCB guidelines.
18.	Energy requirements & savings:	(i) Energy requirement Total estimate load of the proposed project will be 29.01 MW. (ii) Energy Saving a) Solar panels with battery backup (2 days) will be installed on 24 m, 18 m wide roads with interval of 15m on both sides. An amount of Rs.				(i) Energy requirement Total estimate load of the proposed project will be 30.38 MW (33.75 MVA). (ii) Energy Saving a) Solar panels with battery backup (2 days) will be installed on 24 m, 18 m wide roads. Adequate amount shall be allocated for			

		<p>3 Crores will be allocated for Solar street lights in EMP budget to save the electric energy.</p> <p>b) Individual industries in the Industrial Park be asked to install solar water heaters for pre-heating and utilize the same in the industrial process.</p>	<p>Solar lights/Solar System, to save the electric energy.</p> <p>b) Individual industries in the Park will be asked to install solar water heaters/solar panel as per norms.</p>
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During the meeting, PSIEC presented the water balance for the entire project before the Committee and as per the said water balance, the total water demand for the industrial estate shall be 4390 KLD out of which 3303 KLD shall be for the Anchor unit going to be developed in 80 acres of the plot area and remaining 1087 KLD shall be required for the remaining units and common facilities/utilities with details as under:

Sr. No.	Plot Sizes (Acres)	Approx. Manpower	Estimated Water Demand in KLD			Estimated Wastewater Generation in KLD		Type of water treatment	Utilization of treated waste water in KLD		Green Area in acres
			Domestic	Industrial	Green belt	Dom.	Trade		Recycle	Green area	
1	80	3000	130	2585	588	105	630	STP & ETP based on Tertiary Treatment and Zero Liquid Discharge (ZLD)	300	385	26.4
2	14.85	500	25	300	109	20*	80	ETP based on Tertiary Treatment and Zero Liquid Discharge (ZLD)	70	10	4.9
3	6	300	15	200	44	11*	45	ETP based on Tertiary Treatment and Zero Liquid Discharge (ZLD)	40	5	1.98
4	3	200	10	150	22	7*	25	ETP based on Tertiary Treatment and Zero Liquid Discharge (ZLD)	20	5	1
5	Remaining area (28.1 acre)	100	5	0	207	4*	0	Common STP of 50 KLD by PSIEC	0	4	9.3

*PSIEC will provide common STP of 50 KLD capacity and treated wastewater shall be used for plantation in the green area of 9.3 acres.

The Environmental Consultant of the PSIEC informed that the total scheme area has been slightly increased from 130.32 acres to 131.95 acres due to certain errors in the revenue records. Further, it was informed that the individual Plot owners shall provide 33% green area. Further, 15-meter green belt shall be provided all along the boundary wall along with a 15-meter green belt on both sides of the Choe/drain passing through the project area. The Anchor unit of 80 acres shall provide ETP for the treatment of trade effluent based on Zero Liquid Discharge (ZLD) Technology and also provide independent STP for the treatment of domestic effluent. The domestic effluent after treatment shall be used for the green belt. Further, the remaining 3 Plot owners of 15 acres, 6 acres & 3 acres shall provide independent ETPs based on ZLD Technology for the treatment of trade effluent. The PSIEC shall provide Common STP for the treatment of domestic effluent being generated by these 3 Plot owners. It was also informed that PSIEC shall provide the operation & maintenance for the common STP initially for a period of 10 years and thereafter, the operation & maintenance of this common STP shall be handed over to the Special Purpose Vehicle (SPV) formulated by these units.

After detailed deliberations, SEAC decided to forward the case to SEIAA with recommendations to consider the proposal for grant of amendment in Environmental Clearance subject to the conditions as per earlier Environmental Clearance and following special conditions:

Special Conditions:

1. PSIEC shall impose the following conditions in the allotment letter of the individual plot owners:
 - (i) That the individual Plot owner shall obtain Environmental Clearance under EIA notification dated 14.09.2006, if applicable, as per schedule appended with EIA notification dated 14.09.2006.
 - (ii) That no treated/untreated wastewater shall be discharged into the choe/drain passing through the project site.
 - (iii) That the individual plot owners shall provide the Effluent Treatment Plant (ETP) & Sewage Treatment Plant (STP) based on ZLD Technology, as applicable, at a location which shall be at farthest distance from the Choe/drain.
 - (iv) That the individual Plot owners shall mandatorily provide minimum 33% of the green area by planting trees of 6 ft height of native species including 15-meter width green belt along the outer boundary wall, as per the plan approved by PSIEC.
2. That PSIEC shall provide common STP of adequate capacity for the treatment of domestic effluent being generated from the 15 acres, 6 acres & 3 acres Plots and other areas/buildings such as commercial, public building, disposal works etc., Further, the responsibility for operation & maintenance of this common STP shall lies with PSIEC.

3. PSIEC shall ensure the compliance of conditions mentioned in the allotment letter of individual Plot owners and in case of any violation of these conditions, PSIEC shall take strict action as per the provisions of law.

2.0 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 Sh. Rajiv Garg, Environmental Advisor, Sh. J.S. Bhatia, Chief Technical Consultant, and Sh. Jashandeep Singh, Assistant Engineer, PSIEC on behalf of the project proponent.

Environmental Consultant of the Promoter Company presented the proposed amendments to be made in the project. A copy of the presentation submitted by the project proponent was also taken on record by the SEIAA.

To a query by SEIAA, the project proponent informed that all stipulated conditions of the EC would be fully implemented, and the requisite 6 monthly compliance report has already been submitted on the Parivesh portal.

To another query by SEIAA, the project proponent informed that while allotting the plots, individual plot holders shall be directed to mandatorily provide a minimum 33% of the green area by planting trees of 6 ft height of native species in their respective plots. PSIEC would itself also ensure that 33 % of the balance area (total project area less area of allotted plots) would be under green cover by planting tall plants of minimum 6 ft height of native species in the 15-meter width greens belt along the outer boundary wall and along both sides of the drain passing through the project site as also in the remaining areas under the PSIEC (public buildings, commercial waterworks and disposal works etc).The details of the plantation area are as per Table below:

Sr. No.	Category	Area in acres
1.	Total area under 15m wide green buffer along the site boundary and on both sides of the drain	15.10
2.	Remaining mandatory green area under industrial plots (excluding green buffer)	23.902
3.	Remaining mandatory green area under public buildings, commercial waterworks & disposal works	04.538
Total		43.54 (33%)

PSIEC would provide Rs. 167 lacs as a capital cost and Rs. 33.5 lacs as recurring cost for a period of 5 years for the development of the green area within the project site. In this regard SEIAA observed that a proposed Landscape Plan for the development of green area in their Ludhiana Industrial Park Project shown by PSIEC in the meeting for illustrative purposes was completely unsatisfactory as this Plan envisaged plantation of a large number of ornamental shrubs and trees

with very limited indigenous tree species. PSIEC assured that the Ludhiana Industrial Park plan would be revised in accordance with SEIAA conditions of planting only indigenous tree species in the green areas and that these guidelines would be meticulously followed for the instant Project at Wazirabad Industrial Park also.

On being asked by SEIAA, the project proponent agreed to spent amount of Rs. 1 Crore on CER activities under the Environmental Management Plan for which detailed plan shall be submitted within a period of two months.

SEIAA was satisfied with the reply of the project proponent.

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

After detailed deliberation, SEIAA decided to accept the recommendation of SEAC and grant the amendment as proposed by the SEAC to the PSIEC subject to the following additional conditions:

- i. The project proponent shall submit a detailed plan for an additional amount of Rs. 1 Crore (0.6% of total project cost) to be spent on CER activities in the vicinity of the project within 18 months, under the Environmental Management Plan (EMP). This detailed plan would be prepared for amelioration of Soil, Air and Water conditions after conducting field visits and to be submitted to SEIAA within 2 months from the date of issue of Environmental Clearance.
- ii. This Environmental Clearance is liable to be revoked without any further notice to the Project Proponent in case of failure to submit the aforesaid detailed plan of Rs. 100 lacs within 02 months.
- iii. Green belt shall be developed in an area of 43.54 acres (equal to 33% of the plant area) with native tree species in accordance with SEIAA guidelines. Total 26430 tall saplings (minimum 6 feet height) of indigenous species such as Neem, Drek, Kusum, Kadam, Banyan, Peepal, Amaltas, Arjun, Chakarasia, etc will be planted within the project sites. Plantation of grasses and ornamental shrubs, if any, would be in addition to the Green Belt of 43.54 acres on which only indigenous tree species are to be planted.
