

Proceedings of 189th meeting of State Environment Impact Assessment Authority (SEIAA) held on 13.09.2021 in the Conference Hall no. 1 (Room No 311), 2nd Floor of MGSIPA at 10:30 AM, MGSIPA Complex, Sector-26, Chandigarh through Hybrid Mode.

Item No. 01: Confirmation of the proceedings of 188th meeting of State Environment Impact Assessment Authority held on 23.08.2021.

The proceedings of 188th meeting of State Environment Impact Assessment Authority (SEIAA) held on 23.08.2021 were circulated through E-mail on 27.08.2021. Since no observations have been received from any member of SEIAA, the Proceedings of the 188th meeting as circulated stand confirmed.

Item No. 02: Action taken on the proceedings of 187th & 188th meeting of State Environment Impact Assessment Authority held on 09.08.2021 & 23.08.2021 respectively.

SEIAA was apprised that action on the proceedings of 187th and 188th meeting of State Environment Impact Assessment Authority (SEIAA) held on 09.08.2021 and 23.08.2021 respectively have been completed. SEIAA perused the action taken report and directed as under:

- (i) Necessary follow up shall be made in respect of item No's 187.01, 187.02 and 187.14 of 187th meeting of SEIAA.
- (ii) Mining department be asked to provide the list of 43 operational mining sites and all approved DSRs as per item no. 187.11 of 187th meeting of SEIAA.
- (iii) DO letter be written to GMADA, RERA, PPCB and Local Government Authorities informing them about the statutory requirement of obtaining prior ECs for various categories of Building and Area Development Projects as per table item no. 1 of 188th meeting of SEIAA.
- (iv) Action on item no's 188.09 and 188.11 of 188th meeting of SEIAA to be taken at the earliest.

Item no.189.01: Application for issuance of ToR for clinker grinding unit with cement production at Sadhroar & Sural Khurad, Tehsil Rajpura, District Patiala, Punjab by M/s Ultra Tech Cement Ltd. (Proposal No. SIA/PB/IND/ 64089/2021).

SEIAA observed as under:

The Project Proponent has applied for issuance of ToR for establishment of stand-alone Clinker Grinding Unit with Cement production capacity of 3.0 MTPA and D.G. Set (2x6 MW) at Sadhroar & Sural Khurad, Tehsil Rajpura, District Patiala, Punjab. Project is covered under activity 3(b) & Category 'B1' as per EIA Notification, 2006. The Project cost is 250 Cr.

The project proponent has submitted the Form I, Pre-feasibility report and other additional documents on online portal. He had also deposited the requisite fee amounting Rs. 6,25,000/- through NEFT no. HDFCR52021070751660743 dated 07.07.2021, as verified by supporting staff SEIAA. The Project Proponent has deposited 25% of the total fee prescribed for the Environmental Clearance being at ToR stage and the remaining 75% of the fee i.e., Rs. 18,75,000/- will be paid at the time of applying for Environmental Clearance.

The project proponent submitted an undertaking that the project site does not cover under the Forest Conservation Act, 1980 or Punjab Land Preservation Act, 1900, Wildlife area under Wildlife (Protection) Act, 1972. Further no litigation against the project is pending in any Court of Law and no construction activity relating to the project has been started. The project site neither fall in Eco-sensitive Zone nor in the boundary of critical polluted area. The project does not attract the generation condition and specific condition.

Further, Punjab Pollution Control Board vide e-mail dated 29.07.2021 has been requested to send the latest construction status report. Punjab Pollution Control Board vide letter no. 4687 dated 17.08.2021 has sent the latest construction status report of the site and the relevant contents of the report are reproduced as under:

"The proposed site of the industry was visited by the officer of the Board on 31.07.2021 to verify the facts and the point wise reply/comments of the Board, to the information sought by the SEAC is as under:

Sr. no.	Point as desired by (SEAC)	Comments
1.	Construction status of the proposal	The Project Proponent has not started any construction activity at the proposed site as yet.
2.	Status of physical structures within 500 m radius of the site including the status of industries if any.	The industry namely M/s Nabha Power Plant, Colony of Nabha Power Plant, Gurudwara Sahib of village Haripur and

		<p><i>Government Elementary School of village Haripur & village Sadhroar, exist within 500 m from the proposed site. Further, lal lakir of village Haripur, Tehsil Sirhind, District Fatehgarh Sahib falls within 100 mtr from the boundary of the proposed site.</i></p>
<p>3.</p>	<p><i>Whether the site meets the prescribed criteria for setting up of such projects.</i></p>	<p><i>The land for the site is predominant agriculture area and the promoter has earmarked the land with small pillars. As per the documents submitted by the promoter, the site falls in the revenue estate of Village Sadhrawar, Tehsil Rajpura, Dist. Patiala. The industry has not submitted any certificate from the Revenue Department regarding its distance of the site from Wild Life Sanctuary/Zoo, National Highway, State educational institute/historical religious place/protected monuments as per the siting guideline for such type of units as per notification no. Admn/A-2F.No.178/98/# dated 02/09/1998. However, during visit along the boundary of the site, it was observed that lal lakir of Village Haripur, Tehsil Sirhind, Distt. Fatehgarh Sahib falls within 100 meter form the boundary of the proposed site. Also, Gurudwara Sahib of Village Haripur and Government Elementary School Haripur are located near to its boundary, which needs to be verified by the Revenue Authorities in addition to verification regarding education institute/historical religious place/ protected monuments etc. Further, the residential area/ lal lakir of Village Sadhrawar also seems to be near the boundary of the site from where it will take fly ash from the Nabha Power Limited. The site is beyond 5 KM from MC, Patiala and 2 KM from MC, Rajpura but certificate from the respective local bodies is required to be submitted by the promoter. No national highway falls in a radius of 500 meter and no state highway falls in a radius of 300 meter from the</i></p>

		<p>proposed <i>site</i> but <i>distance</i> from any <i>schedule road</i> cannot be commented upon. Therefore, the <i>distance</i> of the roads from the <i>proposed site</i> required to be verified by the <i>concerned department</i>.</p> <p>As such, <i>suitability</i> of <i>site</i> cannot be commented upon without certification from the <i>Revenue Authority / Department of Town & Country Planning, Punjab</i> or other <i>concerned departments</i>.</p> <p>A copy of the <i>siting criteria</i> laid down by the <i>Board for Cement grinding units</i> is enclosed herewith. It is therefore, recommended that <i>application</i> of the <i>promoter company</i> may be decided, keeping in view the above-mentioned facts and <i>sitting criteria</i> framed for such units.</p>
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1.0 Deliberations during 205th meeting of SEAC held on 21.08.2021

The meeting was attended by the following:

1. Dr. K.V Reddy, behalf of on the Project Proponent.
2. Ms. Ekta Arora, EIA Coordinator, M/s J.M. Environet Pvt Ltd., Environmental Consultant of the Project Proponent.

SEAC allowed the Environmental Consultant of the Project Proponent to present salient features of the project which he presented as under:

Sr. No.	Item	Details
1.	Name and Location of the project	Proposed Clinker Grinding Unit with Cement Production Capacity of 3.0 MTPA and D.G. Set (2 x 6 MW) at Village: Haripur, Tehsil & District: Fatehgarh Sahib and Villages: Sadhroar & Sural Khurad, Tehsil: Rajpura, District: Patiala (Punjab) by M/s. UltraTech Cement Limited
2.	Project/activity	Category "B", Project or Activity '3(b)' Cement Plants
3.	Whether the project is in critical polluted area or not.	No
4.	If the project involves diversion of forest land. If yes, Extent of the forest land. Status of the forest clearance.	No

5.	Is the project covered under PLPA, 1900, if No but located near to PLPA area then the project proponent is required to submit NOC from the concerned DFO to the effect that project area does not fall under the provision of PLPA Act, 1900. Is the project covered under PLPA, 1900, if yes then Status of the NOC w.r.t PLPA, 1900.	No
6.	If the project falls within 10 km of Eco sensitive area/ National park/Wild Life Sanctuary. If yes, Name of Eco sensitive area/ National park/Wild Life Sanctuary and distance from the project site. Status of clearance from National Board for Wild Life (NBWL).	No
7.	Inter - district boundary	Fatehgarh Sahib - Patiala Inter district boundary (Passing through the Project site)
8.	Nearest habitation from Chimney	Haripur Village at 520 meters
9.	Classification/Land use pattern as per Master Plan	The proposed project site falls under Agricultural land as per the master plan.
10.	Cost of the project	Rs. 550 Crores
11.	Total Plot area, Built up Area and Green area (in ha)	Total Land - 43.534 Proposed Built Up area - 17.048
12.	Manpower during operational	120 Persons
13.	Water Requirements & Source in Construction Phase	150 - 200 KLD

SEAC raised following observations to the Project Proponent:

Sr. no.	Observations	Reply
1.	As per the report of Punjab Pollution Control Board, Lal Lakir of Village Haripur, Tehsil Sirhind, Distt. Fatehgarh Sahib falls within 100 meter from the boundary of the proposed project site. Also, Gurudwara Sahib of Village Haripur and Government Elementary School	The boundary wall of the project will be shifted to meet the siting criteria as prescribed by Punjab Pollution Control Board. Further, the left-out area will be maintained as green belt.

	<p>Haripur are located near to its boundary, which needs to be verified by the Revenue Authorities in addition to verification regarding education institute/ historical religious place/ protected monuments etc. Further, the residential area/ lal lakir of Village Sadhrawar also seems to be near the boundary of the site from where it will take fly ash from the Nabha Power Limited. The site is beyond 5 KM from MC, Patiala and 2 KM from MC, Rajpura but certificate from the respective local bodies is required to be submitted by the promoter. No National highway falls in a radius of 500 meter and no State highway falls in a radius of 300 meter from the proposed site but distance from any schedule road cannot be commented upon. Therefore, the distance of the roads from the proposed site is required to be verified.</p>	
<p>2.</p>	<p>The Green Belt proposed to be developed in the left-out area shall be considered in addition to 33% green belt mandatory to be developed in the premises as per the provisions of EIA notification dated 14.09.2006.</p>	<p>Agreed by the Project Proponent.</p>
<p>3.</p>	<p>As per report of Punjab Pollution Control Board, the Project Proponent has to comply with following siting guidelines:</p> <ul style="list-style-type: none"> I. Municipal Corporation Limits – 5km II. Class A Towns & Cities Limits- 2km III. Other Towns & Cities Limits – 1km IV. Village Laldora, Phirni – 500m V. Wild Life Sanctuary Zoo- 500m VI. National Highway- 500m VII. State Highway/Scheduled Road- 300m VIII. Residential Area (15 pucca house)- 300m IX. Educational institute/Historical Religious places/Protected Moments- 300m 	<p>The Project Proponent agreed to the same.</p>

The Project Proponent further informed the SEAC that they have already carried out Environmental Baseline Study for Winter season (Dec., 2020 to Feb., 2021) and requested to allow them to utilize the same for preparation of EIA report. SEAC observed that as per OM dated 29.08.2017, the baseline data used for preparation of EIA/EMP reports may be collected at any stage, irrespective of the request for ToR or the issue thereof. However, such a baseline data and the public consultation should not be older than 3 years, at the time of submission of the proposal, for grant of Environmental Clearance, as per ToRs prescribed. As such, SEAC allowed the Project Proponent to utilize Environmental Baseline Study for Winter season (Dec., 2020 to Feb., 2021 for preparation of EIA report.

After deliberations, the SEAC observed that the proposed project site does not meet the siting criteria prescribed by PPCB. However, the project proponent agreed to shift the boundary wall to meet the siting criteria laid down by PPCB. In view of the assurance given by the project proponent, SEAC decided to forward the case to SEIAA with recommendation to issue ToRs subject to the condition that the Project Proponent will obtain NOC from PPCB for meeting their siting criteria before considering the case by SEIAA.

After detailed deliberations, it was decided to categorize the project under Activity 3(b); B-1 with public consultation as required for the project. The Committee approved the Terms of Reference, subject to submission of NOC from Punjab Pollution Control Board regarding the suitability of site as per their siting guidelines before the next meeting of SEIAA, for establishment of stand-alone Clinker Grinding Unit with Cement production capacity of 3.0 MTPA and D.G. Set (2x6 MW) at Sadhroar & Sural Khurad, Tehsil Rajpura, District Patiala, Punjab as per the details mentioned in the application & subsequent presentation /clarifications made by the project proponent & his consultant and conditions are as under:

A. STANDARD TERMS OF REFERENCE (TOR)

1) Executive Summary

2) Introduction

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

3) 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, 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(quotative) from raw material to products to be provided
- ix) Hazard identification and details of proposed safety systems.

4) Expansion/modernization proposals:

- (i) Copy of all the Environmental Clearance(s) including Amendments thereto obtained for the project from MOEF/SEIAA shall be attached as an Annexure. A certified copy of the latest Monitoring Report of the Regional Office of the Ministry of Environment and Forests as per circular dated 30th May, 2012 on the status of compliance of conditions stipulated in all the existing environmental clearances including Amendments shall be provided. In addition, 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.

- (ii) 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.

5) 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.
- ii. A toposheet of the study area of radius of 10km 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, plant area, greenbelt area, utilities etc. If located within an Industrial area/Estate/Complex, layout of Industrial Area indicating location of unit within the Industrial area/Estate.
- vii. Photographs of the proposed and existing (if applicable) plant site. If existing, show photographs of plantation/greenbelt, in particular.
- viii. 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)

- ix. A list of major industries with name and type within study area (10km radius) shall be incorporated. Land use details of the study area
- x. Geological features and Geo-hydrological status of the study area shall be included.
- xi. 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)
- xii. Status of acquisition of land. If acquisition is not complete, stage of the acquisition process and expected time of complete possession of the land.
- xiii. R&R details in respect of land in line with state Government policy

6) 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 (GPS) 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-à-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

7) 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 PM10, 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 of discharge point) 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, if yes give details.
- vi) Ground water 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 study of the area, type of vehicles, frequency of vehicles for transportation of materials, additional traffic due to proposed project, parking arrangement etc.
- 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.

8) Impact 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 Modelling 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 assessed. Details of the model used and the input data used for modelling 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 - in case of discharge in water body
- 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 of wastewater from different plant operations, extent recycled and reused 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 E(P) 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 management. Copies of MOU regarding utilization of solid and hazardous waste in cement plant 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 plan in 33 % area i.e., land with not less than
 - x) 1,500 trees per ha. Giving details of species, width of plantation, planning schedule etc. shall be included. The green belt shall be around the project boundary and a scheme for greening of the roads used for the project shall also be incorporated.
 - xi) Action plan for rainwater harvesting measures at plant site shall be submitted to harvest rainwater from the roof tops and storm water drains to recharge the ground water and also to use for the various activities at the project site to conserve fresh water and reduce the water requirement from other sources.
 - xii) Total capital cost and recurring cost/annum for environmental pollution control measures shall be included.
 - xiii) Action plan for post-project environmental monitoring shall be submitted.
 - xiv) 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 District Disaster Management Plan.

9) Occupational health

- (i) Plan and fund allocation to ensure the occupational health & safety of all contract and casual workers
- (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) Details of existing Occupational & Safety Hazards. What are the exposure levels of hazards and whether they are within Permissible Exposure level (PEL). If these are not within PEL, what measures the company has adopted to keep them within PEL so that health of the workers can be preserved,
- (iv) Annual report of health status of workers with special reference to Occupational Health and Safety.

10) 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 process / 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 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
- 11)** 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 operation phase.
- 12) Enterprise Social Commitment (ESC)**
- i. Adequate funds (at least 2.5 % of the project cost) shall be earmarked towards the Enterprise Social Commitment based on Public Hearing issues and item-wise details along with time bound action plan shall be included. Socio-economic development activities need to be elaborated upon.
- 13)** 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.
- 14)** A tabular chart with index for points wise compliance of above TOR.

B. SPECIFIC TERMS OF REFERENCE FOR EIA STUDIES FOR CEMENT PLANTS

- i) Limestone and coal linkage documents along with the status of environmental clearance of limestone and coal mines
- ii) Quantum of production of coal and limestone from coal & limestone mines and the projects they cater to;
- iii) For large Cement Units, a 3-D view i.e., DEM (Digital Elevation Model) for the area in 10 km radius from the proposal site.
- iv) Present land use shall be prepared based on satellite imagery. High-resolution satellite image data having 1m-5m spatial resolution like quickbird, Ikonos, IRS P-6 pan sharpened etc. for the 10 Km radius area from proposed site. The same shall be used for land used/land-cover mapping of the area.
- v) If the raw materials used have trace elements, an environment management plan shall also be included.
- vi) Plan for the implementation of the recommendations made for the cement plants in the CREP guidelines must be prepared.

- vii) Energy consumption per ton of clinker and cement grinding
- viii) Provision of waste heat recovery boiler
- ix) Arrangement for use of hazardous waste

2.0 Deliberations during 189th meeting of SEIAA held on 13.09.2021

The case was considered by SEIAA in its 189th meeting held on 13.09.2021 which was attended by the following:

1. Dr. K.V Reddy, Joint President on behalf of Project Proponent.
2. Ms. Ekta Arora, EIA Coordinator, M/s J.M. Environet Pvt Ltd., Environmental Consultant of the Project Proponent.

Before allowing the presentation, to a query by SEIAA, project proponent informed that application for obtaining Consent to Establish (NOC) for the proposed project has already been submitted with the Punjab Pollution Control Board (PPCB) and same is under process. He further informed that all issues relating to siting guidelines in para 1.0 supra had been fully addressed in the revised layout plan submitted for approval to the PPCB and that the NOC from the Board shall be obtained within 2-3 days and a copy of the same shall be submitted to SEIAA. As such, Project Proponent requested that he may be allowed to present the case.

SEIAA accepted the request of the project proponent and allowed him to present the salient features of the proposed project. A copy of the presentation was taken on record by SEIAA.

During discussions, the project proponent agreed to prepare detailed EIA on the basis of Terms of Reference as recommended by the SEAC and to submit the final EIA report incorporating the issues related to the Public Consultation process (to be held) as a separate chapter i.e. tabular chart with financial budget (capital and revenue) along with time-schedule of implementation for complying with the commitments made to the Public during aforesaid consultation.

The SEIAA observed that the SEAC has categorized the project into B-1 category (activity listed at S No 3 (b) of the schedule) with public consultation as required for the projects not located in notified industrial parks / estates and has recommended specific TORs for undertaking detailed EIA and EMP for the project.

The SEIAA looked into the details of the case and was satisfied with the same. Therefore, the Authority decided to accept the recommendations of SEAC and approved the Terms of Reference for undertaking detailed EIA & EMP as recommended by SEAC subject to the condition that Terms of Reference will be issued to the project proponent after submission of a copy of the NOC issued by PPCB as per revised layout plan which should be in conformity with all relevant siting guidelines.

Item no.189.02: Application for issuance of ToR for clinker grinding unit with cement production capacity of 5 million TPA at Village Deh- Kalan, Tehsil & District Sangrur, Punjab by M/s Shree Punjab Cement Plant (Proposal No. SIA/PB/IND /66130/2021).

SEIAA observed as under:

The Project Proponent has applied for issuance of ToR for establishment of stand-alone Clinker Grinding Unit with Cement production capacity of 5.0 Million TPA and DG Sets of 1250 KVA (1000 KVA or (2X500 KVA) & 250 KVA) at Village Deh- Kalan, Tehsil & District Sangrur, Punjab. Project is covered under activity 3(b) & Category 'B1' as per EIA Notification, 2006. The Project cost is 671 Cr.

The project proponent has submitted the Form I, Pre-feasibility report and other additional documents on online portal. He had also deposited the requisite fee amounting Rs. 16,77,500/- through UTR no. SBIN521210163124 dated 29.07.2021, as verified by supporting staff SEIAA. The Project Proponent has deposited 25% of the total fee prescribed for the Environmental Clearance being at ToR stage and the remaining 75% of the fee i.e., Rs. 50,32,500/- will be paid at the time of applying for Environmental Clearance.

The project proponent submitted an undertaking that the project site does not cover under the Forest Conservation Act, 1980 or Punjab Land Preservation Act, 1900, Wildlife area under Wildlife (Protection) Act, 1972. Further no litigation against the project is pending in any Court of Law and no construction activity relating to the project has been started. The project site neither fall in Eco-sensitive Zone nor in the boundary of critical polluted area. The project does not attract the generation condition and specific condition.

The project proponent during the presentation to the Committee be asked to present the applicability of General Conditions, suitability of site, land details etc.

1.0 Deliberations during 205th meeting of SEAC held on 21.08.2021

The meeting was attended by the following:

1. Dr. Anil Kumar Trivedi, behalf of on the Project Proponent.
2. Ms. Ekta Arora, EIA Coordinator, M/s J.M. Environet Pvt Ltd., Environmental Consultant of the Project Proponent.

SEAC allowed the Environmental Consultant of the Project Proponent to present salient features of the project which he presented as under:

Sr. no.	Item	Details
1.	Name and Location of the project	Shree Punjab Cement Plant (Clinker Grinding Unit) with Cement Production Capacity of 5.0 Million TPA and D.G. Sets of 1250 KVA {1000 KVA or (2 x 500 KVA) & 250 KVA} along with Railway Siding at

		Village: Deh-Kalan, Tehsil & District: Sangrur (Punjab) by Shree Cement North Private Limited
2.	Project/activity	Category "B", Project or Activity '3(b)' Cement Plants
3.	Whether the project is in critically polluted area or not.	No
4.	If the project involves diversion of forest land. If yes, Extent of the forest land. Status of the forest clearance.	No. Undertaking submitted.
5.	Is the project covered under PLPA, 1900, if No but located near to PLPA area then the project proponent is required to submit NOC from the concerned DFO to the effect that project area does not fall under the provision of PLPA Act, 1900. Is the project covered under PLPA, 1900, if yes then Status of the NOC w.r.t PLPA, 1900.	No. Undertaking submitted.
6.	If the project falls within 10 km of Eco sensitive area/ National park/Wild Life Sanctuary. If yes, Name of Eco sensitive area/ National park/Wild Life Sanctuary and distance from the project site. Status of clearance from National Board for Wild Life (NBWL).	Bir Aishwan wildlife Sanctuary is located at a distance of 8.5 Km in South East direction from the project boundary and as per MoEF&CC notification S.O. 3313 dated 24 th October, 2016 the extent of Eco-sensitive zone is up to 100 meters from the boundary of the Bir sensitive zone i.e., at a distance of approx. 8.5 km.
7.	Inter - district boundary	None

8.	Classification/Land use pattern as per Master Plan	The proposed project site falls under Agricultural land as per the master plan.
9.	Cost of the project	Rs. 671 Crores
10.	Area details (in ha)	Total Land -28.16 ha Plantation & Greenbelt (Approx. 33 %) – 9.29 ha
11.	Source of Water	Ground water through bore wells

SEAC was satisfied with the presentation submitted by the Project Proponent.

The Project Proponent further informed SEAC that they had already carried out Environmental Baseline Study for Winter season (Dec., 2020 to Feb., 2021) and requested to allow them to utilize the same for preparation of EIA report. SEAC observed that as per OM dated 29.08.2017, the baseline data used for preparation of EIA/EMP reports may be collected at any stage, irrespective of the request for ToR or the issue thereof. However, such a baseline data and the public consultation should not be older than 3 years, at the time of submission of the proposal, for grant of Environmental Clearance, as per ToRs prescribed. As such, SEAC allowed the Project Proponent to utilize Environmental Baseline Study for Winter season (Dec., 2020 to Feb., 2021 for preparation of EIA report.

After detailed deliberations, it was decided to categorize the project under Activity 3(b); B-1 with public consultation as required for the project. The Committee approved the Terms of Reference for establishment of stand-alone Clinker Grinding Unit with Cement production capacity of 5.0 Million TPA and DG Sets of 1250 KVA (1000 KVA or (2X500 KVA (1000 KVA or (2X500 KVA) & 250 KVA) at Village Deh- Kalan, Tehsil & District Sangrur, Punjab as per the details mentioned in the application & subsequent presentation /clarifications made by the project proponent & his consultant and conditions are as under:

A. STANDARD TERMS OF REFERENCE (TOR)

1) Executive Summary

2) Introduction

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

3) 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, 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
- (ix) (quotative) from raw material to products to be provided
- (x) Hazard identification and details of proposed safety systems.

Expansion/modernization proposals:

- (i) Copy of all the Environmental Clearance(s) including Amendments thereto obtained for the project from MOEF/SEIAA shall be attached as an Annexure. A certified copy of the latest Monitoring Report of the Regional Office of the Ministry of Environment and Forests as per circular dated 30th May, 2012 on the status of compliance of conditions stipulated in all the existing environmental clearances including Amendments shall be provided. In addition, 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.
- (ii) 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.

4) 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.
- (ii) A toposheet of the study area of radius of 10km 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, plant area, greenbelt area, utilities etc. If located within an Industrial area/Estate/Complex, layout of Industrial Area indicating location of unit within the Industrial area/Estate.

- (vii) Photographs of the proposed and existing (if applicable) plant site. If existing, show photographs of plantation/greenbelt, in particular.
- (viii) 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)
- (ix) A list of major industries with name and type within study area (10km radius) shall be incorporated. Land use details of the study area
- (x) Geological features and Geo-hydrological status of the study area shall be included.
- (xi) 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)
- (xii) Status of acquisition of land. If acquisition is not complete, stage of the acquisition process and expected time of complete possession of the land.
- (xiii) R&R details in respect of land in line with state Government policy

5) 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 (GPS) 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-à-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
- (vi) Government for conservation of Schedule I fauna, if any exists in the study area
- (vii) Copy of application submitted for clearance under the Wildlife (Protection) Act, 1972, to the
- (viii) Standing Committee of the National Board for Wildlife

6) 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 PM10, 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 of discharge point) 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, if yes give details.
- (vi) Ground water 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 study of the area, type of vehicles, frequency of vehicles for transportation of materials, additional traffic due to proposed project, parking arrangement etc.
- (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.

7) Impact 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 Modelling 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 assessed. Details of the model used and the input data used for modelling 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 - in case of discharge in water body
- (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 of wastewater from different plant operations, extent recycled and reused 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 E(P) 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 management. Copies of MOU regarding utilization of solid and hazardous waste in cement plant 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 plan in 33 % area i.e., land with not less than
- (x) 1,500 trees per ha. Giving details of species, width of plantation, planning schedule etc. shall be included. The green belt shall be around the project boundary and a scheme for greening of the roads used for the project shall also be incorporated.
- (xi) Action plan for rainwater harvesting measures at plant site shall be submitted to harvest rainwater from the roof tops and storm water drains to recharge the ground water and also to use for the various activities at the project site to conserve fresh water and reduce the water requirement from other sources.
- (xii) Total capital cost and recurring cost/annum for environmental pollution control measures shall be included.
- (xiii) Action plan for post-project environmental monitoring shall be submitted.
- (xiv) 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 District Disaster Management Plan.

8) Occupational health

- (i) Plan and fund allocation to ensure the occupational health & safety of all contract and casual workers
- (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
- (iii) & 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.
- (iv) Details of existing Occupational & Safety Hazards. What are the exposure levels of hazards and whether they are within Permissible Exposure level (PEL). If these are not within PEL, what measures the company has adopted to keep them within PEL so that health of the workers can be preserved,
- (v) Annual report of health status of workers with special reference to Occupational Health and Safety.

9) 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 process / 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 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
- 10)** 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 operation phase.
- 11)** Enterprise Social Commitment (ESC)
- i. Adequate funds (at least 2.5 % of the project cost) shall be earmarked towards the Enterprise Social Commitment based on Public Hearing issues and item-wise details along with time bound action plan shall be included. Socio-economic development activities need to be elaborated upon.
- 12)** 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.
- 13)** A tabular chart with index for points wise compliance of above TOR.

B. SPECIFIC TERMS OF REFERENCE FOR EIA STUDIES FOR CEMENT PLANTS

1. Limestone and coal linkage documents along with the status of environmental clearance of limestone and coal mines
2. Quantum of production of coal and limestone from coal & limestone mines and the projects they cater to;
3. For large Cement Units, a 3-D view i.e., DEM (Digital Elevation Model) for the area in 10 km radius from the proposal site.
4. Present land use shall be prepared based on satellite imagery. High-resolution satellite image data having 1m-5m spatial resolution like quickbird, Ikonos, IRS P-6 pan sharpened etc. for the 10 Km radius area from proposed site. The same shall be used for land used/land-cover mapping of the area.
5. If the raw materials used have trace elements, an environment management plan shall also be included.
6. Plan for the implementation of the recommendations made for the cement plants in the CREP guidelines must be prepared.

7. Energy consumption per ton of clinker and cement grinding
8. Provision of waste heat recovery boiler
9. Arrangement for use of hazardous waste.

2.0 Deliberations during 189th meeting of SEIAA held on 13.09.2021

The case was considered by SEIAA in its 189th meeting held on 13.09.2021 which was attended by the following:

- (i) Dr. Anil Kumar Trivedi, Head Environment & Authorised Signatory on behalf of Project Proponent.
- (ii) Ms. Ekta Arora, EIA Coordinator, M/s J.M. Environet Pvt Ltd., Environmental Consultant of the Project Proponent.

Environmental Consultant of the Promoter Industry presented the salient features of the project and requested for issuance of TORs.

During discussions, the project proponent agreed to prepare detailed EIA on the basis of Terms of Reference as recommended by the SEAC and to submit the final EIA report incorporating the issues related to the Public Consultation process (to be held) as a separate chapter i.e. tabular chart with financial budget (capital and revenue) along with time-schedule of implementation for complying with the commitments made to the Public during aforesaid consultation.

The SEIAA observed that the SEAC has categorized the project into B-1 category (activity listed at S No 3 (b) of the schedule) with public consultation as required for the projects not located in notified industrial parks / estates and has recommended specific TORs for undertaking detailed EIA & EMP for the project.

The SEIAA looked into the details of the case and was satisfied with the same. Therefore, the Authority decided to accept the recommendations of SEAC and issue the Terms of Reference for undertaking detailed EIA & EMP as recommended by SEAC.

Item No.189.03: Application for change in the name of Unit from M/s Sharu Special Alloys Pvt Ltd Unit II to M/s Sharu Concast Pvt. Ltd., at Village Mehlon Lakhawal-Kohara Road, District Ludhiana, Punjab (Proposal No. SIA/PB/ IND/223329/ 2021).

SEIAA observed as under:

The Project Proponent namely M/s Sharu Special Alloys Pvt Ltd Unit II was granted Environmental Clearance vide letter no. SEIAA/MS/2021/4547 dated 23.07.2021 for steel manufacturing unit having proposed capacity 1,27,800 TPA of Steel billets & 1,25,000 TPA of Round, MS Bars, Flats, TMT Bars, Wire Rod etc by installing induction Furnaces at Village Mehlon Lakhawal-Kohara Road, District Ludhiana. Now, the Project Proponent has applied for change in name of the unit from M/s Sharu Special Alloys Pvt Ltd Unit II to M/s Sharu Concast Pvt. Ltd. through Parivesh Portal as amendment in Environmental Clearance.

The Project Proponent has submitted that M/s Sharu Special Alloys is the old existing firm and is already operating unit I and Environmental Clearance was obtained for unit II, which is a separate premise than unit-I. The industry has recently incorporated as a new firm namely M/s Sharu Concast Pvt. Ltd., so as to avail income tax incentive by forming a new firm for establishment of proposed new unit instead of establishment of new unit under the old firm.

The Project Proponent has further submitted that there will be no change in the configuration of the project, as such the projected impacts and mitigation measures to be taken will remain unchanged as detailed in the EIA study report.

The project proponent has applied for Environmental Clearance of M/s Sharu Special Alloys Pvt Ltd Unit II for steel manufacturing unit having proposed capacity 1,27,800 TPA of Steel billets & 1,25,000 TPA of Round, MS Bars, Flats, TMT Bars, Wire Rod etc by installing induction Furnaces. Project is covered under Schedule 3(a) & Category 'B1' as per EIA Notification, 2006. The Project cost is Rs. 22.50 Cr.

The Project was issued Terms of Reference for carrying out EIA study for obtaining Environmental Clearance under EIA notification dated 14.09.2006 vide letter no. SEIAA/MS/2020/3248 dated 05.11.2020.

The Project Proponent was deposited processing fee amounting to Rs. 56,250/- (25% of the total fee) through NEFT (Rs. 52,650/- submitted through with UTR no.- N199201190050550 dated 17th July, 2020 & Rs. 3,600/- with UTR no.- N200201190907528 dated 18th July, 2020) at the time of issuance of ToR. Now, the Project Proponent has been submitted the Environmental Clearance fee of Rs. 1,68,750/- through NEFT no. N14921156167805 dated 29.05.2021.

1.0 Deliberations during 205th meeting of SEAC held on 21.08.2021

The meeting was attended by the following:

1. Mr. Gaurav Jain, Director
2. Sh. Sital Singh, EIA Coordinator, M/s CPTL, Mohali.

After deliberations, it was decided that SEAC has no objection for change in name of the Unit from M/s Sharu Special Alloys Pvt Ltd Unit II to M/s Sharu Concast Pvt. Ltd., Village Mehlon Lakhawal-Kohara Road, District Ludhiana, Punjab, subject to the condition that the Project Proponent shall comply with all the conditions imposed in the Environmental Clearance issued vide letter no. SEIAA/MS/2021/4547 dated 23.07.2021.

2.0 Deliberations during 189th meeting of SEIAA held on 13.09.2021

The case was considered by SEIAA in its 189th meeting held on 13.09.2021 which was attended by the following:

- (i) Mr. Rohit Jain, Director
- (ii) Sh. Sital Singh and Sh. Sandeep Singh, EIA Coordinator, M/s CPTL, Mohali.

To a query by SEIAA, the project proponent submitted an undertaking to the effect that no financial loss would occur to the Government of Punjab due to proposed change of name of the unit on account of grant of any subsidy/incentive to the newly constituted firm. He further clarified that the change in name of the unit from M/s Sharu Special Alloys (Unit-II) to M/s Sharu Concast Pvt. Ltd. was only being done to get legitimate Income Tax relief / benefits. The said undertaking was taken on record by SEIAA.

SEIAA observed that the case stands recommended by SEAC. The SEIAA looked into the details of the case and was satisfied with the same. After detailed deliberations, SEIAA decided to accept the recommendations of SEAC and permit the change in name of the Project from M/s Sharu Special Alloys (Unit-II) to M/s Sharu Concast Pvt. Ltd.

Item no. 189.04: Application for obtaining Environmental Clearance under EIA notification dated 14.09.2006 for the establishment of a group housing residential project namely "WMK MID TOWN" of M/s WMK Buildtech LLP located at Village Chajju Majra, Tehsil Kharar, SAS Nagar, Mohali, Punjab (SIA/PB/MIS/218932/2021).

SEIAA observed as under:

The project proponent has filed an application for obtaining Environment Clearance under EIA notification, 2006 for establishment of a group housing residential of construction project namely "WMK MID TOWN" of M/s WMK Buildtech LLP located at Village Chajju Majra, Tehsil Kharar, SAS Nagar, Mohali Punjab with proposed built-up area as 56,630.4 Sqm in total land area of 16,427.5 Sqm (4.059 acres). 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. They have also deposited the processing fee amounting to Rs. 1,13,260.80/- has been paid vide through DD No. 005535 dated 22.07.2021, as verified by supporting staff SEIAA. The Project Proponent was raised EDS online on 28.07.2021 by SEAC and the Project Proponent re-submitted the proposal with the reply.

PPCB was requested to send the latest construction status report of the project through e-mail on 28.07.2021. Now Punjab Pollution Control Board vide letter no. 4686 dated 17.08.2021 has sent the latest construction status report of the site and the relevant contents of the report are reproduced as under:

"The proposed site of the project was visited by the officer of the Board on 4/8/2021. As per shown by the project proponent, the point-wise status report is as under:

- 1. The proposed site of the project is located on L.H.S. of Mohali to kharar Airport road & situated on backside of Gillco Towers. The proposed site of plot is in size of L-shape and plot was found vacated. **No construction activity pertaining to the project has been started at the site.***
- 2. As per the boundary limits shown by the representative, it was observed that there is no industry such as saila plat/ brick kiln/stone crushing /screening cum washing unit/hot mix plant /cement unit etc. within a radius of 500 m except 1 no. rice sheller situated within 300 mtr from the edge of the site and same was measured as crow fly distance through Google Earth. Therefore, the project proponent shall provide 15 mtr buffer of green belt towards the industrial site. However, there is thickly populated residential /commercial project are existing around the proposed site. There is no other air polluting industry within a radius 100 m from the boundary of the project site and there is no MAH Industry within a radius of 250 m radius form the boundary of the proposed site.*

3. The CPCB notified the siting guidelines for the retail outlet vide notification no. B-13011/1/2019-20/AQM/10809 dated 07.01. 2020. The operational part regarding the siting criteria of retail outlet is as under.

In case of siting criteria for petrol pumps new Retail Outlets shall not be located within a radial distance of 50 meters (form fill point/ dispensing units /vent pipe whichever is nearest) form schools, hospitals (10 beds and above) and residential area designated as per local laws. In case of constraints in providing 50 meters distance, the retail outlet shall implement additional safety measure as per prescribe by PESO. In no case the distance between new retail outlet from schools, as per local shall be less than 30 meters. No high-tension line shall pass over the retail outlet.

4. As per the boundary limits shown by the representative, it was observed that no petroleum retail outlet falls within the 50 m of the boundary of the project.

5. Hence, the site is suitable for the development of residential colony.”

1.0 Deliberations during 200th meeting of SEAC held on 07.05.2021

The meeting was attended by the following:

1. Sh. Mohan Singh, behalf of on the Project Proponent.
2. Ms. Priyanka, EIA Coordinator, M/s Eco Laboratories Pvt Ltd.

SEAC observed that as per report of the Punjab Pollution Control Board no construction activity had been started by the Project Proponent.

SEAC allowed the Environmental Consultant of the Project Proponent to present salient features of the project which he presented as under:

Sr. no.	Description	Details
1.	Name & Location of the project	Group Housing project namely “WMK Mid Town” at Village Chajju Majra, Tehsil Kharar, Distt. S.A.S Nagar, Mohali by M/s WMK Buildtech LLP.
2.	Project/activity covered under item of scheduled to the EIA Notification, 14.09.2006	The project falls under Schedule 8(a) - ‘Building & Construction Project’ Category B as the built-up area of project is 56,630.4 sq. m.
3.	Copy of the Master plan duly marked with the project site	The project falls in Residential zone as per Master Plan of SAS Nagar.
4.	Proof of ownership of land mentioning Khasra no. & ownership details (Latest Jamabandi or Registry)	Land Documents has been submitted along with application.
5.	Copy of Memorandum of Article & Association/ partnership deed/	Partnership Deed of M/s WMK Buildtech LLP has been submitted.

	undertaking of sole proprietorship/ list of Directors and names of other persons responsible for managing the day-to-day affairs of the project.			
6.	Whether the proposal involves approval/clearance under the Forest (Conservation) Act, 1980	CLU has been obtained for the site		
7.	Does the project cover under PLPA, 1900	CLU has been obtained for the site		
8.	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 site. b. Status of clearance from the National Board for Wild Life (NBWL).	Yes a. City Bird Sanctuary: Approx. 10 km. However, the project site is located out of the eco-sensitive zone of the City Bird Sanctuary (i.e., 125 m radius from the boundary of sanctuary) as per the Gazette Notification S.O 69 (E) dated 4 th Jan, 2017. b. NBWL clearance is not required as project lies outside the eco-sensitive zone of the City Bird Sanctuary.		
9.	Classification/Land use pattern as per Master Plan	CLU has been obtained for the site		
10.	Cost of the project	The total estimated cost of the project including land & construction work is Rs. 70.04 Crores		
11.	Processing Fee details (Amount/NEFT no./dated)	Processing fees for Environmental Clearance application has been calculated @ Rs. 2 / sq. m. of Total built up area. Thus, Rs. 1,13,260.80 has been paid vide DD No. 005535 dated 22.07.2021.		
12.	Detail of various components			
	S.no	Description	Particulars	Unit
	1.	Plot Area (4.059 acres)	16,427.5	sq. m.
	2.	Built-up Area	56,630.4	sq. m.
	3.	Number of Building Blocks	370 residential flats, club house, etc.	-

	4.	Total no. of Saleable DU's	370 DUs	-		
	5.	Max. No. of Floors	Blocks A-F (Residential): S+14; Block G (Club): G+2	-		
	6.	Expected Population	2,139	Persons		
13.	Breakup of Water Requirements & source in Operation Phase (Summer, Rainy, Winter):					
	Sr No.	Season	Domestic (KLD)	Flushing (KLD)	Green area (KLD)	Total
	1.	Summer	171	88	17	276
	2.	Winter	171	88	6	265
	3.	Rainy	171	88	2	261
	Sr. No.	Description	Source of water			
	1.	Domestic	Borewell			
	2.	Flushing purposes	Treated water from STP			
	3.	Green area	Treated water from STP			
14.	Details of acknowledgement of application filed to CGWA/ Competent Authority for obtaining permission for abstraction of ground water.		The source of water during operation phase will be from borewell. Application has been filed to Punjab Water Regulation and Development Authority (PWRDA).			
15.	Details of Wastewater generation, Treatment facility & its Disposal arrangements in Construction Phase		During Construction Phase, wastewater generation will be treated in septic tank.			
16.	Details of Wastewater generation, Treatment facility & its Disposal arrangements in Operation Phase and if wastewater being disposed in MC sewer then also mention the details of NOC from competent authority		During Operation Phase, the wastewater generation will be 207 KLD which will be treated in proposed STP of 250 KLD capacity based on MBBR technology followed by UF treatment. Total 203 KLD of treated wastewater shall be available after STP. The details of the breakup of the utilization of treated wastewater are as under: -			
		Season	Flushing (KLD)	Green area (KLD)	MC Sewer (KLD)	
		Summer	88	17	98	
		Winter	88	6	109	
		Monsoon	88	2	113	

		The MC kharar vide letter no. 1290 dated 30.07.2021 has certified that the local Body has no objection for allowing discharging 120 KLD of the treated wastewater into the sewer, as per the norms made by the Punjab Pollution Control Board, at on cost. Further, the sewer line is approximately 1000 ft away from the site.
17.	Details of Rainwater recharging/ Harvesting (m ³ /hr) proposal & technology proposed to be adopted	Total 6 nos. of Rain water recharging pits are being proposed for rain water recharging within the project premises.
18.	Details of Solid waste generation (Qty), treatment facility and its disposal arrangement	a) 790 kg/day b) The total solid waste projected from the project premises is 790 Kg/day. The Project Proponent will ensure proper management of solid waste generated within the project premises. Biodegradable waste will be managed by installation of composter (1 Mechanical Composter of size 400 kg) and manure generated will be utilized within the project for landscaping. Recyclable waste will be recycled through authorized recyclers. Inert waste will be disposed at our own cost to approved dumping site or disposal site of MC, Kharar. While, domestic hazardous waste will be handed over to authorized vendors approved by Punjab Pollution Control Board. Thus, solid waste will be managed as per provision of solid waste management handling Rules, 2016 & amendments thereof. Further, MC Kharar vide letter no. 1289 dated 30.07.2021 has certified that the solid waste to be generated from the project will be disposed of by the firm at the dumping site or will be collected by the MC, Kharar.
19.	Details of Hazardous Waste & E- Waste generation (Qty), Treatment facility and its disposal arrangement	Used oil from DG set will be generated which will be sold to authorized vendor. E-waste generated from the project will be handled as per E-Waste (Management) Rules, 2016 & its amendments.
20.	Detail of DG sets	Total 8 nos. of DG set of capacity 250 KVA each have been proposed for power back up.
21.	Energy Requirements & Saving	2,856.7 KW (3,570.8 KVA) from Punjab State Power Corporation Limited (PSPCL). LED lights and solar panels have been proposed on the roof top of blocks.

22.	Details of Environmental Management Plan	Construction phase		
		Description	Capital Rs. Lakhs	Recurring Cost Rs. Lakhs
		Waste Water Management	50	3
		Air & Noise Pollution Management: (Acoustics enclosures for DG sets, Tree plantation).	12	1
		Landscaping	10	1
		Rainwater Recharging	10	1
		Environmental Monitoring	4	4
		Waste Management (Collection of Solid Waste & disposal)	60	1
		Solar lighting, CFL & solar panel system	90	1
		TOTAL	236 Lakhs	12 Lakhs
		Operation Phase		
		Description	Recurring Cost (Rs. In Lakhs/annum)	
		Waste water Management	5.0	
		Air & Noise Pollution Management	0.5	
		Landscaping	2	
		Rainwater Recharging	1.0	
		Environmental Monitoring	4	
		Solid Waste Management	2.5	
		Miscellaneous	2	
		TOTAL	Rs. 17 Lakhs	

		S. No	Environmental Protection Measures	Capital Cost Rs. Lakh	Recurring Cost Rs. Lakh
		1.	Construction	236	12
		2.	Operation	-	17
23.	<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) No. of trees required = 1 Tree per 80 sq. m. of plot area = 16,427.5 /80= 206 trees No. of trees proposed = 220 trees</p> <p>b) Green Area proposed = 3,120.7 sq. m (@ 19%)</p>			

SEAC raised following observations which he presented as under:

Sr. no.	Observation	Reply
1.	Whether permission from PWRDA for abstraction of ground water has obtained.	The Project Proponent informed that the permission from PWRDA has been obtained and also submitted a copy of the same.
2.	The Project Proponent is required to lay down own sewer line to connect its sewer to the main sewer of MC located at a distance of 1000 feet from the project site.	The Project Proponent agreed to the same submitted an undertaking in this regard.
3.	The Project Proponent shall mark the location of the project and the sewer line on the layout plan and also mentioned the diameter of the proposed pipeline to be laid down to connect with the main sewer line.	The Project Proponent informed that proposed sewer line will be of 16-inch diameter and also submitted that google earth image showing the location of MC sewer w.r.t. project location.

SEAC was satisfied with the reply and the presentation of the Project Proponent and took a copy of the same on record.

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 recommendations to grant Environmental Clearance for the establishment of a group housing residential project

namely “WMK MID TOWN” of M/s WMK Buildtech LLP having built-up area 56,630.4 Sqm in total land area of 16,427.5 Sqm (4.059 acres), located at Village Chajju Majra, Tehsil Kharar, SAS Nagar, Mohali, Punjab as per the details mentioned in the Form 1, 1A, EMP & subsequent presentation /clarifications made by the project proponent and his consultant with, proposed measures and subject to the following conditions: -

I. Statutory compliance:

- i) The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including 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 structural safety of buildings due to earthquakes, adequacy of firefighting equipment, etc. as per National Building Code including protection measures from lightening, 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 purpose 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 concerned State Pollution Control Board / Committee.
- vi) The project proponent shall obtain the necessary permission for drawl of ground water/ 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 Chief Controller of Explosives, Fire Department, 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 confirm to the suitability as prescribed under the provisions laid down under the master plan of respective city/ town. For that, the project proponent

shall either to submit the NOC/ land use conformity certificate from Deptt. of Town and Country Planning or other concerned Authority under whom jurisdiction, the site falls.

- xii) Besides 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 type of projects.
- xiii) The project proponent shall get the layout plans approved from the Competent Authority for the activities / establishments to be set up at project site in consonance of the project proposal for which this environment clearance is applied.

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 ambient air quality at the site.
- iii) The project proponent shall install system to carryout 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 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. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
- v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke & 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, continuous dust/ wind breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum up to 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi) No Excavation of soil shall be carried out without adequate dust mitigation measures in place.
- vii) No loose soil or sand or construction & 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 area shall be prohibited. 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 earmarked area and road side 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 construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- xiv) The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the 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 National Building Code of India.
- xvi) Roads leading to or at construction site must be paved and blacktopped (i.e., metallic road)
- 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 measure be notified at the site.

III. Water quality monitoring and preservation

- i) The natural drain system should be maintained for ensuring unrestricted flow of water.
- ii) No construction shall be allowed to obstruct the natural drainage through the site, on 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 rain water.
- iii) Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- iv) The total water requirement for the project will be 259 KL/day, out of which fresh water demand of 171 KL /day shall be met through borewell and remaining through recycling

of treated wastewater from the proposed STP of 250 KLD to be installed within the project. Total fresh water use shall not exceed the proposed requirement as provided in the project details.

- iv) a) The total wastewater generation from the project will be 208 KL/day, which will be treated in proposed STP of 250 KLD to be installed within the project. As proposed, reuse of treated wastewater shall be as under: -

Sr. No.	Season	For Flushing purposes (KLD)	Green Area (KLD)	MC Sewer KLD
1.	Summer	88	17	99
2.	Winter	88	6	110
3.	Rainy	88	2	114

- 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 construction phase, the project proponent shall ensure that the waste water being generated from the labour quarters/toilets shall be treated and disposed in environment friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately design septic tanks for the treatment of such waste water and treated effluents shall be utilized for green area/plantation.
- vi) The project proponent shall ensure safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.
- vii) The quantity of fresh water 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 along with six monthly Monitoring reports.
- viii) 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 water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
- ix) 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.
- x) Installation of dual pipe plumbing 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, conditioning etc. shall be done.

- xi) The respective project proponent shall discourage the installation of R.O. plants in their projects in order to save the wastage in form of RO reject. However, in case the requirement of installing RO plant is utmost necessary then 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.
- xii) The project proponent shall also adopt the new/innovating technologies like less water discharging taps (faucet with aerators)/urinals with electronic sensor system /water less urinals / twin flush cisterns/ sensor based alarming system for overhead water storage tanks and make it a part of the environmental management plans / building plans so as to reduce the water consumption/ground water abstraction in their Building Construction & Industrial projects.
- xiii) The project proponent will provide plumbing system for reuse of treated wastewater for flushing/other purposes etc. and colour coding of different pipe lines 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 & 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 & 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 grey water	Green with strips
g)	Storm water	Orange

- xiv) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- xv) The CGWA provisions on rain water harvesting should be followed. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of plot area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. As per the proposal submitted by the project proponent 6 no. rain water recharge pits /storage tanks shall be provided for ground water recharging as per the CGWB norms. The ground water shall not be withdrawn without approval from the Competent Authority.

- xvi) All recharge should be limited to shallow aquifer.
- xvii) No ground water shall be used during construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and available at site.
- xviii) Any ground water 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 ground water abstraction or dewatering.
- xix) The quantity of fresh water 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 along with six monthly Monitoring reports.
- xx) Sewage shall be treated in the STP with tertiary treatment. 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 storm water drain.
- xxi) No sewage or untreated effluent water would be discharged through storm water drains. Onsite sewage treatment of capacity of treating 100% waste water to 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 before the project is commissioned for operation. Treated waste water 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.
- xxii) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxiii) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed 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 residential area/commercial area/industrial area/silence zone 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 construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/SPCB.

- ii) Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
- iii) Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs 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. day lighting 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 installation of LEDs for the lighting the area outside the building should be 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) Solar power by utilizing at least 30% of the roof top area shall be used for lighting in the apartment to reduce the power load on grid. 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 project shall be obtained.
- ii) Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

- iii) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- iv) Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed for treatment and disposal of the 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 construction phase, shall be disposed of as per applicable rules and norms with 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 environment friendly materials.
- viii) Fly ash should be used as 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 waste 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/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VII. Green Cover

- i) No tree can be felled/transplant 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. Plantations to be ensured species (cut) to species (planted).
- ii) At least 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 planting of 220 trees in the project area at the identified location, as per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 3 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. The plants shall be protected and maintained by the project proponent or Residents Welfare Association, as the case may be, even after three years. 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 provided as per SEIAA guidelines.

- iii) Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1: 10 (i.e., planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
- iv) 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 plantation of the proposed vegetation on site.
- v) 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.
- vi) The green belt along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for commercial land use.

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 regulation.
- ii) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards 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 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other

agencies in 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 mask.
- ii) For indoor air quality the ventilation provisions as per National Building Code of India.
- iii) 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, medical health care, creche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- iv) Occupational health surveillance of the workers shall be done on a regular basis.
- 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 for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
- ii) A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.

- iii) 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 competent authority. The year-wise funds earmarked for environmental protection measures shall be kept in separate accounts and not to be diverted for any other purpose. The project proponent shall spend the minimum amount of Rs. 236 Lacs towards the capital cost and Rs. 12 Lacs/annum towards recurring cost in the construction phase of the project including the environmental monitoring cost and shall spend the minimum amount of Rs. 17 Lacs/annum towards the recurring cost in operation phase of the project including the environmental monitoring cost. The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of the environmental management plan is transferred to the occupier/person society under proper MOU under intimation to SEIAA, Punjab. Year-wise progress of implementation of the action plan shall be reported to the Ministry/Regional Office along with the Six-monthly Compliance Report.

XI. Validity

- i) This environmental clearance will be valid for a period of seven years from the date of its issue or till the completion of the project, whichever is earlier.

XII. Miscellaneous

- i) The project proponent before allowing any occupancy shall obtain completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab.
- ii) The project proponent shall comply with the conditions of CLU, if obtained.
- iii) The project proponent shall prominently advertise it at least in 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 has to 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 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 Environment Clearance portal.
- 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 on the website of the company.
- viii) The project proponent shall inform the Regional Office as well as the Ministry, 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, commitment made during Public Hearing and also that during their presentation to the Expert Appraisal Committee.
- xi) No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC).
- xii) Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- xiii) The SEIAA/Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- xiv) The SEIAA/ Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- xv) The Regional Office of this Ministry and Punjab Pollution Control Board shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data/information/monitoring reports.
- xvi) The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other

orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

- xvii) Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

2.0 Deliberations during 189th meeting of SEIAA held on 13.09.2021

The case was considered by SEIAA in its 189th meeting held on 13.09.2021 which was attended by the following:

- (i) Sh. Gursimran Singh Sidhu, on behalf of the Project Proponent.
(ii) Dr. Sandeep Garg and Ms. Priyanka, EIA Coordinator, M/s Eco Laboratories Pvt Ltd.

Environmental Consultant presented the salient features of the project. A copy of the presentation submitted by the project proponent was taken on record.

SEIAA perused the OM dated 30.09.2020, 25.02.2021 and the recommendations of SEAC meeting held on 20.07.2021 and observed that where public hearing is not applicable, project proponents are bound to take up all activities proposed by them in the EMP as well as any additional activities that may either be committed by them before the EACs/SEIAA/SEACs or the same have been prescribed by the EACs/SEIAA/SEACs.

In view of the outbreak of Corona Virus (Covid-19), and subsequent lockdowns (total or partial) declared for its control, SEIAA decided that following additional activities are mandatorily required to be undertaken in the Environmental Management Plan of the proposed project:

Sr. No.	Activity	Amount (Rs)
1.	Sanitation/Public Health/Drinking Water/ Plantation/ other activities for Govt. Dispensary located in nearby Villages and other adjoining areas	Rs 10 lacs
2.	Plantation in the community areas with tree guards	Rs 5 lacs
3.	Construction of Toilets and other sanitation measures in the Govt. Girsls Schools of nearby areas	Rs 10 lacs
Total		Rs 25 lacs

During discussions, the representative of the promoter company agreed to fully comply with all the conditions proposed by SEAC as also undertake the additional activities of Rs 25 Lakhs as per Table above. The SEIAA observed that the case stands recommended by SEAC and the Committee has awarded 'Silver Grading' to the project proposal. The SEIAA looked into the details of the case and was satisfied with the same.

After detailed deliberations, SEIAA decided to accept the recommendations of SEAC and grant Environmental Clearance for the establishment of Group housing project namely "WMK MID

TOWN” with proposed built-up area of 56,630.4 Sqm in total land area of 16,427.5 Sqm (4.059 acres) located at Village Chajju Majra, Tehsil Kharar, SAS Nagar, Mohali Punjab by M/s WMK Buildtech LLP as per the details mentioned in the Form 1, 1A, EMP and subsequent presentation /clarifications made by the project proponent and his consultant with proposed measures and subject to conditions proposed by SEAC and the following additional condition:

Additional Conditions:

- i) In view of the provisions of OM dated 25.02.2021 of the MOEF&CC, the project proponent shall spend an additional amount of Rs. 25 lacs on the following activities mandatorily required to be undertaken in the Environmental Management Plan (EMP) of the proposed project:

Sr.No.	Activity	Amount (Rs)
1	Sanitation/Public Health/Drinking Water/ Plantation/ other activities for Govt. Dispensary located in nearby Village and other adjoining areas	10 lacs
2	Plantation in the community areas with tree guards	05 lacs
3	Construction of Toilets and other sanitation measures in the Govt. Girls Schools of nearby areas.	10 lacs
Total		25 lacs

- 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 rain water etc is not impeded or disrupted in any manner.

Item no.189.05: Application for grant of Environment Clearance for expansion of group housing project namely "Homeland Heights" at Sector 70, SAS Nagar, by M/s Homeland Buildwell Pvt. Ltd. (Proposal No. SIA/PB/MIS/175313/ 2020).

SEIAA observed as under:

Earlier, the Project Proponent was granted Environmental Clearance for development of group housing project namely "Homeland Heights" at Sector 70, SAS Nagar vide letter no. SEIAA/2014/5863 dated 24.01.2014. The said Environment Clearance was granted for development of project having total built up area of 50,837.37 Sqm.

Thereafter, the Project Proponent applied for expansion in the said Environment Clearance for total built up area of 84448.397 sqm as violation case vide proposal no. IA/PB/NCP/68564/2017 on 13/09/2017 to MOEF&CC, for issuance of TORs for obtaining Environmental Clearance for expansion of residential project located at Sector-70, SAS Nagar (Mohali), Punjab. Later on, in accordance with amended notification No S.O.1030 (E) dated 08/03/2018 MoEF&CC, New Delhi has transferred proposal no. IA/PB/NCP/68564/2017 dated 13.09.2017 to SEIAA vide proposal no. SIA/PB/NCP/22978/2018 on 28/03/2018 for appraisal of the project in compliance to the amended notification dated 08.03.2018. In connection with said application, the Project Proponent was issued Additional Specific ToR vide letter no. SEIAA/2018/906 dated 16.07.2018.

Now, the Project Proponent has submitted the EIA report. The Project Proponent has deposited Rs. 1,27,667/- through NEFT dated 18.09.2020 & Rs. 42,556/- has been paid through NEFT dated 30.07.2021 as verified by SEIAA.

Earlier, the Regional Office MoEF&CC was requested vide this office letter no. 4126 dated 13.05.2021 to send the certified compliance report of the conditions of Environment Clearance granted to the Project Proponent, earlier. However, it was informed by the Regional Office MoEF&CC that their office was not carrying out the field visits due to COVID-19 pandemic. Accordingly, in compliance to the OM dated 07.09.2017, Punjab Pollution Control Board was requested vide this office letter no. 4212 dated 21.05.2021 to send the certified compliance report. A complaint was also received by SEIAA against the Project Proponent and was forwarded to the Punjab Pollution Control Board vide letter no. 4448 dated 25.06.2021 to conduct an enquiry regarding the contents of the complaint. The complaint was made w.r.t. the following:

- 1) STP of capacity 200 KLD was not working properly to its capacity and no arrangement has been made for utilizing the treated water for flushing purposes.
- 2) Rain water harvesting pits were non-functional.
- 3) 18 no. commercial shops were constructed illegally by utilizing green area in place of four utility shops.

Punjab Pollution Control Board vide letter no. 4037 dated 20.07.2021 has sent consolidated report covering the contents of the complaint as well as the compliance report of the conditions of Environment Clearance granted to the Project Proponent earlier. The said report is attached as Annexure – A. The report of the Punjab Pollution Control Board w.r.t. the contents of the complaint are reproduced as under:

1. During visit, STP was in operation and effluent sample from outlet and inlet of STP was collected and send to Punjab Pollution Control Board HO Lab for analysis and result are awaited. The Project Proponent has installed STP of 200 KLD capacity based on MBBR Technology. The Project Proponent has installed EMF meter over the outlet of STP, treated water line leading to flushing and treated water line leading to plantation. The reading of the same was 20564 Kwh. The Project Proponent was advised to maintain sludge generation and disposal record. On average basis, 140-190 KLD water is being treated in the STP. The treated wastewater is presently being used in flushing, green areas water into flushing and green area w.e.f. 01.07. 2021. The Project Proponent has provided cemented overhead tanks of capacity 50,000 Ltr capacity on each tower for supplying STP treated water in flushing activities.
2. The Project Proponent has provided 5 no. rain water recharging pits which were in functional condition.
3. "The work regarding construction of 5 towers and 18 commercial shops have been completed. As per the representative, in the 5 towers, 298 flats & 18 SCOs have been constructed, out of which all the flats have been sold out, but approx.150-250 families are living in the towers. Further, out of 18 shops, 6 shops have been occupied. Further, a club and restaurant has been constructed at ground floor of tower no. 05. The layout plan of the 18 SCOs have been approved by GMADA vide letter no. 54508 dated 30.11.2018 and the SCOs have not been built up in the green area as per the layout plan.
4. The representative informed that fresh water is extracted from the ground by using 1 no. borewell. The reading of EMF meter installed over the fresh water line was 2739.439 m³. The Project Proponent is maintaining record of consumption of fresh water. As per record, on average basis 180-210 KLD fresh water is extracted from ground. The Project Proponent has provided sand filter followed by activated carbon filter for cleaning the raw water before supplying in the towers for domestic purposes.
5. The Project Proponent has made agreement with M/s B.N. Concast Pvt. Ltd., Plot no. 18, HSIIDC Complex, Barwala, Panchkula valid till 31.032026 for lifting of hazardous waste of category 5.1.
6. The Project Proponent has installed 5 KW solar plant for lighting of basement common area.

7. The Project Proponent has obtained CTO under water Act, 1974 vide no. CTOW/Fresh/SAS/2021/14576336 dated 21.04.2021 expired on 08.05.2021 and CTO under Air Act, 1981 vide no. CTOA/Fresh/SAS/2021/14576303 dated 21.04.2021 expired on 08.05.2021 for 276 flats and 4 shops (built up area of 50,837.34 sqm).”

Further, Punjab Pollution Control Board has filed complaint against the Project Proponent u/s 15, 16 of the Environment (Protection) Act, 1986 for violation of the provisions of the EIA notification, 14.09.2006 and the same has been conveyed Punjab Pollution Control Board letter no. 1368 dated 06.05.2021 and e-mail dated 11.08.2021. The Project Proponent has also submitted a certified copy of the said complaint.

1.0 Deliberations during 205th meeting of SEAC held on 21.08.2021

The meeting was attended by the following:

1. Mr. Puneet Bhandari on behalf of the Project Proponent.
2. Dr. Sandeep Garg and Ms. Priyanka, EIA Coordinator, M/s Eco laboratories Pvt Ltd.

SEAC allowed the Environmental Consultant to the Proponent to present salient features of the project which he presented as under:

Sr. no.	Description	Details
1.	Name & Location of the project	Group Housing Project namely “Homeland Heights” located at Site No. 5, Sector 70, SAS Nagar (Mohali), Punjab by M/s Homeland Buildwell Pvt. Ltd.
2.	Project/activity covered under item of scheduled to the EIA Notification,14.09.2006	The project falls under S. No. 8(a) - ‘Building & Construction Project’ as the built-up area of the project is 85,111.5 sq.m.
3.	Copy of the Master plan duly marked with the project site	Project falls within the residential zone as per Master Plan of Mohali.
4.	Proof of ownership of land mentioning Khasra no. & ownership details (Latest Jamabandi or Registry)	Allotment letter from GMADA has been submitted.

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held on 13.09.2021

5.	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.	Memorandum of Article & Association of the company and current directors has been submitted along with EIA report.
6.	Proposed ToRs (based on the standard ToRs)	Submitted along with EIA report.
7.	Does it attract the general condition? If yes, please specify	No
8.	Whether the proposal involves approval/clearance under the Forest (Conservation) Act, 1980	The project does not involve any forest land as land has been allotted by GMADA.
9.	Does the project cover under PLPA, 1900	Same as above
10.	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 site. b) Status of clearance from the National Board for Wild Life (NBWL)	a) As per proposal, Project is situated at a distance of approx. 7.5 km from City Bird Sanctuary and approx. 12 km from Sukhna Wildlife Sanctuary. b) As per proposal, the project is located outside of the eco-sensitive zone of the City Bird Sanctuary and Sukhna Wildlife Sanctuary; thus, there is no need of obtaining NBWL clearance.
11.	Classification/Land use pattern as per Master Plan	As per Master Plan of Mohali, project falls within the residential zone.

12.	Cost of the project	Total expenditure incurred till 31 st October, 2019 is Rs. 268.81 Crores. While, expenditure incurred on the project till 31 st March, 2021 is Rs. 297.59 Crores.				
13.	Processing Fee details (Amount/NEFT no./dated)	<p>Built-up area of the project = 85111.5 sq.m. Total processing fees applicable for EC = Rs. 2 per sq.m. of built-up area = 85,111.5 * 2 = Rs. 1,70,223/-</p> <ul style="list-style-type: none"> • Rs. 1,27,667/- has been deposited vide NEFT No. N262201248817110 dated 18.09.2020. • Rs. 42,556/- has been paid vide UPI transaction reference no. 121166948753 dated 30.07.2021. 				
14.	Detail of various components					
15.			Particulars			
	S. No	Description	EC Accorded	Total (After expansion)		
	1.	Plot Area (4.6019 acres)	18,623.325			
	2.	Built-up Area	50,837.34 sq. m.	85,111.5 sq. m.		
	3.	Number of Building Blocks	276 DUs, Club house	303 DUs, 18 Shops, Club House, Restaurant		
	4.	Total no. of Saleable DU's	276 DUs	303 DUs		
	5.	Max. No. of Floors	Residential (S+17)	Residential (S+17) & Shops (G+1)		
	6.	Expected Population	1380 Persons	1400 Persons		
16.	Breakup of Water Requirements & source in Operation Phase (Summer, Rainy, Winter):					
	S. No	Season	Fresh water Domestic (KLD)	Reuse Water Flushing (KLD)	Green area (KLD)	Total KLD water
	1.	Summer	124	62	16	202
	2.	Winter	124	62	5	191
	3.	Rainy	124	62	2	188

	S. No.	Description	Source of water																
	1.	Domestic	Borewell																
	2.	Flushing purposes	Treated water from STP																
	3.	Green area	Treated water from STP																
17.	Details of acknowledgement of application filed to CGWA/ Competent Authority for obtaining permission for abstraction of ground water		Permission has already been obtained from CGWA; copy submitted with EIA report. NOC has also been obtained from Punjab Water Regulation & Development Authority (PWRDA) for seeking permission regarding abstraction of ground water.																
18.	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 details of NOC from competent authority		<p>During Operation Phase, total wastewater generation from the project on full occupancy is 149 KLD which is being treated in already installed STP of capacity 200 KLD based on MBBR technology. Total 146 KLD of treated wastewater will available after STP.</p> <p>The details of the breakup of the utilization of wastewater are as under: -</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Season</th> <th>Flushing (KLD)</th> <th>Green area (KLD)</th> <th>Excess Disposal * (KLD)</th> </tr> </thead> <tbody> <tr> <td>Summer</td> <td>62</td> <td>16</td> <td>68</td> </tr> <tr> <td>Winter</td> <td>62</td> <td>5</td> <td>79</td> </tr> <tr> <td>Monsoon</td> <td>62</td> <td>2</td> <td>82</td> </tr> </tbody> </table> <p>Excess to already laid GMADA sewer.</p>	Season	Flushing (KLD)	Green area (KLD)	Excess Disposal * (KLD)	Summer	62	16	68	Winter	62	5	79	Monsoon	62	2	82
Season	Flushing (KLD)	Green area (KLD)	Excess Disposal * (KLD)																
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Monsoon	62	2	82																
19.	Details of Rainwater recharging/Harvesting (m ³ /hr) proposal & technology proposed to be adopted		5 rain water recharging pits are already constructed within project premises in order to recharge the ground water.																
20.	Details of Solid waste generation (Qty), treatment facility and its disposal arrangement		During Operation Phase, on full occupancy about 553 kg/day (@ 0.40 kg/capita/day for residential and @ 0.2 kg/capita/day for floating) of solid waste will be generated. Letter has been obtained from GMADA recently regarding management of solid waste and enclosed with EIA report. Biodegradable waste is being treated in mechanical composter of 300 kg capacity & 12 nos. daily dumps and manure generated is being																

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		utilized within the project for landscaping. Recyclable waste is being recycled through authorized recyclers. Inert waste is being disposed at its own cost to approved dumping site or disposal site of MC located at Industrial Area, Phase VIII B, Mohali, While, domestic hazardous waste is being handed over to authorized vendors approved by PPCB. Thus, solid waste is being managed as per provision of Solid Waste Management Handling Rules, 2016 & amendments thereof.			
		S. No.	Description	EC accorded	Total (After expansion)
		1.	Solid waste Generation	554 kg/day	553 kg/day
21.	Details of Hazardous Waste & E- Waste generation (Qty), Treatment facility and its disposal arrangement	Used oil from DG set is being generated and given to authorized vendor. E-waste generated from the project will be handled as per E-Waste (Management) Rules, 2016 & its amendments.			
22.	Detail of DG sets	S. No.	Description	Earlier EC	Total (After expansion)
		1.	Power load	2,400 KW	3,861 KVA
		2.	DG set details	4 DG sets of total 550 KVA (i.e., 1 DG of 240, 2 DG of 125 & 1 DG of 60 KVA)	2 DG sets of capacity 500 KVA each (Already installed)
23.	Energy Requirements & Saving	LEDs have been provided instead of CFLs. 5KW solar energy system has been provided.			
24.	Details of Environmental Management Plan	S. No	Environmental Protection Measures	Capital Cost Rs. Lakh	Recurring Cost Rs. Lakh
		1.	Construction Phase	Already incurred	Already incurred
		2.	Operational Phase	--	7

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25	<p>a. Details of Corporate Environmental Responsibility (CER) indicating various activities to be undertaken as per the provision of OM dated 01.05.2018</p> <p>b. Details of NOC from the village Sarpanch, Certificate from the School Principal & concerned Govt. Departments etc.</p>	<p>Various Corporate Social Responsibility (CSR) activities are being done. Details of the same are given below:</p> <ul style="list-style-type: none"> • Rs. 10 Lakhs has been paid to 'Dr. Narayan Dutt Shrimali Foundation International Charitable Trust Society' through RTGS mode vide UTR No. HDCFR 52018070284628539 dated 02.07.2018. • Donation of Rs. 2,51,000/- has been given to Anubhuti Sewa Samiti Charitable Society vide dated 22.08.2019, focusing on providing relief and disaster management to flood and earthquake affected areas, organizing health camps throughout India and provide education & vocational training to underprivileged youth. • Maintenance of Green belts in financial year 2017-18 at the entry of Airport & Banur Road Crossing Triangles and an amount of approx. Rs. 4,68,000/- has been spent thereon through a professional horticulturist firm namely Shri Ajit Nursery.
26	<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) Plot area: 18,623.325 sq.m No. of trees required: 233 trees (1 tree per 80 sq.m of plot area) No. of trees existing: 441 trees</p> <p>b) Total organized green area measures 2,855.16 sq.m i.e., 15.33% of the total project area which is area covered under parks within the project premises.</p>

SEAC observed that:

- (i) GMADA vide letter no. 3372 dated 18/07/2013 has allowed the project proponent the water supply and sewer connection for the project. Further, it has also certified to take care of the solid waste to be generated from the project.

- (ii) The project proponent has submitted satisfactory report on the Additional ToR issued vide letter no. SEIAA/2014/5863 dated 20.01.2014.
- (iii) The Project Proponent was complying with all the conditions of Environment Clearance issued vide letter no. SEIAA/2014/5863 dated 24.04.2014.
- (iv) The Project Proponent is complying with all the points highlighted in the complaint, as per report submitted by the Punjab Pollution Control Board vide letter no. 4037 dated 20.07.2021.
- (v) GMADA vide memo no. 1638 dated 01.11.2018 has certified that the number of Dwelling Units (DUs) has been changed from 276 to 303.
- (vi) Permission from PWRDA has been obtained for abstraction of 124 kld ground water vide permission no. PWRDA/07/2021/L2/177 dated 29.07.21. A copy of the same was also submitted.
- (vii) GMADA vide letter no. 79435 dated 06.08.21 has certified that the total built-up area of the project is 85111.5 sqm.

The Project Proponent informed that the impact due to construction of 5th tower on environmental parameters such as air, water, noise, land and ecological environment is low. An amount of Rs. 59.7 lacs have already been spent on the environment protection measures during the construction phase as capital expenditure. Thus, no additional action/ work is required to be done from the pollution angle. However, as the 5th tower has been constructed without obtaining environmental clearance, few activities have been proposed in Natural & Community Resource Augmentation Plan on the basis of need-based assessment of the affected area.

SEAC raised following observations to the Project Proponent:

Sr. No.	Observation	Reply						
1.	The Project Proponent shall revise the cost of Natural & Community Resource Augmentation Implementation Plan.	<p>The Project Proponent submitted that same with details as under:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Sr. No.</th> <th style="text-align: center;">Description</th> <th style="text-align: center;">Budget</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Develop greenery in vicinity of project site along external roads, roundabouts, greenbelts, parks, etc. in consultation with local authorities</td> <td style="text-align: center;">Rs. 4 lakhs</td> </tr> </tbody> </table>	Sr. No.	Description	Budget	1	Develop greenery in vicinity of project site along external roads, roundabouts, greenbelts, parks, etc. in consultation with local authorities	Rs. 4 lakhs
Sr. No.	Description	Budget						
1	Develop greenery in vicinity of project site along external roads, roundabouts, greenbelts, parks, etc. in consultation with local authorities	Rs. 4 lakhs						

		2	Providing rain water harvesting in Govt. School, Sohana	Rs. 1 lakh
		3	Provision of water cooler in nearby bus shelter	Rs. 1 lakh
			Total	Rs. 6 lakhs
2.	The Project Proponent shall submit Bank Guarantee of Rs. 6 lakhs (equivalent to the amount mentioned in the remediation plan) to Punjab Pollution Control Board, in compliance with the provisions of MoEF Notification dated 14.03.2017 as amended on 08.03.2018	The Project Proponent agreed to the same and assured to submit the Bank Guarantee within next 15 days.		

SEAC was satisfied with the presentation submitted by the Project Proponent.

After detailed deliberations, SEAC decided to award 'Silver Grading' to the project proposal under category B2, Activity 8 (a) and to forward the application to SEIAA with the recommendations to grant Environmental Clearance **for expansion of group housing project namely "Homeland Heights" at Sector 70, SAS Nagar, by M/s Homeland Buildwell Pvt. Ltd.,** subject to submission of Bank Guarantee of Rs. 6 Lakhs with the Punjab Pollution Control Board, as per the details mentioned in the application & subsequent presentation /clarifications made by the project proponent & his consultant and conditions are as under:

Additional Conditions:

- i. The project proponent shall submit a Bank Guarantee of amount Rs. 6 Lakhs (equivalent to the amount mentioned in the remediation plan) with the Punjab Pollution Control Board in compliance with the provisions of MoEF notification dated 14.03.2017 as amended on 08.03.2018. The Bank Guarantee shall be deposited prior to the grant of Environmental Clearance and will be released after successful implementation of remediation plan.

I. Statutory compliance:

- i) The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including 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 structural safety of buildings due to earthquakes, adequacy of firefighting equipment, etc. as per National Building Code including protection measures from lightening, 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 purpose 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 concerned State Pollution Control Board / Committee.
- vi) The project proponent shall obtain the necessary permission for drawl of ground water/ 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 Chief Controller of Explosives, Fire Department, 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 confirm to the suitability as prescribed under the provisions laid down under the master plan of respective city/ town. For that, the project proponent shall either to submit the NOC/ land use conformity certificate from Deptt. of Town and Country Planning or other concerned Authority under whom jurisdiction, the site falls.
- xii) Besides 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 type of projects.
- xiii) The project proponent shall get the layout plans approved from the Competent Authority for the activities / establishments to be set up at project site in consonance of the project proposal for which this environment clearance is applied.

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 ambient air quality at the site.
- iii) The project proponent shall install system to carryout 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 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. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
- v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke & 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, 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 & 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 area shall be prohibited. 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 earmarked area and road side 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 construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- xiv) The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the 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 National Building Code of India.
- xvi) Roads leading to or at construction site must be paved and blacktopped (i.e., metallic road)
- 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 measure be notified at the site.

III. Water quality monitoring and preservation

- i) The natural drain system should be maintained for ensuring unrestricted flow of water.
- ii) No construction shall be allowed to obstruct the natural drainage through the site, on 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 rain water.
- iii) Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- iv) The total water requirement for the project will be 186 KL/day, out of which fresh water demand of 124 KL /day shall be met through borewell and remaining through recycling of treated wastewater from the already installed STP of 200 KLD within the project. Total fresh water use shall not exceed the proposed requirement as provided in the project details.
- iv) a) The total wastewater generation from the project will be 149 KL/day, which will be treated in already installed STP of 200 KLD within the project. As proposed, reuse of treated wastewater shall be as under: -

Sr. No.	Season	For Flushing purposes (KLD)	Green Area (KLD)	GMADA Sewer KLD
1.	Summer	62	16	68

2.	Winter	62	5	79
3.	Rainy	62	2	82

- 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 construction phase, the project proponent shall ensure that the waste water being generated from the labour quarters/toilets shall be treated and disposed in environment friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately design septic tanks for the treatment of such waste water and treated effluents shall be utilized for green area/plantation.
- vi) The project proponent shall ensure safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.
- vii) The quantity of fresh water 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 along with six monthly Monitoring reports.
- viii) 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 water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
- ix) 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.
- x) Installation of dual pipe plumbing 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, conditioning etc. shall be done.
- xi) The respective project proponent shall discourage the installation of R.O. plants in their projects in order to save the wastage in form of RO reject. However, in case the requirement of installing RO plant is utmost necessary then 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.
- xii) The project proponent shall also adopt the new/innovating technologies like less water discharging taps (faucet with aerators)/urinals with electronic sensor system /water less urinals / twin flush cisterns/ sensor based alarming system for overhead water storage tanks and make it a part of the environmental

management plans / building plans so as to reduce the water consumption/ground water abstraction in their Building Construction & Industrial projects.

- xiii) The project proponent will provide plumbing system for reuse of treated wastewater for flushing/other purposes etc. and colour coding of different pipe lines 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 & 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 & 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 grey water	Green with strips
g)	Storm water	Orange

- xiv) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- xv) The CGWA provisions on rain water harvesting should be followed. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of plot area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. As per the proposal submitted by the project proponent 5 no. rain water recharge pits have already been constructed for ground water recharging as per the CGWB norms. The ground water shall not be withdrawn without approval from the Competent Authority.
- xvi) All recharge should be limited to shallow aquifer.
- xvii) No ground water shall be used during construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and available at site.

- xviii) Any ground water 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 ground water abstraction or dewatering.
- xix) The quantity of fresh water 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 along with six monthly Monitoring reports.
- xx) Sewage shall be treated in the STP with tertiary treatment. 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 storm water drain.
- xxi) No sewage or untreated effluent water would be discharged through storm water drains. Onsite sewage treatment of capacity of treating 100% waste water to 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 before the project is commissioned for operation. Treated waste water 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.
- xxii) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxiii) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

Noise monitoring and prevention

- i) Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone 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 construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/SPCB.
- ii) Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.

- iii) Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs 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. day lighting 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 installation of LEDs for the lighting the area outside the building should be 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) Solar power by utilizing at least 30% of the roof top area shall be used for lighting in the apartment to reduce the power load on grid. 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 project shall be obtained.
- ii) Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- iii) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.

- iv) Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed for treatment and disposal of the 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 construction phase, shall be disposed of as per applicable rules and norms with 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 environment friendly materials.
- viii) Fly ash should be used as 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/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VII. Green Cover

- i) No tree can be felled/transplant 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. Plantations to be ensured species (cut) to species (planted).
- ii) At least 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 planting of 441 trees in the project area at the identified location, as per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 3 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. The plants shall be protected and maintained by the project proponent or Residents Welfare Association, as the case may be, even after three years. 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 provided as per SEIAA guidelines.

- iii) Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1: 10 (i.e., planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
- iv) 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 plantation of the proposed vegetation on site.
- v) 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.
- vi) The green belt along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for commercial land use.

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 regulation.
- ii) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards 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 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in 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 mask.
- ii) For indoor air quality the ventilation provisions as per National Building Code of India.
- iii) 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, medical health care, creche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- iv) Occupational health surveillance of the workers shall be done on a regular basis.
- 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 for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest /

wildlife norms / conditions and / or shareholders / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.

- ii) A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
- iii) 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 competent authority. The year-wise funds earmarked for environmental protection measures shall be kept in separate accounts and not to be diverted for any other purpose. The project proponent shall spend the minimum amount of Rs. 7 Lacs towards the recurring cost in operation phase of the project including the environmental monitoring cost. The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of the environmental management plan is transferred to the occupier/person society under proper MOU under intimation to SEIAA, Punjab. Year-wise progress of implementation of the action plan shall be reported to the Ministry/Regional Office along with the Six-monthly Compliance Report.

XI. Validity

- i) This environmental clearance will be valid for a period of seven years from the date of its issue or till the completion of the project, whichever is earlier.

XII. Miscellaneous

- i) The project proponent before allowing any occupancy shall obtain completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab.
- ii) The project proponent shall comply with the conditions of CLU, if obtained.
- iii) The project proponent shall prominently advertise it at least in 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 MoEFCC/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 has to 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 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 Environment Clearance portal.
- 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 on the website of the company.
- viii) The project proponent shall inform the Regional Office as well as the Ministry, 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, commitment made during Public Hearing and also that during their presentation to the Expert Appraisal Committee.
- xi) No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC).
- xii) Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- xiii) The SEIAA/Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- xiv) The SEIAA/ Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- xv) The Regional Office of this Ministry and Punjab Pollution Control Board shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data/ information/monitoring reports.

- xvi) The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
- xvii) Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

2.0 Deliberations during 189th meeting of SEIAA held on 13.09.2021

The case was considered by SEIAA in its 189th meeting held on 13.09.2021 which was attended by the following:

- (i) Mr. Puneet Bhandari, on behalf of the Project Proponent.
- (ii) Dr. Sandeep Garg and Ms. Priyanka, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

Before allowing the presentation by the project proponent, to a query by SEIAA, Environmental Consultant informed that the amount of Rs 6 lakhs proposed for remediation and Natural and Community resource Augmentation Implementation Plan has been calculated on the following basis:

- a) The project was already granted Environmental Clearance for the built-up area of 50837.37 sqm and most of the conditions of Environmental Clearance are being complied with. Hence negligible ecological damage was observed and the same was limited to construction phase only. Project proponent had also taken the adequate measures to reduce Air, Water and Noise pollution during the construction phase.
- b) The amount of Rs 6 lacs has, therefore, been proposed for the activities to be carried out under community resources augmentation plan such as developing greenery in the vicinity of the project, rain water harvesting for nearby Govt. School and provision of Water Cooler nearby Bus Shelter.

SEIAA was not satisfied with reply of the Environmental Consultant due to the following reasons:

- (i) The actual built-up area of 85111 sqm is about 68% more than the permissible built-up area of 50,837 sq mts for which Environmental Clearance has been granted. Considering the fact that the total cost of the project is Rs 297.59 Crores, the proposed amount of just Rs. 6 lacs to be incurred on cost of Natural & Community Resource Augmentation Implementation plan is prima facie inadequate.
- (ii) As per the EIA Notification dated 14.03.2017 as amended on 08.03.2018, Economic Benefits derived due to the violation have also to be taken into consideration while

determining the Natural & Community Resource Augmentation Implementation plan which does not appear to have been considered in this case. Moreover, no scientific basis/defined methodology has been adopted to arrive at the aforementioned figure of Rs 6 lakhs proposed by the Environmental Consultant.

- (iii) SEIAA therefore asked the Environmental Consultant to re-submit the proposal for the Remediation and Natural & Community Resource Augmentation Implementation plans by adopting a scientific approach/defined methodology as per the letter and spirit of MOEF&CC OMs dated 14.03.2017 and 08.03.2018 on the subject which clearly state that the scale of violations and economic benefits derived are to be taken into consideration while preparing the plan.

To this, Environmental Consultant sought some time to prepare and re-submit the proposal for Remediation and Natural & Community Resource Augmentation Implementation plans.

After deliberations, SEIAA decided to accept the request of the Environmental Consultant and defer the case till Environmental Consultant re-submits the proposal for Remediation and Natural & Community Resource Augmentation Implementation plans.

Item no.189.06: Application for obtaining environmental clearance under EIA notification dated 14.09.2006 for the development of commercial project namely “Judicial Court Complex and District Administrative Complex”, District Tarn Taran, Punjab by Executive Engineer, Construction Division no. 1, PWD (B& R), Court Road, Amritsar. (New Proposal No. SIA/PB/MIS/EC/ 202330/2021).

SEIAA observed as under:

The case was a violation case and was issued additional specific ToR by SEIAA vide letter no. 3189 dated 21.10.2020, by adopting procedure as enumerated by O.M dated 14.03.2017 and 08.03.2018.

Now, the Project Proponent has applied for obtaining Environmental Clearance for the development of commercial project namely “Judicial Court Complex and District Administrative Complex”, District Tarn Taran, Punjab by Executive Engineer, Construction Division no. 1, PWD (B& R), Court Road, Amritsar. The Project Proponent has submitted compliance of the Additional Specific ToR and other relevant documents on Parivesh Portal. The Project Proponent has deposited Rs. 1,17,180/- vide UTR no. BKL210405760187, dated 05.04.2021.

1.0 Deliberations during 200th meeting of SEAC held on 07.05.2021

The meeting was attended by Sh. Sital Singh, EIA Coordinator, M/s CPTL, Mohali.

SEAC observed that project proponent i.e., Executive Engineer, Construction Division no. 1, PWD (B& R), Court Road, Amritsar failed to appear before the Committee for presentation. However, SEAC allowed the Environmental Consultant of the Project Proponent to present salient features of the project which he presented as under:

Sr.no.	Item	Details
1.	Project/activity	8 (a)
2.	If the project involves diversion of forest land. If yes, a) Extent of the forest land. b) Status of the forest clearance.	No
3.	a) Is the project covered under PLPA,1900, if No but located near to PLPA area then the project proponent is required to submit NOC from	No

	<p>the concerned DFO to the effect that project area does not fall under the provision of PLPA Act, 1900.</p> <p>b) Is the project covered under PLPA, 1900, if yes then Status of the NOC w.r.t PLPA,1900.</p>							
4.	<p>If the project falls within 10 km of Eco sensitive area/ National park/Wild Life Sanctuary. If yes,</p> <p>a) Name of Eco sensitive area/ National park/Wild Life Sanctuary and distance from the project site.</p> <p>b) Status of clearance from National Board for Wild Life (NBWL).</p>	<p>No</p> <p>N.A.</p> <p>N.A.</p>						
5.	Classification/Land use pattern as per Master Plan	Within Municipal limits of Tan Taran, Mixed land use (as per Master Plan)						
6.	Cost of the project	About Rs. 37 Cr.						
7.	Total Plot area, Built up Area and Green area	<table border="1"> <tr> <td>Land</td> <td>55320 m² (16.54 acres)</td> </tr> <tr> <td>Built up area</td> <td> Total built-up area = 58590 m² <ul style="list-style-type: none"> • Court complex (basement + 4 floors) = 22048 m² • District administrative complex (basement + 4 floors) = 19400 m² • Lawyer chambers (ground + 4 floors) = 6150 m² • Judge's residences = 2553 m² </td> </tr> <tr> <td>Green area</td> <td>24960 m² (45.1%)</td> </tr> </table>	Land	55320 m ² (16.54 acres)	Built up area	Total built-up area = 58590 m ² <ul style="list-style-type: none"> • Court complex (basement + 4 floors) = 22048 m² • District administrative complex (basement + 4 floors) = 19400 m² • Lawyer chambers (ground + 4 floors) = 6150 m² • Judge's residences = 2553 m² 	Green area	24960 m ² (45.1%)
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Green area	24960 m ² (45.1%)							
8.	Population (when fully operational)	<ul style="list-style-type: none"> • Residential = 100 • Institutional occupants = 3000 • Visitors = 4000 						
9.	Water Requirements & source in Construction Phase	Construction: 10 kLD, STP with in project						

		Domestic: 225 kLD, ground water				
10.	Break up of Water Requirements & source in Operation Phase (Summer, Rainy, Winter):					
	S. No.	Season	Fresh Water		Reuse water	
			Domestic	Fresh water) KLD	For Flushing purposes KLD	Green Area KLD
	1	Summer	225	225	NIL	135
	2	Winter	225	225	NIL	75
	3	Rainy	225	225	NIL	50
11.	Source of Water		Ground water			
12.	Treatment & Disposal arrangements of waste water in Construction Phase		STP installed at Site <ul style="list-style-type: none"> • Reuse for watering of green area • Disposal into Patti drain 			
13.	Disposal Arrangement of Waste water in Operation Phase		Total sewage = 180 KLD STP capacity = 250 KLD			
	S. No.	Season	For Flushing purposes (kLD)	Green Area sqm (kLD)	Patti drains (kLD)	
	1.	Summer	NIL	135	45	
	2.	Winter	NIL	75	105	
	3.	Rainy	NIL	50	130	
14.	Rain water recharging detail		Number of recharge structures = 8 Annual recharge potential = 21300 kL			
15.	Solid waste generation and its disposal		<ul style="list-style-type: none"> • 300 kg/day • The solid wastes will be appropriately segregated (at source) into recyclable, bio-degradable Components, and non- biodegradable. • Disposal of non-recyclable fraction through MC 			
16.	Hazardous Waste & E-waste		<ul style="list-style-type: none"> • Used oil from DG set (Cat. 5.1) = 300 kg/year • Used oil will be sold to registered recyclers 			

Proceedings of 189th meeting of SEIAA
held on 13.09.2021

		<ul style="list-style-type: none"> E-waste will be disposed of as per the E-waste (Management) Amendment Rules, 2018. 																								
17.	Energy Requirements & Saving	<ul style="list-style-type: none"> 1500 kW to be sourced from PSPCL. DG set –125 kVA <table border="1"> <thead> <tr> <th></th> <th>Measure</th> <th>Energy saving potential*</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Solar based common lighting</td> <td>2%</td> </tr> <tr> <td>2.</td> <td>Roof-top solar (PV) power (325 kWp potential)</td> <td>6%</td> </tr> <tr> <td>3.</td> <td>Use of LED lighting</td> <td>2%</td> </tr> <tr> <td>4.</td> <td>Energy efficiency in receiving/distribution</td> <td>1%</td> </tr> <tr> <td>5.</td> <td>High efficiency motors/transformers</td> <td>0.5%</td> </tr> <tr> <td>6.</td> <td>Miscellaneous architectural features</td> <td>0.5%</td> </tr> <tr> <td></td> <td>Total</td> <td>12%</td> </tr> </tbody> </table>		Measure	Energy saving potential*	1.	Solar based common lighting	2%	2.	Roof-top solar (PV) power (325 kWp potential)	6%	3.	Use of LED lighting	2%	4.	Energy efficiency in receiving/distribution	1%	5.	High efficiency motors/transformers	0.5%	6.	Miscellaneous architectural features	0.5%		Total	12%
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1.	Plantation of trees and their maintenance along the national highway on at least 1 km of both sides of the project	6,00,000.00																								
2.	Storm water management system of surrounding villages	10,00,000.00																								

Proceedings of 189th meeting of SEIAA
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		3.	Provision of <i>Organic Waste Converter</i> for biodegradable solid waste management in Villages Rasulpur and Chutala	10,00,000.00
			Total	26,00,000.00

SEAC raised following observations to the Environmental Consultant of the Project Proponent:

Sr. No.	Observation	Reply
1.	Methodology adopted to estimate the Environmental damage of Rs. 26 lakhs	The Environmental Consultant of the Project Proponent sought time to submit reply in this regard.
2.	The activities proposed in the Environmental Remediation Plan are general in nature.	The Environmental Consultant of the Project Proponent sought time to submit the revised Environmental Remediation Plan.
3.	The KML file uploaded on the Portal indicates that no green area has been developed. The Project Proponent is required to submit proposal for development of the green area.	The Environmental Consultant of the Project Proponent sought time to submit reply in this regard.

SEAC decided to defer the case till the next meeting and be placed for appraisal only after the reply from the Project Proponent is received.

The Executive Engineer, Construction Division No. 1, PWD B&R, Amritsar has now submitted the reply of the observations raised by the SEAC vide letter no. 199 dated 25.05.2021 and was placed at Annexure -A of the agenda.

2.0 Deliberations during 201st meeting of SEAC held on 02.06.2021

The meeting was attended by the following:

1. Sh. Sital Singh, EIA Coordinator, M/s CPTL, Mohali.
2. Sh. Inderjit Singh, Executive Engineer, PWD(B&R), Tarn Taran and Sh. Vishal Duggal, Technical Advisor.

SEAC perused the reply submitted by the Project Proponent and observed that the Project Proponent has not submitted the reply of observation mentioned at Sr. No. 2 of the above

table. After deliberation, SEAC further enquired the Project Proponent regarding the following:

Sr. no.	Observations	Reply
1.	As per the decision taken during 200 th meeting of SEAC held on 07.05.21, the Project Proponent was to submit the revised Environmental Remediation Plan.	The Project Proponent again sought time to submit the revised Environmental Remediation Plan.
2.	Whether, Project Proponent has obtained permission for extraction of Ground Water for meeting the fresh water requirement from PWRDA.	No application has been filed to the PWRDA for the extraction of ground water.
3.	Whether rain water harvesting pits have been provided by the Project Proponent. If yes, how many pits have been constructed till date.	The Project Proponent failed to give satisfactory reply to the Project Proponent and sought time to submit the reply in this regard.
4.	The Project Proponent has to submit the Bank Guarantee to the Punjab Pollution Control Board equivalent to the amount of Remediation Plan and Natural & Community Resource Augmentation Plan.	The Project Proponent agreed to provide the same.

SEAC observed that the Technical Advisor of the Project Proponent is not guiding the Project Proponent properly. Therefore, SEAC directed the EIA Coordinator as well as Technical Advisor to take the matter seriously and submit proper reply to the observations made by the Committee.

After detailed deliberations, SEAC decided to defer the matter till the next meeting subject to submission of the reply by the Project Proponent.

Now, the Project Proponent has submitted the reply of the Additional Details Sought through online system on 10.08.2021.

3.0 Deliberations during 205th meeting of SEAC held on 21.08.2021

The meeting was attended by the following:

1. Sh. Sital Singh, EIA Coordinator, M/s CPTL, Mohali.
2. Sh. Surinder Singh, Executive Engineer, PWD(B&R), Tarn Taran and Sh. Vishal Duggal, Technical Advisor.

SEAC perused the reply of the Project Proponent and it was found satisfactory.

SEAC asked the Project Proponent to deposit Bank Guarantee of Rs. 28.86 lakhs (equivalent to the amount mentioned in the remediation plan) with the Punjab Pollution Control Board, in compliance with the provisions of MoEF notification dated 14.03.2017, as amended on 08.03.2018, before consideration of the case by SEIAA. The Project Proponent agreed to the same and assured to deposit the Bank Guarantee to PPCB within next 15 days.

After detailed deliberations, SEAC decided to award 'Silver Grading' to the project proposal under category B2, Activity 8 (a) and to forward the application to SEIAA with the recommendations to grant Environmental Clearance to Executive Engineer, Construction Division no. 1, PWD (B& R), Court Road, Amritsar for development of project namely "Judicial Court Complex and District Administrative Complex", District Tarn Taran, Punjab, subject to submission of Bank Guarantee of Rs. 28.86 Lakhs with the Punjab Pollution Control Board, as per the details mentioned in the application & subsequent presentation /clarifications made by the project proponent & his consultant and conditions are as under:

Additional Conditions:

- ii. The project proponent shall submit a Bank Guarantee of amount Rs. 28.86 Lakhs (equivalent to the amount mentioned in the remediation plan) with the Punjab Pollution Control Board in compliance with the provisions of MoEF notification dated 14.03.2017 as amended on 08.03.2018. The Bank Guarantee shall be deposited prior to the grant of Environmental Clearance and will be released after successful implementation of remediation plan.

I. Statutory compliance:

- i) The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- ii) The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment, etc. as per National Building Code including protection measures from lightening, 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 purpose 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 concerned State Pollution Control Board / Committee.
- vi) The project proponent shall obtain the necessary permission for drawl of ground water/ 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 Chief Controller of Explosives, Fire Department, 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 respective city/ town. For that, the project proponent shall either to submit the NOC/ land use conformity certificate from Deptt. of Town and Country Planning or other concerned Authority under whom jurisdiction, the site falls.
- xii) Besides 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 type of projects.
- xiii) The project proponent shall get the layout plans approved from the Competent Authority for the activities / establishments to be set up at project site in consonance of the project proposal for which this environment clearance is applied.

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 ambient air quality at the site.
- iii) The project proponent shall install system to carryout 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 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. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
- v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke & 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, continuous dust/ wind breaking walls all around the site (at least 3m height or 1/3rd of the building height and maximum up to 10m). 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 & 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 area shall be prohibited. 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 earmarked area and road side 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 construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- xiv) The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the 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 National Building Code of India.
- xvi) Roads leading to or at construction site must be paved and blacktopped (i.e., metallic road)
- 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 measure be notified at the site.

III. Water quality monitoring and preservation

- i) The natural drain system should be maintained for ensuring unrestricted flow of water.

- ii) No construction shall be allowed to obstruct the natural drainage through the site, on 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 rain water.
- iii) Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- iv) The total water requirement for the project will be 225 kL /day shall be met through groundwater. Total fresh water use shall not exceed the proposed requirement as provided in the project details.

a) The total wastewater generation from the project will be 180 kL/day, which will be treated in STP to be installed within the project premises. As proposed, reuse of treated wastewater shall be as under: -

Sr. No.	Season	For Flushing purposes (kLD)	Green Area (kLD)	Patti Drain (kLD)
1.	Summer	NIL	135	45
2.	Winter	NIL	75	105
3.	Rainy	NIL	50	130

- 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 construction phase, the project proponent shall ensure that the waste water being generated from the labour quarters/toilets shall be treated and disposed in environment friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately design septic tanks for the treatment of such waste water and treated effluents shall be utilized for green area/plantation
- vi) The project proponent shall ensure safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.
- vii) The quantity of fresh water 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 along with six monthly Monitoring reports.
- viii) 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 water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.

- ix) 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.
- x) Installation of dual pipe plumbing 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, conditioning etc. shall be done.
- xi) The respective project proponent shall discourage the installation of R.O. plants in their projects in order to save the wastage in form of RO reject. However, in case the requirement of installing RO plant is utmost necessary then the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component i.e. (Tower/Mall) or in a common place in the project premises.
- xii) The project proponent shall also adopt the new/innovating technologies like less water discharging taps (faucet with aerators)/urinals with electronic sensor system /water less urinals / twin flush cisterns/ sensor based alarming system for overhead water storage tanks and make it a part of the environmental management plans / building plans so as to reduce the water consumption/ground water abstraction in their Building Construction & Industrial projects.
- xiii) The project proponent will provide plumbing system for reuse of treated wastewater for flushing/ HVAC/ other purposes etc. and colour coding of different pipe lines 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 & 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 & 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 grey water	Green with strips
g)	Storm water	Orange

- xiv) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- xv) The CGWA provisions on rain water harvesting should be followed. A rain water harvesting plan needs to be designed where the recharge bores of minimum

one recharge bore per 5,000 square meters of built-up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. As per the proposal submitted by the project proponent 8 no. rain water harvesting recharge pits /storage tanks shall be provided for ground water recharging as per the CGWB norms. The ground water shall not be withdrawn without approval from the Competent Authority.

- xvi) All recharge should be limited to shallow aquifer.
- xvii) No ground water shall be used during construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and available at site.
- xviii) Any ground water 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 ground water abstraction or dewatering.
- xix) The quantity of fresh water 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 along with six monthly Monitoring reports.
- xx) Sewage shall be treated in the STP with tertiary treatment. 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, AC make up water and gardening. No treated water shall be disposed of into the municipal storm water drain.
- xxi) No sewage or untreated effluent water would be discharged through storm water drains. Onsite sewage treatment of capacity of treating 100% waste water to 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 before the project is commissioned for operation. Treated waste water shall be reused on-site for landscape, flushing, cooling tower, 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.
- xxii) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxiii) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed 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 residential area/commercial area/industrial area/silence zone 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 construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/SPCB.
- ii) Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
- iii) Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs 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. day lighting 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 installation of LEDs for the lighting the area outside the building should be 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) Solar power by utilizing at least 30% of the roof top area shall be used for lighting in the apartment to reduce the power load on grid. 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. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

VI. Waste Management

- i) A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.

- ii) Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- iii) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- iv) Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed for treatment and disposal of the 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 construction phase, shall be disposed of as per applicable rules and norms with 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 environment friendly materials.
- viii) Fly ash should be used as 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/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VII. Green Cover

- i) No tree can be felled/transplant 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. Plantations to be ensured species (cut) to species (planted).
- ii) At least 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 planting one tree for every 80 sqm (of native varieties) of total project land in the project area at the identified location, as per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus

planted should not be less than 3 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. The plants shall be protected and maintained by the project proponent or Residents Welfare Association, as the case may be, even after three years. 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 provided as per SEIAA guidelines.

- iii) Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e., planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
- iv) 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 plantation of the proposed vegetation on site.
- v) 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.
- vi) The green belt along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use.

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 regulation.
- ii) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards 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 kms radius of the project is maintained and improved upon after the implementation of the project.

This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in 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 mask.
- ii) For indoor air quality the ventilation provisions as per National Building Code of India.
- iii) 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, medical health care, creche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- iv) Occupational health surveillance of the workers shall be done on a regular basis.
- 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 for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
- ii) A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
- iii) 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 competent authority. The year-wise funds earmarked for environmental protection measures shall be kept in separate accounts and not to be diverted for any other purpose. The project proponent shall spend the minimum amount of Rs 362 Lacs towards the capital cost and Rs 5 Lacs/annum towards recurring cost in the construction phase of the project including the environmental monitoring cost and shall spend the minimum amount of Rs 42 Lacs/annum towards the recurring cost in operation phase of the project including the environmental monitoring cost. The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of the environmental management plan is transferred to the occupier under proper MOU under intimation to SEIAA, Punjab. Year-wise progress of implementation of the action plan shall be reported to the Ministry/Regional Office along with the Six-monthly Compliance Report.

XI. Validity

- i) This environmental clearance will be valid for a period of seven years from the date of its issue or till the completion of the project, whichever is earlier.

XII. Miscellaneous

- i) The project proponent before allowing any occupancy shall obtain completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab.
- ii) The project proponent shall comply with the conditions of CLU, if obtained.
- iii) The project proponent shall prominently advertise it at least in 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 has to 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 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 Environment Clearance portal.
- 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 on the website of the company.

- viii) The project proponent shall inform the Regional Office as well as the Ministry, 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, commitment made during Public Hearing and also that during their presentation to the Expert Appraisal Committee.
- xi) No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC).
- xii) Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- xiii) The SEIAA/Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- xiv) The SEIAA/ Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- xv) The Regional Office of this Ministry and Punjab Pollution Control Board shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data/ information/monitoring reports.
- xvi) The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
- xvii) Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

4.0 Deliberations during 189th meeting of SEIAA held on 13.09.2021.

The case was considered by SEIAA in its 189th meeting held on 13.09.2021 which was attended by the following:

- (i) Sh. Surinder Singh, Executive Engineer, PWD(B&R), Tarn Taran and Sh. Vishal Duggal, Technical Advisor
- (ii) Sh. Sital Singh, EIA Coordinator, M/s CPTL, Mohali.

Environmental Consultant presented the salient features of the project. A copy of the presentation submitted by the project proponent was taken on record.

To a query by SEIAA, project proponent informed that bank guarantee bearing no. 210387IBGP00065 of amount Rs. 28.86 (equivalent to the amount mentioned in the remediation plan) valid up to 09.09.2022 has been drawn in the favour of Environmental Engineer, Punjab Pollution Control Board, Regional Office, Amritsar in compliance with the provisions of MoEF&CC notification dated 14.03.2017 as amended on 08.03.2018. A copy of the said bank guarantee is taken on record by SEIAA.

To another query by SEIAA, it was informed that bank guarantee has yet to be submitted with the Regional Office of PPCB, Amritsar.

During discussions, the representative of the promoter company agreed to fully comply with all the conditions as mentioned by SEAC except condition no. (xiii) of Water Quality Monitoring and Preservation with respect to clause no. c) & d) which are applicable to residential projects only. SEIAA accepted the request of the project proponent being a commercial project and decided to amend the condition.

The SEIAA observed that the case stands recommended by SEAC and the Committee has awarded 'Silver Grading' to the project proposal. The SEIAA looked into the details of the case and was satisfied with the same.

After detailed deliberations, SEIAA decided to accept the recommendations of SEAC and grant Environmental Clearance only on the confirmation of Bank Guarantee amounting to Rs.28.86 Lacs to be deposited by the project proponent with PPCB, for the establishment of administrative complex namely "Judicial Court Complex and District Administrative Complex", District Tarn Taran, Punjab having built-up area 58590 sqm in land area of 55320 sqm (16.54 acres) as per the details mentioned in the Form 1, 1A, EMP and subsequent presentation /clarifications made by the project proponent and his consultant with, proposed measures, and subject to the amended condition as requested by the project proponent as under:-

Amended Conditions (xiii) of Water Quality Monitoring and Preservation

- xiii) The project proponent will provide plumbing system for reuse of treated wastewater for flushing/ HVAC/ other purposes etc. and colour coding of different pipe lines 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 & from Kitchen	Black
c)	Treated wastewater (for reuse only for plantation purposes) from the STP treating black water	Green
d)	Treated wastewater (for reuse for flushing purposes or any other activity except plantation) from the STP treating grey water	Green with strips
e)	Storm water	Orange

Item no. 189.07: Application for Environmental Clearance under EIA notification dated 14.09.2006 for the establishment of residential project namely "Gulnaar Meadows" of M/s SAV Infosystems LLP located at Village Baltana, Zirakpur, Tehsil Dera Bassi, District SAS Nagar, Punjab (Proposal No. SIA/PB/MIS/211039/2021).

SEIAA observed as under:

The project proponent has filed an application for obtaining Environment Clearance under EIA Notification, 2006 for the establishment of a Residential project "Gulnaar Meadows" at Village Baltana, Zirakpur, Tehsil Dera Bassi, District SAS Nagar, Punjab by with proposed built-up area as 32,603.9 sq. m in total land area of 15,761 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. PPCB was requested to send the latest construction status report of the project through e-mail on 27.05.2021.

1.0 Deliberations during 202nd meeting of SEAC held on 21.06.2021.

The meeting was attended by the following:

1. Sh. Sandeep Garg, EIA Coordinator, M/s Eco Laboratories & Consultants Pvt. Ltd.
2. Sh. Karandeep Singh, on behalf of Project Proponent.

SEAC observed that the latest construction status report from the Punjab Pollution Control Board was not received.

After deliberations, SEAC decided to defer the case and will be placed in the next meeting after receipt of latest construction status report from Punjab Pollution Control Board.

2.0 Deliberations during 204th meeting of SEAC held on 20.07.2021.

The meeting was attended by the following:

1. Sh. Sandeep Garg, EIA Coordinator, M/s Eco Laboratories & Consultants Pvt. Ltd.
2. Sh. Karandeep Singh, on behalf of Project Proponent.

SEAC observed that the Punjab Pollution Control Board vide letter no. 3623 dated 05.07.2021 has sent the latest construction status report of the Project and the contents of the same are given as under:

"It is intimated that the subject cited project proponent has applied for obtaining Environmental Clearance for establishment of group housing / residential project namely "Gulnaar Meadows" in an area measuring 15,761 sqm. / 3.8947 acres (as per brief summary of project) at Village Baltana, Distt. SAS Nagar. The total proposed built-up area of the project is 32603.9 sqm and the proposed built-up area of the project is 32603.9 sqm and the proposed cost of the project is 58.40 crores.

Accordingly, the proposed site was visited by the officer of the Board on 8/6/2021. The proposed site of the project as shown by representative of the project proponent. As per site shown by the project proponent, the point-wise status report is as under:

1. The proposed site of the project is located in Village Baltana, Distt. SAS Nagar. The proposed site is located on L.H.F Chandigarh-Ambala National Highway The project proponent has partially demarcated the boundaries of the project. No construction activity pertaining to the project has been started at the site.
2. As per the boundary limits shown by the representative, it was observed that there is no operation approved/consented industry such as rice shellar/ saila plant/ brick kiln/ stone crushing / screening cum washing unit/ hot mix plant / cement unit within a radius of 500 mt. There is no air polluting industry within a radius of 100 mt. from the boundary of the proposed site.
3. 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 20/07/2008 as amended on 30/10/2009."

SEAC allowed the Environmental Consultant of the Project Proponent to present the salient features of the project which he presented as under:

Sr.no.	Description	Details
1.	Name & Location of the project	Residential colony namely "Gulnaar Meadows" at Hadbast No. 47, Village Baltana, Tehsil Derabassi, District SAS Nagar, Punjab by M/s SAV Infosystems LLP.
2.	Project/activity	The project falls under Schedule 8(a) - 'Building & Construction Project' Category B as the built-up area of project is 32,603.9 sq. m.
3.	Copy of the Master plan duly marked with the project site	The project falls in Residential zone as per Master Plan of Zirakpur.
4.	Details as per CLU certificate like Khasra no., Project area (Existing & after expansion)	Obtained vide letter no. 22636 dated 02.09.2019.
5.	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.	Partnership Deed of M/s SAV Infosystems LLP has been submitted.
6.	Does it attract the general condition? If yes, please specify	No
7.	Whether the proposal involves approval/clearance under the Forest (Conservation) Act, 1980	No.

8.	Does the project cover under PLPA, 1900	No																				
9.	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 site. b. Status of clearance from the National Board for Wild Life (NBWL).	Yes a. Khol-Hi Rattan Wildlife Sanctuary: Approx. 6.8 km & City Bird Sanctuary: Approx. 8.1 km b. NBWL clearance is not required as project lies outside the eco-sensitive zone of the Khol-Hi Rattan Wildlife Sanctuary and City Bird Sanctuary.																				
10.	Classification/Land use pattern as per Master Plan	The project falls in Residential zone as per Master Plan of Zirakpur.																				
11.	Cost of the project	The total estimated cost of the project including land & construction work is 58.40 Crores.																				
12.	Processing Fee details (Amount/NEFT no./dated)	Processing fees for Environmental Clearance application has been calculated @ Rs. 2 / sq. m. of Total built up area. Thus, Rs. 65,300.00 has been paid vide DD No: 881068 dated 15.04.2021.																				
13.	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>7.</td> <td>Plot Area (3.89 acres)</td> <td>15,761</td> <td>sqm</td> </tr> <tr> <td>8.</td> <td>Built-up Area</td> <td>32,603.9</td> <td>sqm</td> </tr> <tr> <td>9.</td> <td>Green Area</td> <td>1,699.9</td> <td>sqm</td> </tr> </tbody> </table>	S.no.	Description	Particulars	Unit	7.	Plot Area (3.89 acres)	15,761	sqm	8.	Built-up Area	32,603.9	sqm	9.	Green Area	1,699.9	sqm					
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15.	Details of acknowledgement of	Submitted with PWRDA.																				

	application filed to CGWA/PWRDA for obtaining permission for abstraction of ground water.																					
16.	Details of Wastewater generation, Treatment facility & its Disposal arrangements in Construction Phase	During Construction Phase, wastewater generation will be treated in septic tank.																				
17.	Details of Wastewater generation, Treatment facility & its Disposal arrangements in Operation Phase and if wastewater being disposed in MC sewer then also mention the details of NOC from competent authority	<p>During Operation Phase, the wastewater generation will be 104 KLD which will be treated in proposed STP of 150 KLD capacity based on MBBR technology followed by UF treatment.</p> <p>The details of the breakup of the utilization of treated wastewater are as under: -</p> <table border="1"> <thead> <tr> <th>Season</th> <th>Flushin g (KLD)</th> <th>Green area (KLD)</th> <th>HVAC (KLD)</th> <th>GMADA Sewer (KLD)</th> </tr> </thead> <tbody> <tr> <td>Summer</td> <td>45</td> <td>9</td> <td>-</td> <td>48</td> </tr> <tr> <td>Winter</td> <td>45</td> <td>3</td> <td>-</td> <td>54</td> </tr> <tr> <td>Monsoon</td> <td>45</td> <td>1</td> <td>-</td> <td>56</td> </tr> </tbody> </table>	Season	Flushin g (KLD)	Green area (KLD)	HVAC (KLD)	GMADA Sewer (KLD)	Summer	45	9	-	48	Winter	45	3	-	54	Monsoon	45	1	-	56
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18.	Details of Rainwater recharging/ Harvesting (m ³ /hr) proposal & technology proposed to be adopted	Total 3 nos. of Rain water recharging pits with dual bore are being proposed for rain water recharging within the project premises.																				
19.	Details of Solid waste generation (Qty), treatment facility and its disposal arrangement	a) 400 kg/day b) The solid waste shall be duly segregated into biodegradable, non-biodegradable and non-hazardous waste components as per SWM Rules, 2016.																				
20.	Details of Hazardous Waste & E- Waste generation (Qty), Treatment facility and its disposal arrangement	Used oil from DG set will be generated which will be sold to authorized vendor. E-waste generated from the project will be handled as per E-Waste (Management) Rules, 2016 & its amendments.																				
21.	Detail of DG sets	Total 2 nos. of DG set of capacity 380 KVA have been proposed for power back up.																				
22.	Air pollution control device details	DG set shall be with in-built acoustic enclosure as approved by CPCB and conforming to MoEF Notification.																				
23.	Energy Requirements & Saving	1,194 KVA from Punjab State Power Corporation Limited (PSPCL). LED lights & solar street lights have been proposed in the project.																				

24.	Details of Environmental Management Plan				
		S. No	Environmental Protection Measures	Capital Cost (Rs. Lakhs)	Recurring Cost (Rs. Lakhs)
		1.	Construction	86	12
		2.	Operation	-	17
25.	<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. No. of trees required = 1 Tree per 80 sq.m. of plot area = 15,761 / 80 = 197 trees No. of trees proposed = 212 trees</p> <p>b) Green Area proposed = 1,699.9 sq.m. (@ 27.6%)</p>			
26.	Other important facts (Applicable to EC projects only)	<p>a) As per the letter issued by the MC Zirakpur 774 dated 25.03.2021 the sewer is not available in the nearby area. However, after paying adequate charges the Project Proponent can connect the sewer with the main sewer of the area to discharge 100 KLD of the treated wastewater as per the available capacity of the main sewer.</p> <p>b) MC Zirakpur has given permission for disposal of solid waste vide letter no. 773 dated 25.03.2021.</p>			

SEAC raised following observations to the Project Proponent:

Sr. no.	Observation	Reply
1.	The Project Proponent has to mark the boundary of Sukhna Wild Life Sanctuary and the distance of the project site from the boundary of Sukhna Wild Life Sanctuary, as per the coordinates on the topo sheet to indicate that the project site falls beyond 10KM from the Sukhna Wild Life Sanctuary. In case the site falls within 10Km of Sukhna Wild Life Sanctuary, then the Project Proponent has to apply to the NBWL for obtaining NOC.	The Project Proponent agreed to the same.
2.	Whether the Project Proponent has applied to the Forest Deptt. for obtaining access of	The Project Proponent agreed to the same.

	the approach road. If not, the Project Proponent shall apply for the same.	
3.	The Project Proponent shall submit details w.r.t. No. of Towers to be constructed, No. of stories in each tower, details of flats on each floor such as 3BHK/4BHK etc., the basis of estimating the population, calculation of water requirement and wastewater generation with treatment and disposal arrangements.	The Project Proponent agreed to the same.
4.	As per the letter issued by MC Zirakpur vide no. 774 dated 25.03.2021, the sewer connection can be given depending upon the available capacity of the sewer at that time. The Project Proponent shall submit fresh certificate from the MC Zirakpur certifying that existing sewer/proposed sewer is of adequate capacity to take the hydraulic load of the said project and sewer connection shall be provided to the project proponent. In case of proposed sewer, the MC may indicate the timeline for laying the sewer and providing the connection to the project proponent.	The Project Proponent agreed to the same.
5.	The Green area as proposed by the Project Proponent is 10.78%. The Project Proponent shall maintain the green area as per the bye laws of the area and shall submit documentary proof regarding the same.	The Project Proponent agreed to the same.

SEAC further observed that the Local Govt. does not give clear cut recommendation regarding allowing the sewer connection to the Project Proponent in the certificates issued by them. In such cases, it becomes quite difficult for the Committee to decide the case. SEAC feels that the matter needs to be taken with the Secretary, Deptt. of Local Govt. Punjab to address this issue. After detailed deliberations, SEAC decided as under:

1. Defer the case till the next meeting subject to submission of reply by the Project Proponent.
2. SEIAA be requested separately to take up the matter with Secretary, Deptt. of Local Govt. Punjab to direct the MCs for providing clear-cut recommendations for allowing sewer connection to the Project Proponents depending upon their adequacy.

Accordingly, the ADS were raised to the Project Proponent through Parivesh Portal on 27.07.2021.

3.0 Deliberations during 187th meeting of SEIAA held on 09.08.2021.

The case was considered by SEIAA in its 187th meeting held on 09.08.2021, which was attended by the following:

- (i) Sh. Deepak Gupta, Environmental Advisor.
- (ii) Sh. Sital Singh, EIA Coordinator, M/s CPTL, on behalf of Project Proponent.

SEIAA was apprised that SEAC vide letter no. 4593 dated 27.07.2021 has informed that Municipal Councils do not give a clear NOC for permitting sewer connections to the MC sewers while issuing certificates to project proponents. A copy of one such certificate issued vide letter no. 25.03.2021 to M/SAV Infosystem LLP for the connection of project sewer with the MC sewer was also attached with the said letter.

SEIAA perused the said certificate and observed that Executive Office, Municipal Council, Zirakpur had issued a certificate vide letter no. vide letter dated 04.05.2021 to the effect that facility of Municipal Sewer, Zirakpur is not available adjoining the area of the residential project namely "Gulnaar Meadows" developed by M/SAV Infosystem LLP. The promoter company may connect its project sewer with the main sewer of Municipal Council to discharge 100 KLD treated sewage water (as per the standard prescribed by the PPCB) subject to capacity being available at that time after depositing all requisite charges prescribed by the Govt. to Municipal Council and getting layout plan approved after completion of project under prescribed rules.

SEIAA observed that the certificate issued by the Executive Officer of Municipal Council, Zirakpur for providing the sewer connection to the project "Gulnaar Meadows" developed by M/SAV Infosystem LLP. for discharge of 100 KLD treated waste water into MC sewer was ambiguous and conditional to capacity being available in the MC Sewer at a future point of time. Hence, there was no guarantee that the Project would be able to discharge its treated waste water into the MC Sewer when the Project became operational some years from the present date. SEIAA further observed that ensuring safe and assured discharge of waste water from Projects was a vitally important and sensitive condition in the absence of which it would be difficult to grant EC's to such Projects. It was, therefore, decided that a template may be prepared and prescribed for issuing the certificate by Local Government authorities for permitting projects to connect their treated waste water with the MC Sewers so that Environmental Clearances to such Projects were not held up on this account.

It was also brought to the notice of SEIAA that Govt. of Punjab has created posts of Additional Development Commissioner (ADC) Urban in all Districts. SEIAA was of the view that since sewer connections (or other suitable arrangements for safe disposal of waste eater) for upcoming Projects was an important matter, it would be desirable if decision regarding its availability or otherwise was taken and conveyed at the level of ADC (Urban).

After deliberations, SEIAA decided to accept the recommendation of SEAC and request Secretary, Local Government, Punjab, to issue suitable directions for issuance of clear and unambiguous certificates for providing sewer connection facility (or otherwise utilising the treated waste water of Projects in Municipal Green belts etc) to Building Construction Projects/Area Development & Township Projects preferably by the higher authorities of Local Govt. Department such as ADC, Urban instead of EO of Municipal Council.

Now, the Project Proponent has submitted the reply of the ADS through online system on 19.08.2021.

4.0 Deliberations during 205th meeting of SEAC held on 21.08.2021.

The meeting was attended by the following:

1. Sh. Sandeep Garg, EIA Coordinator, M/s Eco Laboratories & Consultants Pvt. Ltd.
2. Sh. Karandeep Singh, on behalf of Project Proponent.

The Project Proponent vide letter dated 21.08.2021 submitted as under:

- (i) That the Eco-sensitive zone of Sukhna Wildlife Sanctuary has been notified by MoEF&CC vide S.O.185(E) dated 18.01.2017.
- (ii) That the proposal for Sukhna Wildlife Sanctuary, Punjab was submitted to MoEF&CC in January 2020 for 100-meter Eco Sensitive Zone (ESZ) extent around the protected area. Further, the State Government informed that they want to retain the same extent, therefore, the State Government intend to file an appeal in Hon'ble Supreme Court against the order passed by Hon'ble High Court of Punjab & Haryana in CWP No. 18253 of 2009 and other connected petitions given vide order dated 02.03.2020.
- (iii) That the project of, "Gulnaar Meadows" located at a distance (crow-fly distance) of 9 km from the boundary of Sukhna Wildlife Sanctuary and also in the residential zone as per master plan of Zirakpur. As such the proposal under consideration is covered under Office Memorandum of MoEF&CC vide F. No. 22-43/2018-IA.III dated 08.08.2019 para 4 (ii) according to which prior permission of Standing Committee is not applicable. The content of para 4(ii) says that:

"Proposals involving development activity/ project located outside the stipulated boundary limit of notified ESZ and located within 10 km of National Park/ Wildlife Sanctuary, prior clearance from Standing Committee of the National Board for Wildlife (SCNBWL) may not be applicable. However, such proposals from environmental angle including impact of development activity / project on the wildlife habitat, if any, would be examined by the sector specific Expert Appraisal Committee and appropriate conservation measures in the form of recommendations shall be made. These recommendations shall be explicitly mentioned in the

environmental clearance letter and shall be ensured by the Member Secretary concerned.”

- (iv) That as per MoEF&CC guidelines vide F.No. 6-60/2020WL Part (1) dated 16.07.2020, the content of para 4(ii) has not been altered.
- (v) Keeping in view of para 4(ii) of the above guidelines, prior clearance from Standing Committee of the National Board for Wildlife (SCNBWL) is not required. Further, the project proponent has also filed an application for NBWL clearance vide Proposal No. FP/PB/Others/5987/2021 dated 31.07.2021. A copy of the application has also been provided.

SEAC observed as under:

- (i) That the project is located in Punjab within 10 km from the boundary of Sukhna Wildlife Sanctuary. Further, the Sukhna Wildlife Sanctuary in the Union Territory of Chandigarh shares the boundary with Punjab & Haryana and Sukhna Wildlife Sanctuary falls in the Shivalik Hills which are ecologically sensitive and geologically unstable and thus are highly prone to soil erosion.
- (ii) The MoEF&CC, GoI vide Notification No. S.O.185(E) dated 18.01.2021 notified an area of 1050 hectares, to an extent varying from 2 kms to 2.75 kms from the boundary of the Sukhna Wildlife Sanctuary in the Union Territory of Chandigarh on the side of Chandigarh as the Sukhna Wildlife Sanctuary Eco Sensitive Zone.
- (iii) That as submitted by the Project Proponent, the State of Punjab has submitted a proposal to MoEF&CC in January 2020 for notifying the Eco Sensitive Zone (ESZ) around Sukhna Wildlife Sanctuary to an extent of 100-meter around the protected area. **But it has not been notified so far.**
- (iv) That the para 4(ii) of OM dated 08.08.2019 issued by MoEF&CC is applicable for the projects located outside the stipulated boundary limit of **notified ESZ** and located within 10 km of National Park/ Wildlife Sanctuary. **However, the ESZ for Sukhna Wildlife Sanctuary has not been notified by MoEF&CC for the State of Punjab.**
- (v) That the para 3(ii) of procedure laid down by MoEF&CC, GoI vide no. F-60/2020WL(Part-I) dated 16.07.2020 is applicable in this case which is reproduced as under:

“Proposals involving activity /project located within 10 km of National Park/ Wildlife Sanctuary wherein Eco Sensitive Zone has not been finally notified and listed in the Schedule of the EIA Notification, 2006 and requiring Environment Clearance, prior clearance from Standing Committee of the National Board for Wildlife (SCNBWL) will be required.”

In view of the above observations, SEAC decided to recommend the case to SEIAA that the project proponent is required to obtain prior clearance from the Standing Committee of the National Board for Wildlife (SCNBWL) as per the procedure issued by MoEF&CC, GoI vide letter dated 16.07.2020 for consideration of development projects located within 10 km of National Park / Wildlife Sanctuary.

5.0 Deliberations during 189th meeting of SEIAA held on 13.09.2021.

The case was considered by SEIAA in its 189th meeting held on 13.09.2021 which was attended by the following:

- (i) Sh. Karandeep Singh, on behalf of Project Proponent.
- (ii) Dr. Sandeep Garg & Ms Priyanka Madan, EIA Coordinator, M/s Eco Laboratories & Consultants Pvt. Ltd.
- (iii) Sh. Sital Singh, Environmental Advisor from CPTL.

Environmental Consultant of the promoter company informed that a similar project located within 10 Km of Sukhna Wildlife Sanctuary namely "The Palm" with built up area of 8,52,941.06 sqm at Village Mullanpur Garibdas, Dhanauran & Mastgarh, New Chandigarh, District SAS Nagar (Mohali), Punjab by M/s Manohar Infrastructure & Constructions Pvt. Ltd. was examined and approved by the Expert Appraisal Committee (Infra-2) of the MOEF&CC in its 60th meeting held on 27th -28th January, 2021. The relevant extract of the said proceedings is reproduced as under:

" 3. During appraisal the EAC has observed that the project is located at only 5.6 Km distance from Sukhna Wildlife Sanctuary and 6.8 Km distance from City Bird Sanctuary. However, the project is located outside the eco-sensitive zone of the City Bird Sanctuary as per notification S.O. 69(E) dated 04.01.2017. It was noted that the ESZ for Sukhna Wildlife Sanctuary has been notified vide S.O. 185(E) dated 18.01.2017 for the Union Territory of Chandigarh only, which is not applicable for the state of Punjab. As such, NBWL Clearance is required for the project as it falls within a distance of 10 kms from the Sukhna Wildlife Sanctuary in the State of Punjab.

4. The EAC, based on the information submitted and clarifications provided by the Project Proponent and detailed discussions held on all the issues, recommended granting environmental clearance to the project subject to the certain specific conditions and other Standard EC Conditions as specified by the Ministry vide OM dated 4th January, 2019 for the said project/activity, while considering for accord of environmental clearance that Wildlife Clearance to be obtained as applicable w.r.t. Sukhna Wildlife Sanctuary."

A copy of the aforesaid EAC proceedings is attached as **Annexure-1** of the proceedings.

Based on the recommendations of EAC (Infra-2), the Ministry of Environment, Forest and Climate Change vide its orders dated 12.03.2021 has accorded Environmental Clearance to the project, 'Mega Residential Project namely "The Palm" with built up area of 8,52,941.06

sqm at Village Mullanpur Garibdas, Dhanauran & Mastgarh, New Chandigarh, District SAS Nagar (Mohali), Punjab' by M/ s. Manohar Infrastructure & Constructions Pvt. Ltd., under the provisions of the EIA Notification, 2006 and amendments/circulars issued thereon, and subject to certain specific and standard conditions including the specific condition that Wildlife Clearance is to be obtained as applicable w.r.t. Sukhna Wildlife Sanctuary.

SEIAA observed that since the MOEF&CC has itself only recently granted EC to The Palms Project subject to obtaining clearance from NBWL, the present case may be remanded to SEAC with a request to examine the proceedings of the EAC meeting and EC granted by MoEF&CC in above similar case and sending its recommendation whether conditional EC may be granted to Gulnaar Meadows Project as per precedence and conditions adopted by the MoEF&CC in The Palms Project or not.

Item No. 187.08: Application for issuance of ToRs for carrying out EIA study for obtaining environmental clearance under EIA notification dated 14.09.2006 for establishment of Group Housing Project namely "Sunny Heights" located in the Sector 125, Tehsil Kharar, District- SAS Nagar by M/s Bajwa Developers Ltd. (SIA/PB/NCP/22973/2018).

SEIAA observed as under:

1.0 Background

M/s Bajwa Developers Ltd. has submitted an application for issuance of TORs for carrying out EIA study for obtaining environmental clearance under EIA notification dated 14.09.2006 for establishment of Group Housing Project namely "Sunny Heights" located in Sector 125, Tehsil Kharar, District- SAS Nagar. The project proponent submitted as under:

- i) Total 07 Blocks are being constructed at the project site comprising 406 Flats, 45 EWS, School, and Meeting Hall. About 60% of the construction work has been completed on-site.
- ii) The total land area for the project is 25,600.36 sqm. (6.33 acres) and the built-up area of the project is 56,872.19 sqm
- iii) Municipal Council, Kharar vide letter no: 1638 dated 23/2/2012 approved the layout plan.
- iv) They had started the construction without getting Environmental Clearance.

Since it is a case of violation of the provisions of EIA notification dated 14.09.2006 and as per amendment notification vide No S.O. 804 (E) dated 14-03-2017, violation cases even of category "B" projects which are granted Environmental Clearance by SEIAA, are to be appraised for grant of Environmental Clearance only by the EAC and granted at the central level.

Accordingly, the project proponent has submitted an online application for issuance of TORs for obtaining Environmental Clearance vide proposal no. IA/PB/NCP/ 69083/ 2017 on 13/09/2017 to MOEF&CC.

MoEF&CC issued amended notification dated 08.03.2018 and the gist of relevant paras (2), (4) and (5) of the notification, is reproduced as under: -

Para (2) For category B projects, the appraisal, and approval thereof shall vest with the State or Union territory level Expert Appraisal Committees and State or Union territory Environment Impact Assessment Authorities in different States and Union territories, constituted under sub-section (3) of section 3 of the Environment (Protection) Act, 1986.

Para (4) The cases of violations will be appraised with a view to assess that the project has been constructed at a site which under prevailing laws is permissible and expansion has been done which can run sustainably under compliance of environmental norms with adequate environmental safeguards, and in case, where the findings of Expert Appraisal Committee for projects under category A or State or Union territory level Expert Appraisal Committee for projects under category B is negative, closure of the project will be recommended along with other actions under the law.

Para (5) In case, where the findings of the Expert Appraisal Committee or State or Union territory level Expert Appraisal Committee on point at sub-paragraph (4) above are affirmative, the projects will be granted the appropriate Terms of Reference for undertaking Environment Impact Assessment and preparation of Environment Management Plan and the Expert Appraisal Committee or State or Union territory level Expert Appraisal Committee, will prescribe specific Terms of Reference for the project on assessment of ecological damage, remediation plan and natural and community resource augmentation plan.

In view of the above, MoEF&CC has transferred the project to SEIAA vide proposal no. SIA/PB/NCP/22973/2018 on 28/03/2018.

1.2 Deliberation during 167th meeting of SEAC held on 26.05.2018

The matter was considered by SEAC in its 167th meeting held on 26.05.2018. In the said meeting, the SEAC was apprised that project proponent has not yet submitted a hard copy of the application after acceptance of its online application as stipulated vide MoEF OM No. J-11013/49/2014-IA. I dated 06/06/2014.

After detailed deliberations, SEAC decided to defer the case and ask the project proponent to submit a hard copy of the application. Till such time his case will not be taken up for consideration. Accordingly, ADS was raised online on 14.06.2018.

Thereafter, notice was issued to the project for delisting the case vide no. 922 dated 29/10/2019

1.3 Deliberation during 185th meeting of SEAC held on 29.11.2019

The case was considered by SEAC in its 185th meeting held on 29.11.2019, which was attended by the authorized representative on behalf of the project proponent. SEAC was apprised that the project is a violation case and was applied in the window given by MoEF vide Notification dated 14.03.2017. SEAC was further apprised that as per the clause 3 of the said notification in cases of violation, action will be taken against the project proponent by the respective State Pollution Control Board under the provisions of section 15 & 16 read with section 19 of the Environment (Protection) Act, 1986 and further, no consent to operate or occupancy certificate will be issued till the project is granted the Environmental Clearance.

SEAC raised the following observations to the project proponent:

1. As to whether a hard copy of the application along with a list of persons responsible for the violation has been submitted.
2. As to whether the project has been constructed at a site which under prevailing law is permissible. If yes, has the project proponent submitted any documentary proof in this regard.
3. Whether permission has been obtained for the abstraction of the groundwater from the CGWA or not?
4. Whether any specific TORs for the project on assessment of ecological damage,

remediation plan, and natural and community resources augmentation plan have been submitted?

To the above observations, the project proponent stated that a hard copy of the application has been submitted. However, a reply to the ADS is yet to be submitted. He sought time to comply with the other observations.

After detailed deliberations, SEAC decided to accept the request of the project proponent, to defer the case, and the same be placed in the next meeting after getting the reply from the project proponent.

The observations were conveyed to the project proponent vide letter no 1431 dated 03.02.2020. However, reply to the said letter is yet awaited.

2.0 Summary of the project

The project proponent submitted the application for TOR along with the summary of the project & EMP and detail of the project is given as under:

Sr. No.	Item	Details
1	Name & Location of the project	Sunny Heights Sector 125, Tehsil Kharar, District- SAS Nagar
2	Project/activity covered under item of scheduled to the EIA Notification,14.09.2006	8(a) 'Building & Construction Project'
3	Copy of the Master plan duly marked with the project site	Submitted
4	Pre-feasibility report as per Ministry of Environment & Forests, Circular dated 30.12.2010.	Not Submitted
5.	Proof of ownership of land	Submitted
6.	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.	Submitted
7	Proposed ToRs (based on the standard ToRs)	Submitted
8	Does it attract the general condition? If yes, please specify	No
9	Whether the proposal involves approval/clearance under the Forest (Conservation)Act,1980	No
10	Does the project cover under PLPA, 1900	No
11	Whether the proposal involves approval/clearance under the Wildlife (Protection)Act, 1972?	No

12	Classification/Land use pattern as per Master Plan	Residential Zone
13	Cost of the project	90 Crores.
14.	TORs Fee details	NA as the application submitted on 13.09.2017 i.e., before the date of Notification 27.06.2019
15.	Total Plot Area, Built-up Area, and Green area	
	DESCRIPTION	TOTAL
	Total Area	25600.36 Sqm.
	Built-up Area	47652.39 sqm.
	There are total Seven Blocks constructed at the project site comprising 406 Flats, 45 EWS, School, and Meeting Hall. The layout plan has been approved by the "Municipal Council – Kharar" vide drawing no. DRG. NO. 01. Letter for approval of layout plan has been obtained from the office of Municipal Council, Kharar vide letter no: 1638 dated 23/2/2012.	
16.	Estimated Population	2200 persons
17.	Source of water supply	Ground Water (Tube well)
18.	Total water demand	440 KLD
19.	Waste Water generation	352 KLD The Sewage treatment will be done in the common STP of capacity 5MLD proposed at Sunny Enclave. The Treated water will be used for flushing (99 KLD), green area (21.67 KLD) and remaining will be disposed of to the sewer
20	Effluent utilization	Recycled Water-121 KLD, i) Flushing-99 KLD, ii) Plantation & Irrigation-22KLD iii) Excess water discharged into Sewer
21	Proposed Green Area	15.4 % i.e., 3941 sqm
22.	Rainwater harvesting	7 number of rainwater harvesting pits provided at the site instead of required 04 pits for stormwater of quantity 355 cum/hr
23	Air pollution control	Chimney on DG sets
24	Solid waste	About 880 kg/day solid waste will be generated in the project. The biodegradable waste (30% i.e., 211 kg/day) will be converted into manure by mechanical composter and the non-biodegradable waste (70% i.e., 493 kg/day) generated will be handed over to the authorized local vendors. The waste will be disposed of as per Solid Waste Management Rules, 2016.
23	Hazardous waste	Used oil will be stored in HDPE drums and kept in covered rooms under lock and key and will be sold as per EPA Rules to approved recyclers only
22.	Energy Requirements & Saving	i) The total power requirement during operation phase is 1429 KW and will be met

		<p>from PSPCL, Punjab</p> <p>ii) 3 DG Sets equipped with canopies (Capacity- 500KVA each) will be installed as stand-by arrangements.</p> <p>iii) 28 KW energy will be saved by using 7W LED lamps instead of using 15W CFL lamps.</p> <p>iv) 30% of the rooftop area space is proposed to set up the 198 KW f solar power generation plant.</p>
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2.1 Complete details of the case are summarised as under:

1	Proposal No	SIA/PB/NCP/22973/2018
2	Date of submission of application	13.09.2017
3	Date of acceptance of application	22.05.2018
4	Meeting of SEAC in which case was considered	167 th meeting held on 26.05.2018
5	Observations	As mentioned above
6	Date of ADS & its reply	14.06.2018 & Reply submitted on 14.02.2020, which was found incomplete. ADS raised on 05.05.2020 as per the decision of the 185 th meeting held on 29.11.2019.
7	Details of notice issued, if any	Issued vide no. 922 dated 29/10/2019
8	Reply to the notice received or not	Project proponent attended the 185 th meeting of SEAC.
9	Lastly, the case was considered by SEAC	185 th meeting held on 29.11.2019
10	Observations	As mentioned above
11	Observation conveyed to the Project Proponent	Vide no 1431 dated 03.02.2020.
12	Reply in reference to letter no 1431 dated 03.02.2020	The project proponent has not submitted a reply to the observations so far.
13	Reminder	A reminder was issued through email 06.05.2020 wherein it was requested to submit the reply online to the observations immediately, otherwise, it will be presumed that the project proponent has nothing to say and the project will be delisted in light of the OM dated 30.10.2012. The Project Proponent submitted a reply through email on 21.05.2017.

3.0 Deliberation during 189th meeting of SEAC held on 28.05.2020

The meeting was attended by the following through video conference:

1. Sh. Rajesh Gupta, GM, representing the Project Proponent.
2. Ms. Daksha Gupta, EIA Coordinator, M/s Shiwalik Solid Waste Management Ltd., Environment Consultant of the project proponent.

The SEAC, after going through the presentation submitted by the Project Proponent observed a lot of discrepancies in the documents submitted by the Project Proponent regarding the details of the directors of the company & list of persons responsible for the violation of the EIA notification dated 14.09.2006, w.r.t signatures of the authorized signatory and the documents were without date & reference number. The Committee took serious note of this on part of the Environmental Consultant of project proponent and desired that his explanation be called.

SEAC further observed that as per the said notification, in cases of violation, action has to be taken against the project proponent by the respective State Pollution Control Board under the provisions of section 15 & 16 read with section 19 of Environment (Protection) Act,1986.

It was apprised to the SEAC that SEIAA vide letter no 354 dated 02.04.2019 had sent a list of 13 violation projects including the name of this project to PPCB to deal with these cases in accordance with the provisions of MoEF&CC Notification dated 14.03.2017 & 18.03.2018.

After detailed deliberations, SEAC decided that the following action be taken:

- a) SEIAA be requested to ask the PPCB to provide the details of the legal action taken against the responsible persons of the project in response to SEIAA letter no 354 dated 02.04.2019 and the construction status of the project (completed/not completed, if not completed then % of built-up area completed as on
- b) Project proponent be asked to submit a copy of Memorandum of Article & Association/partnership deed/undertaking of sole proprietorship/ List of Directors and names of other persons (with designation & complete address) responsible for the violation of the EIA Notification 14.09.2006, the verified signature of the authorized signatory and other documents (with date & reference number) duly signed by the EIA Coordinator & the project proponent.
- c) Explanation of the Environmental Consultant of the project proponent i.e., M/s Shiwalik Solid Waste Management Ltd., be called in light of discrepancies found in the documentation work.

In compliance with the decision (b) & (c) of SEAC, the following actions have been taken by the SEAC:

- a) Project proponent was asked vide letter no 1679 dated 17.06.2020 to submit the information as sought above.
- b) Explanation of the Environmental Consultant of the project proponent i.e., M/s Shiwalik Solid Waste Management Ltd. was called vide letter no 1678 dated 17.06.2020

In compliance with the decision taken at a), the case was placed before SEIAA for consideration.

4.0 Deliberation during 166th meeting of SEIAA held on 26.06.2020

The case was considered by the SEIAA in its 166th meeting held on 26.06.2020. SEIAA perused the deliberations made during the 189th meeting of SEAC held on 28.05.2020. After detailed deliberations, SEIAA decided as under: -

- i) To accept the recommendation of SEAC mentioned at Sr. No. 'a' and to take action as proposed by SEAC. Further, it was directed that separate letter be written to the Board mentioning all the previous correspondence for asking the construction status report and action taken report against the responsible person as per the Clause 3 of MoEF&CC Notification dated 14.03.2017 and as amended on 08.03.2018. A copy of the same be also endorsed to the Zonal Office and Regional Office of the Board.
- ii) Direction under Section 5 of the Environment (Protection) Act, 1986 be issued to the project proponent to restrain him from carrying out further construction activity of the project and not to create any third-party interest in the project till it obtains the environmental clearance under EIA Notification dated 14.09.2006.

In compliance with the aforesaid decisions, the following actions have been taken:

- (i) The Member Secretary, PPCB has been requested vide letter no. 1874 dated 29.07.2020 to launch prosecution against the responsible persons and send the construction status report vide letter no. 1875 dated 29.07.2020. A copy of the same has not been endorsed to the other concerned due to the directions given by the MS, SEIAA on 29.07.2020.
- (ii) Direction u/s 5 have been issued vide letter no. 1876 dated 29.07.2020 to the Project proponent and a copy of the same has been endorsed vide letter no. 1877 dated 29.07.2020 to MS, PPCB for ensuring the compliance.
No report has been received from the PPCB, so far.

5.0 Deliberations during 176th meeting of SEIAA held on 19.02.2021.

The case was considered by SEIAA in its 176th meeting held on 19.02.2021 wherein, SEIAA observed that no report from the PPCB has been received so far. SEIAA took a serious view of this being a major and long pending violation case.

After detailed deliberations, SEIAA decided to issue a reminder to the PPCB for sending the report in the matter. It was also decided that the matter be taken up with the Chairman, PPCB through e-office file.

In compliance with the aforesaid decision, PPCB has been issued a reminder vide 3618 dated 09.03.2021. The matter was also put up on the e-office on 26.02.2021. Another reminder was also sent to the PPCB vide letter no. 3676 dated 07.04.2021.

Member Secretary, PPCB vide letter no. 2469 dated 03.05.2021 informed that the project site was visited by the officers of the Board along with representative of the project on 10.03.2021. During visit, it was observed as under:

- (i) The project site is situated on Desumajra to Jandpur Road and on backside of Jalvayu Towers. The project proponent has earmarked the project site with boundary wall and main gate.
- (ii) The Executive Office, Kharar has approved the map of 6.33 acre land for the group housing development. The total built up area is about 512926.02 sq.ft. (i.e., 47652.39 sqm).

- (iii) The project proponent has almost completed structure work of all the 06 towers and finishing work was in progress. Finishing work of 03 towers has been completed and 40-50 families are residing in this project.
- (iv) No STP has been installed at the site for the treatment of wastewater generated. Entire wastewater is discharged to some undisclosed location i.e., ultimately discharge into Jyanti Ki Rao drain.
- (v) No bins have been provided for the collection of MSW and no mechanical composter provided at the site.
- (vi) Prosecution has been launched u/s 15, 16 read with section 19 of the Environment (Protection) Act, 1986 against the project proponent and the responsible persons in the court of Sub-Divisional Judicial Magistrate, Kharar. The case was fixed for hearing on 09.07.2021.

6.0 Deliberations during 182nd meeting of SEIAA held on 24.05.2021.

The case was considered by SEIAA in its 182nd meeting held on 24.05.2021 through Video Conference which was attended by the following:

- (i) Sh. Rajesh Gupta, GM, representing the Project Proponent.
- (ii) S. Brahma and Ms. Daksha Gupta, EIA Coordinator, M/s Shiwalik Solid Waste Management Ltd., Environment Consultant of the project proponent

SEIAA perused the report of the PPCB and observed that prosecution has been filed against the project proponent, structure work of all the 6 towers has been completed and finishing work was in progress. 40-50 families are residing in the project but neither STP has been installed nor have any arrangements been made for the collection /treatment of MSW.

SEIAA observed that SEAC in its 189th meeting had enlisted a large number of discrepancies in the documents submitted by the project proponent. SEAC had therefore called for the explanation of the Environmental Consultant of the project proponent regarding these discrepancies. To this, Environmental Consultant informed that reply of the same has already been submitted vide letter No. 10352 dated 22.07.2020 to SEAC.

Further, to a query of SEIAA regarding compliance of the observations of the PPCB and directions issued by SEIAA u/s 5 of the Environment (Protection) Act, 1986, Environmental Consultant of the promoter company informed that compliance report of the same will be submitted within 10 days.

SEIAA further observed that Clause No's 4 and 5 of Notification dated 08.03.2018 regarding the permissibility of site under prevailing law, recommendations of Specific Terms of Reference and reply to the observations of SEAC submitted by the Environmental Consultant vide letter dated 22.07.2020 are required to be examined.

After detailed deliberations, SEIAA decided as under:

- (i) Project Proponent be asked to submit the compliance reports in respect of the observations of PPCB and directions issued u/s 5 by SEIAA to SEAC within 10 days from the issuance of the proceedings of this meeting.
- (ii) Case be remand to SEAC for examination and sending detailed recommendations with respect to the following:

- a) Permissibility of the site w.r.t MOEF&CC Notification dated 14.03.2017 as amended on 08.03.2018 and recommendation of specific Terms of Reference in case the site is deemed suitable;
- b) Reply to the observations of SEAC stated to have been submitted by the Environmental Consultant vide letter dated 22.07.2020;
- c) Compliance made by the Project Proponent in respect of the observations of PPCB issued vide letter no. 2469 dated 03.05.2021;
- d) Compliance made by the Project Proponent in respect of the directions issued by SEIAA u/s 5 of the Environment (Protection) Act, 1986, vide letter no. 1876 dated 29.07.2020.

7.0 Deliberation during 202nd meeting of SEAC held on 21.06.2021

The meeting was attended by Ms. Daksha Gupta, EIA Coordinator, M/s Shiwalik Solid Waste Management Ltd., Environment Consultant of the project proponent.

SEAC observed that no representative from the Project Proponent side was available in the meeting. As per the decisions taken by SEIAA in its meeting held on 24.05.2021, the points-wise response is as under:

Sr. No.	Decisions taken by SEIAA in the meeting held on 24.05.21	Comments of SEAC
1.	Project Proponent be asked to submit the compliance reports in respect of the observations of PPCB and directions issued u/s 5 by SEIAA to SEAC within 10 days from the issuance of the proceedings of this meeting.	The Project Proponent was to submit the compliance report in respect of the observations of PPCB issued vide letter no. 2469 dated 03.05.21 and directions issued u/s 5 by SEIAA vide letter no. 1876 dated 29.07.20 to SEAC within 10 days from the issuance of the proceedings of this meeting i.e., by 14.06.21. However, no reply in this regard has been received from the project proponent.
2.	Permissibility of the site w.r.t MOEF&CC Notification dated 14.03.2017 as amended on 08.03.2018 and recommendation of specific Terms of Reference in case the site is deemed suitable;	The Municipal Council, Kharar, vide letter no. 11/1867 dated 29.12.2011 has approved the map of 6.33 acres of land for the Group Housing Development Project with built up area about 512926.02 square feet OR 47652.39 sqm. However, the copy of the layout plan submitted by the Project Proponent is not legible.
3.	Reply to the observations of SEAC stated to have been submitted by the	The reply of the Environmental Consultant w.r.t. the observations

	Environmental Consultant vide letter dated 22.07.2020;	raised by SEAC vide letter no. 1678 & 1679 dated 17.06.20 regarding explanation of the Environmental Consultant and providing information w.r.t. Memorandum of Article & Association/ List of Directors and names of persons responsible for violation etc. was found to be not satisfactory, as no proper justification was given.
4.	Compliance made by the Project Proponent in respect of the observations of PPCB issued vide letter no. 2469 dated 03.05.2021;	Already replied at Sr. no. 1 of the Table.
5.	Compliance made by the Project Proponent in respect of the directions issued by SEIAA u/s 5 of the Environment (Protection) Act, 1986, vide letter no. 1876 dated 29.07.2020.	Already replied at Sr. no. 1 of the Table.

In view of the position explained above, SEAC decided to recommend SEIAA as under:

1. The Project Proponent does not seem to be serious to pursue the case. Therefore, SEIAA may take suitable action against the Project Proponent as deemed appropriate, as per the provisions of EIA Notification/Guidelines.
2. The Environmental Consultant of the Project Proponent may be issued strict warning because of its unprofessional attitude for dealing with the case.

8.0 Deliberations during 185th meeting of SEIAA held on 12.07.2021

The case was considered by SEIAA in its 185th meeting held on 12.07.2021, which was attended by Mr. Rajesh Gupta, Manager, M/s Bajwa Developers Ltd. on behalf of promoter company, Ms. Daksha Gupta, EIA Coordinator and Mr. S. Brahma, Head of EIA from M/s Shivalik Solid Waste Management Ltd., Environment Consultant of the project proponent.

During the meeting, Environmental Engineer apprised SEIAA as under:

- (i) Environment Consultant of the promoter company vide email dated 09.07.2021 addressed to SEAC with a copy to SEIAA with respect to Minutes of 202nd meeting of SEAC, Punjab held on 21.06.2021 informed as under:

“We are always been keen to carry out this project and always follow the instructions from SEAC/SEIAA on a time bound manner. As stated in the MoM that it is the proponent got delayed reaching the meeting. Sir, we are a professional organization with strong ethical attitude, we also assure you maintain the same for preservation and conservation of Environment. We conveyed the matter to the proponent. For your information and kind cooperation please.”

- (ii) Ministry of Environment, Forest & Climate Change vide OM dated 07.07.2021 had issued standard operating procedure for identification and handling of violation cases under EIA Notification 2006 in compliance of the orders of Hon'ble National Green Tribunal in OA No. 34/2020.

Thereafter, Environmental Consultant and the project proponent present in the meeting requested SEIAA that they had submitted the reply to the observations raised by SEAC in its 202nd meeting held on 21.06.2021 and they are now serious to comply with all the observations. SEIAA was not satisfied with the reply of the project proponent and informed the project proponent that their application for issuing Terms of Reference would have been rejected in case new office Memorandum for dealing with violation cases had not been issued by the Ministry. As such, this may be considered as last opportunity to comply with the observations.

SEIAA further observed that SEAC has not given an explicit recommendation of either rejecting or accepting the Terms of Reference to the project proponent.

After detailed deliberations, SEIAA decided that case be remand to SEAC for sending the clear-cut recommendations of rejecting/issuing the Terms of Reference while keeping in view the guidelines and provisos of the new office memorandum issued by the Ministry in respect of violation cases on 07.07.2021.

9.0 Deliberations during 204th meeting of SEAC held on 20.07.2021

SEAC was apprised that the Environmental Consultant of the promoter company namely M/s Shivalik Solid Waste Management Ltd. vide letter no. SSWML/ZKP/EIA/2021-22/11463 dated 19.07.2021 intimated that they were not able to attend the meeting due to non-availability of required documents as sought by SEIAA/SEAC from the Project Proponent. Further, nobody on behalf of project proponent was present in the meeting.

On perusal of reply submitted by the project proponent vide letter dated 21.06.2021, SEAC observed that the Project Proponent has not made any compliance w.r.t. the observations made by Punjab Pollution Control Board vide letter no. 2469 dated 03.05.21. Further, the Project Proponent has not submitted any compliance to the directions issued u/s 5 by SEIAA vide letter no. 1876 dated 29.07.20. It indicates that the Project Proponent is not serious at all to pursue the case.

SEAC observed that MoEF vide OM dated 07.07.2021 has laid down the Standard Operating Procedure (SoP) for dealing with the violation cases as received by SEAC and the present case has been deliberated in view of the provisions of the said OM.

The project proponent has not submitted the compliance of directions issued by SEIAA vide letter no. 1876 dated 29.07.20 u/s 5 of the Environment (Protection) Act, 1986 to the Project Proponent for immediately stopping the construction activities and further stop creating the third-party interests. Therefore, SEAC decided that the SEIAA may consider issuing further direction to the project proponent as per provisions of OM dated 07.07.21 issued by MoEF&CC to close its operations to consider the case for issuance of TOR.

10.0 Deliberations during 187th meeting of SEIAA held on 09.08.2021.

The case was considered by SEIAA in its 187th meeting held on 09.08.2021 but no representative of the Project proponent or Environmental Consultant attended the meeting.

During the meeting, SEIAA was apprised that the project proponent and Environmental Consultant of the promoter company were informed vide email dated 07.08.2021 that their case will be considered in the 187th meeting of SEIAA to be held on 09.08.2021 in the Conference Hall no. 1 (Room No 311), 2nd Floor of MGSIPA at 10:30 AM, MGSIPA Complex, Sector-26, Chandigarh through hybrid mode (Video Conference/Physically mode) for which video call link (<https://meet.google.com/peu-kjtr-vrp>) was also provided to them. They were also requested to appear before the SEIAA and present their case failing which decision shall be taken as per prevalent rules and regulations.

In reply to the aforesaid email, Environmental Consultant of the promoter company vide email dated 07.08.2021 informed as under:

“With due regards, we would like to request to defer the appraisal of these three projects mentioned. This is due to non-submission of required affidavits sought by SEAC from proponent’s side as per 204th SEAC Minutes of Meeting (MoM).

We have asked the proponent to prepare the required affidavits (Draft sent) as per the said MoM. For information please.”

SEIAA perused the request of the Environmental Consultant and observed that Environmental Consultant was seeking postponement of the scheduled meeting on the grounds that the Project Proponent had not complied with the directions of SEAC and had not prepared the necessary affidavits. This reason for deferment is devoid of any merit since the failure of Project Proponent to take action as per the directions of SEIAA / SEAC cannot be made the basis for further postponement of this already very old case. SEIAA also noted that neither Project Proponent nor their Environmental Consultants attended the SEAC meeting held on 20.07.2021 nor did they attend the present SEIAA meeting on 09.08.2021 even though the Project Proponent had been clearly told in the SEIAA meeting held on 12.07.2021 that a last opportunity was being provided to submit satisfactory replies and information failing which the case would be rejected. SEIAA also further noted as under:

- i) SEAC in its last meeting observed that project Proponent has not made any compliance w.r.t. observations made by Punjab Pollution Control Board vide letter no. 2469 dated 03.05.21. Further, Project Proponent has not submitted any compliance of the directions issued u/s 5 by SEIAA vide letter no. 1876 dated 29.07.20. This clearly demonstrates that the Project Proponent is not serious in pursuing the case.
- ii) The case was considered in a number of meetings of SEIAA/SEAC held from time to time since 26.05.2018 but project proponent has failed to submit the satisfactory replies / clarifications to the queries raised by SEIAA/SEAC.
- iii) The project proponent has already exhausted the last opportunity given by SEIAA in its 185th meeting held on 12.07.2021.
- iv) Member Secretary, PPCB vide letter no. 2469 dated 03.05.2021 informed that prosecution has been launched u/s 15, 16 read with section 19 of the Environment

(Protection) Act, 1986 against the project proponent and the responsible persons in the court of Sub-Divisional Judicial Magistrate, Kharar.

SEIAA therefore concluded that the project proponent did not appear to be interested in pursuing his case and appeared to be deliberately ignoring the repeated directions of SEIAA and SEAC to furnish required information and clarifications necessary to appraise the Project under Violations category.

After detailed deliberations and keeping the repeated transgressions of omission and commission of the Project Proponent in view, SEIAA decided to issue Notice to the Project Proponent asking him to show cause why his application for grant of TORs should not be rejected. SEIAA also decided that Punjab Pollution Control Board be asked not to issue any further consents to operate under Water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981 till final decision was taken on the Notice for rejection of the EC application.

In compliance with the aforesaid decision, show cause notice was issued vide letter no. SEIAA/MS/2021/4682-84 dated 23.08.2021 to the project proponent for rejection of Terms of References.

Accordingly, project proponent has submitted its reply vide letter dated 24.08.2021 in reference to letter no. SEIAA/MS/2021/4682 dated 23.08.2021, which was annexed as Annexure-2 of the agenda.

11.0 Deliberations during 189th meeting of SEIAA held on 13.09.2021.

The case was considered by SEIAA in its 189th meeting held on 13.09.2021 which was attended by Sh. S. Brahma, Head of EIA from M/s Shiwalik Solid Waste Management Ltd., Environment Consultant of the project proponent.

SEIAA was apprised as above. SEIAA perused the reply dated 24.08.2021 and observed that the project proponent has submitted the reply to most of the observations earlier raised by SEIAA/SEAC. SEIAA further observed that:

- (i) SEAC recommended in its 204th meeting held on 20.07.2021 that the SEIAA may consider issuing further directions to the project proponent as per provisions of OM dated 07.07.21 issued by MoEF&CC.

In this regard, SEIAA noted that Madurai Bench of Madras High Court vide its order of 15.07.2021 had ordered an interim stay on the operation of OM dated 07.07.2021. Further, a clarification has been sought from Regional office of MoEF&CC, Chandigarh vide letter no. 4615 dated 10.08.2021 regarding the operation of Office Memorandum dated 07.07.2021 keeping in view the interim stay granted by the Madurai Bench of the Madras High Court. To this, it was informed by Regional Office of MoEF, Chandigarh that necessary guidance has been sought from the Director (IA-Policy), MoEF&CC, New Delhi vide letter dated 31.08.2021 and reply is awaited.

- (ii) The project proponent had submitted the instant proposal online for issuance of TOR to MoEF&CC on 13.09.2017, which was transferred to SEIAA vide proposal no. SIA/PB/NCP/22973/2018 on 28.03.2018 – i.e. well before the “violations window” of 2017-2018.

In this regard, MoEF&CC has clarified vide its OM dated 09.09.2019 that proposals received prior to the violations window can be taken up for consideration under the violation guidelines of 14.03.2017 and subsequent clarifications.

After detailed deliberations, SEIAA decided that case be remanded to SEAC with a request to conduct its appraisal as per the MoEF &CC Notifications on the subject dated 14.03.2017 (as amended on 08.03.2018), examine the reply submitted by the Project Proponent vide letter dated 24.08.2021 to the show cause notice issued by SEIAA and sending its clear-cut recommendation for rejecting/issuing of Terms of Reference to the Project.

Item No. 187.09: Application for issuance of ToRs for carrying out EIA study for obtaining environmental clearance under EIA notification dated 14.09.2006 for the establishment of area development Project namely "Sunny Enclave (177.72 Acres)" located in the revenue estate of Village Jandpur, Sihanpur & Hasanpur, Sector 120,123, 124 & 125 Kharar, Distt SAS Nagar by M/s Bajwa Developers Ltd. (SIA/PB/NCP/23385/2018).

SEIAA observed as under:

1.0 Background

M/s Bajwa Developers Ltd. has submitted an application for issuance of TORs for carrying out EIA study for obtaining environmental clearance under EIA notification dated 14.09.2006 for the establishment of area development Project namely "Sunny Enclave (177.72 Acres)" located in the revenue estate of Village Jandpur, Sihanpur & Hasanpur, Sector 120,123, 124 & 125 Kharar, Distt SAS Nagar. The project proponent submitted as under:

- 1) The project site is having a spread of 7,19,235.04 sqm. (177.726 Acres) and falls under the Residential land use as per Master Plan. The net planned area for the project site is 6,64,162.2 sqm (164.11 acres).
- 2) The plan for the project is divided into Plot area, Group Housing, EWS. This comprises a park Area of 53,168 sqm. and roads, open spaces & other utilities area of 2,98,014.35 sqm. for adequate parking spaces with modern infrastructure facilities.
- 3) Approval of revised layout plan of Mega residential project falling in Sector-120,123,124 and 125 has been obtained from Chief Town Planner, Punjab vide letter no: 1685 CTP (Pb)/MPR-23 Dated 06-04-2016
- 4) About 30% of the construction has been completed at the site without getting Environmental Clearance under EIA Notification, 14.09. 2006.

As per amendment notification vide No S.O. 804 (E) dated 14-03-2017, violation cases even of category "B" projects which are granted Environmental Clearance by SEIAA, are to appraised for grant of Environmental Clearance only by the EAC and granted at the central level.

Accordingly, the project proponent has submitted an online application for issuance of TORs for obtaining Environmental Clearance vide proposal no. IA/PB/NCP/69010/2017 to MOEF&CC on 13/09/2017.

MoEF&CC issued amended notification dated 08.03.2018 and the gist of relevant paras (2), (4) and (5) of the notification, is reproduced as under: -

Para (2) For category B projects, the appraisal, and approval thereof shall vest with the State or Union territory level Expert Appraisal Committees and State or Union territory Environment Impact Assessment Authorities in different States and Union territories, constituted under sub-section (3) of section 3 of the Environment (Protection) Act, 1986.

Para (4) The cases of violations will be appraised with a view to assess that the project has been constructed at a site which under prevailing laws is permissible and expansion has been done which can run sustainably under compliance of environmental norms with adequate environmental safeguards, and in case, where the findings of Expert Appraisal Committee for projects under category A or State or Union territory level Expert Appraisal Committee for projects under category B is negative, closure of the project will be recommended along with other actions under the law.

Para (5) In case, where the findings of the Expert Appraisal Committee or State or Union territory level Expert Appraisal Committee on point at sub-paragraph (4) above are affirmative, the projects will be granted the appropriate Terms of Reference for undertaking Environment Impact Assessment and preparation of Environment Management Plan and the Expert Appraisal Committee or State or Union territory level Expert Appraisal Committee, will prescribe specific Terms of Reference for the project on assessment of ecological damage, remediation plan and natural and community resource augmentation plan.

Now, the MoEF&CC has transferred the project to SEIAA vide proposal no. SIA /PB/NCP /23385/2018 on 03/04/2018.

1.1 Deliberation during 167th meeting of SEAC held on 26.05.2018

The matter was considered by SEAC in its 167th meeting held on 26.05.2018 wherein, the SEAC was apprised that project proponent has not yet submitted a hard copy of the application after acceptance of its online application as stipulated vide MoEF OM No. J-11013/49/2014-IA. I dated 06/06/2014.

After detailed deliberations, SEAC decided to defer the case and ask the project proponent to submit a hard copy of the application. Till such time his case will not be taken up for consideration. Accordingly, ADS was raised online on 14.06.2018.

Thereafter, notice was issued to the project for delisting the case vide no. 921 dated 29/10/2019

1.2 Deliberation during 185th meeting of SEAC held on 29.11.2019

The case was considered by SEAC in its 185th meeting held on 29.11.2019, which was attended by the authorized representative on behalf of the project proponent. SEAC was apprised that the project is a violation case and was applied in the window given by MoEF vide notification dated 14.03.2017. SEAC was further apprised that as per the clause 3 of the said notification in cases of violation, action will be taken against the project proponent by the respective State Pollution Control Board under the provisions of section 15 & 16 read with section 19 of the Environment (Protection) Act, 1986 and further, no consent to operate or occupancy certificate will be issued till the project is granted the Environmental Clearance.

SEAC raised the following observations to the project proponent:

1. As to whether a hard copy of the application along with a list of persons responsible for the violation has been submitted.
2. As to whether the project has been constructed at a site which under prevailing law is permissible. If yes, has the project proponent submitted any documentary proof in this

regard?

3. Whether permission has been obtained for the abstraction of the groundwater from the CGWA or not?
4. Whether any specific TORs for the project on assessment of ecological damage, remediation plan, and natural and community resources augmentation plan have been submitted?

To the above observations, the project proponent stated that a hard copy of the application has been submitted. However, a reply to the ADS is yet to be submitted. He sought time to comply with the other observations

After detailed deliberations, SEAC decided to accept the request of the project proponent, to defer the case, and the same be placed in the next meeting after getting the reply from the project proponent.

The observations were conveyed to the project proponent vide letter no 1432 dated 03.02.2020 However, reply to the said letter is yet awaited.

2.0 Summary of the project

The project proponent submitted the application for TOR along with the summary of the project & EMP and detail of the project is given as under:

Sr. No.	Item	Details
1	Name & Location of the project	Sunny Enclave (Area-177.72 Acres) Village Jandpur, Sihanpur & Hasanpur, Sector-120,123,124 & 125, Tehsil Kharar, District SAS Nagar.
2	Project/activity covered under item of scheduled to the EIA Notification,14.09.2006	8(b) Townships and Area Development projects
3	Copy of the Master plan duly marked with the project site	Submitted
4	Pre-feasibility report as per Ministry of Environment & Forests, Circular dated 30.12.2010.	Not Submitted
5.	Proof of ownership of land	Submitted
6.	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.	Submitted
7	Proposed ToRs (based on the standard ToRs)	Submitted
8	Does it attract the general condition? If yes, please specify	No

9	Whether the proposal involves approval/clearance under the Forest (Conservation)Act,1980	No		
10	Does the project cover under PLPA, 1900	No		
11	Whether the proposal involves approval/clearance under the Wildlife (Protection)Act,1972?	No		
12	Classification/Land use pattern as per Master Plan	Residential Zone, Letter for approval of Revised layout plan obtained from Punjab urban planning & Development Authority, Puda Bhawan, Sector 62 SAS Nagar vide letter no. 1685 CTP(PB)/MPR-23 Dated 06.04.2016		
13	Cost of the project	312.79 Crores.		
14.	TORs Fee details	NA as the application submitted on 13.09.2017 i.e., before the date of Notification 27.06.2019		
15.	Total Plot Area, Built-up Area, and Green area, etc.			
	Sr. No	Particulars	Area (m ²)	Area (Acres)
	1. 1	TOTAL AREA	7,19,235.04	177.72685
	2. 2	E.W.S Area	36,785.92	9.09
	3. 3	Area Reserved for Kajauli water line	11,318.24	2.7968
	4. 4	Reserved Area	6,968.68	1.722
	5. 5	NET PLANNED AREA	6,64,162.2	164.11805
	6. 6	Residential Area	2,70,096.5	66.7423
	7. 7	Commercial	14,940.99	3.692
	8. 8	Education	15,814.71	3.9079
	9. 9	Public Building	12,127.61	2.9968
	10	Park Area	53,168	13.1381
	11	Road, Open Spaces, Parking & Utilities & Reserved Area	2,98,014.35	73.64095
	12	Total Number of Plots	1,322	--
16.	Estimated Population	17376 persons		
17.	Source of water supply	Ground Water (1 no. Tubewell)		
18.	Total water demand	3.311 MLD		
	Freshwater demand	2.246 MLD		
19.	Waste Water generation	2.516 MLD The Sewage treatment will be done in the STP of capacity 3 MLD based on MBBR technology. The		

		Treated water will be used for flushing (1065 KLD), green area (292.4 KLD) and remaining will be disposed of two MC sewer
20	Effluent utilization	Flushing-1.065 MLD Plantation & Irrigation-293 KLD Excess water discharged into Sewer
21	Proposed Green Area	53168 sqm
22.	Rainwater harvesting	9 number of rainwaters harvesting pits provided at the site
23	Air pollution control	Chimney on DG sets
24	Solid waste	About 6739 kg/day solid waste will be generated in the project. Biodegradable wastes & Non-Bio degradable waste will be disposed of according to Solid Waste Management Rules, 2016.
23	Hazardous waste	There will be no generation of hazardous waste in the project.
22.	Energy Requirements & Saving	The total demand load is estimated at 9,345 KW which will be supplied by Punjab State Power Corporation Limited.

2.1 Complete details of the case are summarised as under:

1	Proposal No	SIA/PB/NCP/23385/2018
2	Date of submission of application	13.09.2017
3	Date of acceptance of application	22.05.2018
4	Last meeting of SEAC in which case was considered	167 th meeting held on 26.05.2018
5	Observations	As mentioned above
6	Date of ADS	14.06.2018 Reply submitted on 14.02.2020, which was found incomplete. ADS raised on 05.05.2020 as per the decision of the 185 th meeting held on 29.11.2019.
7	Details of notice issued, if any	Issued vide no. 921 dated 29/10/2019
8	Reply to the notice received or not	Project proponent attended the 185 th meeting of SEAC.
9	Lastly, the case was considered by SEAC	185 th meeting held on 29.11.2019
10	Observations	As mentioned above
11	Observation conveyed to the Project Proponent	Vide no 1432 dated 03.02.2020.

12	Reply in reference to letter no 1432 dated 03.02.2020	The project proponent has not submitted a reply to the observations.
13	Reminder	A reminder was issued through email 06.05.2020 wherein it was requested to submit the reply online to the observations immediately, otherwise, it will be presumed that the project proponent has nothing to say and the project will be delisted in light of the OM dated 30.10.2012. The Project Proponent submitted a reply through email on 21.05.2017.

3.0 Deliberation during 189th meeting of SEAC held on 28.05.2020

The meeting was attended by the following through video conference:

- (i) Sh. Rajesh Gupta, GM, representing the Project Proponent.
- (ii) Ms. Daksha Gupta, EIA Coordinator, M/s Shiwalik Solid Waste Management Ltd., Environment Consultant of the project proponent.

The SEAC, after going through the presentation submitted by the Project Proponent observed a lot of discrepancies in the documents submitted by the Project Proponent regarding the details of the directors of the company & list of persons responsible for the violation of the EIA notification dated 14.09.2006, w.r.t signatures of the authorized signatory and the documents were without date & reference number. The Committee took serious note of this on part of the Environmental Consultant of project proponent and desired that his explanation be called.

It was apprised to the SEAC that SEIAA vide letter no 354 dated 02.04.2019 had sent a list of 13 violation projects including the name of this project to PPCB to deal with these cases in accordance with the provisions of MoEF&CC Notification dated 14.03.2017 & 18.03.2018.

After detailed deliberations, SEAC decided that the following action be taken:

- a) SEIAA be requested to ask the PPCB to provide the details of the legal action taken against the responsible persons of the project in response to SEIAA letter no 354 dated 02.04.2019 and the construction status of the project (completed/not completed, if not completed then % of built-up area completed as on
- b) Project proponent be asked to submit a copy of Memorandum of Article & Association/partnership deed/undertaking of sole proprietorship/ List of Directors and names of other persons (with designation & complete address) responsible for the violation of the EIA Notification 14.09.2006, the verified signature of the authorized signatory and other documents (with date & reference number) duly signed by the EIA Coordinator & the project proponent.
- c) Explanation of the Environmental Consultant of the project proponent i.e., M/s Shiwalik Solid Waste Management Ltd., be called in light of discrepancies found in the documentation work.

In compliance with the decision (b) & (c) of SEAC, the following actions have been taken by the SEAC:

- a) Project proponent was asked vide letter no 1681 dated 17.06.2020 to submit the information as sought above.
- b) Explanation of the Environmental Consultant of the project proponent i.e., M/s Shiwalik Solid Waste Management Ltd. was called vide letter no 1680 dated 17.06.2020

In compliance with the decision taken at a), the case was placed before SEIAA for consideration.

4.0 Deliberation during 166th meeting of SEIAA held on 26.06.2020

The case was considered by the SEIAA in its 166th meeting held on 26.06.2020. SEIAA perused the deliberations made during the 189th meeting of SEAC held on 28.05.2020. After detailed deliberations, SEIAA decided as under: -

- i) To accept the recommendation of SEAC mentioned at Sr. No. 'a' and to take action as proposed by SEAC. Further, it was directed that separate letters be written to the Board mentioning all the previous correspondence for asking the construction status report and action taken report against the responsible person as per the Clause 3 of MoEF & CC Notification dated 14.03.2017 and as amended on 08.03.2018. A copy of the same be also endorsed to the Zonal Office and Regional Office of the Board.
- ii) Direction under Section 5 of the Environment (Protection) Act, 1986 be issued to the project proponent to restrain him from carrying out further construction activity of the project and not to create any third-party interest in the project till it obtains the environmental clearance under EIA Notification dated 14.09.2006.

In compliance with the aforesaid decisions, the following actions have been taken:

- (i) The Member Secretary, PPCB has been requested vide letter no. 1878 dated 29.07.2020 to launch prosecution against the responsible persons and send the construction status report vide letter no. 1879 dated 29.07.2020.
- (ii) A copy of the same has not been endorsed to the concerned due to other the directions given by the MS, SEIAA on 29.07.2020.
- (iii) Direction u/s 5 have been issued vide letter no. 1880 dated 29.07.2020 to the Project proponent and a copy of the same has been endorsed vide letter no. 1881 dated 29.07.2020 to MS, PPCB for ensuring the compliance.

No report has been received from the PPCB, so far.

5.0 Deliberations during 176th meeting of SEIAA held on 19.02.2021.

The case was considered by SEIAA in its 176th meeting held on 19.02.2021 wherein, SEIAA observed that no report from the PPCB has been received so far. SEIAA took a serious view of this being a major and long pending violation case.

After detailed deliberations, SEIAA decided to issue a reminder to the PPCB for sending the report in the matter. It was also decided that the matter be taken up with the Chairman, PPCB through e-office file.

In compliance with the aforesaid decision, PPCB has been issued a reminder vide 3619 dated 09.03.2021. The matter was also put up on the e-office on 26.02.2021. Another reminder was also sent to the PPCB vide letter no. 3676 dated 07.04.2021.

Now, the Member Secretary, PPCB vide letter no. 2468 dated 03.05.2021 (Annexure-2) informed that the project site was visited by the officers of the Board along with representative of the project on 10.03.2021. During visit, it was observed as under:

- (i) The Chief Town Planner, Punjab, Chandigarh vide no. 1685 CTP (PB) / MPR-23 dated 06.04.2016 has approved the map of 177.72 acre for the plotted and commercial development.
- (ii) The project site is situated backside of Gopal Sweets and Parallel to the right side of Jalvayu Tower on 200 ft. wide airport road. The project site is situated on both side of the 200 ft wide airport road. The project proponent has not provided any boundary wall to bifurcate the development project.
- (iii) As per the approved layout map, there are 607 residential plots and 715 residential villas i.e., total 1322 plots. The project is having 08 commercial pockets in an area of 3.629 acre. The area of the project is more than 50 hectares.
- (iv) About 50-60 % of plotted development work has been completed and work to lay sewer line has been completed.
- (v) The project proponent has reserved land of about 0.5064 acre for the setting up of STP. But, no construction work of STP has been started at the site.
- (vi) The entire wastewater is treated through the existing STP installed in old Sunny Enclave and the capacity of the same is about 700 KLD, which is not adequate to cater the waste water of the subject cited project and ultimately entire wastewater is being discharge into Jayanti ki Rao (drain) without the treatment.
- (vii) Prosecution has been launched u/s 15, 16 read with section 19 of the Environment (Protection) Act, 1986 against the project proponent and the responsible persons in the court of Sub-Divisional Judicial Magistrate, Kharar. The case is now fixed for hearing on 09.07.2021.

6.0. Deliberations during 182nd meeting of SEIAA held on 24.05.2021.

The case was considered by SEIAA in its 182nd meeting held on 24.05.2021 through Video Conference which was attended by the following:

- (i) Sh. Rajesh Gupta, GM, representing the Project Proponent.
- (ii) S. Brahma and Ms. Daksha Gupta, EIA Coordinator, M/s Shiwalik Solid Waste Management Ltd., Environment Consultant of the project proponent.

SEIAA perused the report of the PPCB and observed that prosecution has been filed against the project proponent; about 50-60 % of the plotted development work has been completed; no STP has been installed within the project site however waste water is treated through the existing STP installed in old Sunny Enclave of capacity 700 KLD which is not adequate to cater the waste water of the project and ultimately entire waste water was being discharged into Jayanti ki Rao (drain) without treatment etc.

SEIAA observed that SEAC in its 189th meeting had enlisted a large number of discrepancies in the documents submitted by the project proponent. SEAC had therefore called for the explanation of the Environmental Consultant of the project proponent regarding these discrepancies. To this Environmental Consultant informed that reply of the same has already been submitted vide letter No. 919 dated 16.07.2020 to SEAC.

Further, to a query of SEIAA regarding compliance of the observations of the PPCB and directions issued by SEIAA u/s 5 of the Environment (Protection) Act, 1986, Environmental Consultant of the promoter company informed that compliance report of the same will be submitted within 10 days.

SEIAA further observed that Clause No's 4 and 5 of Notification dated 08.03.2018 regarding the permissibility of site under prevailing law, recommendations of Specific Terms of Reference and reply to the observations of SEAC submitted by the Environmental Consultant vide letter No 919 dated 22.07.2020 are required to be examined.

After detailed deliberations, SEIAA decided as under:

- i) Project Proponent be asked to submit the compliance reports in respect of the observations of PPCB and directions issued u/s 5 by SEIAA directly to SEAC within 10 days from the issuance of the proceedings of this meeting.
- ii) Case be remand to SEAC for examination and sending detailed recommendations with respect of the following:
 - a) Permissibility of the site w.r.t MOEF&CC Notifications dated 14.03.2017 as amended on 08.03.2018 and recommendation of specific Terms of Reference in case site is deemed suitable;
 - b) Reply to the observations of SEAC stated to have been submitted by the Environmental Consultant vide letter No 919 dated 22.07.2020;
 - c) Compliance made by the Project Proponent in respect of the observations of PPCB issued vide letter no. 2468 dated 03.05.2021;
 - d) Compliance made by the Project Proponent in respect of the directions issued by SEIAA u/s 5 of the Environment (Protection) Act, 1986, vide letter no. 1880 dated 29.07.2020.

7.0 Deliberation during 202nd meeting of SEAC held on 21.06.2021

The meeting was attended by the following:

1. Ms. Daksha Gupta, EIA Coordinator, M/s Shivalik Solid Waste Management Ltd., Environment Consultant of the project proponent.

SEAC observed that no representative from the Project Proponent side was available in the meeting. As per the decisions taken by SEIAA in its meeting held on 24.05.2021, the points-wise response is as under:

Sr. No.	Decisions taken by SEIAA in the meeting held on 24.05.21	Comments of SEAC
1.	Project Proponent be asked to submit the compliance reports in respect of the observations of PPCB and directions issued u/s 5 by SEIAA to SEAC within 10 days from the issuance of the proceedings of this meeting.	The Project Proponent was to submit the compliance report in respect of the observations of PPCB issued vide letter no. 2468 dated 03.05.21 and directions issued u/s 5 by SEIAA vide letter no. 1880 dated 29.07.20 to SEAC within 10 days from the issuance of the proceedings of this meeting i.e., by 14.06.21. However, no reply in this

		regard has been received from the project proponent.
2.	Permissibility of the site w.r.t MOEF&CC Notification dated 14.03.2017 as amended on 08.03.2018 and recommendation of specific Terms of Reference in case the site is deemed suitable;	The GMADA vide letter no. 1685 MPR-23 dated 06.04.2016 has approved the layout plan. However, the copy of the layout plan submitted by the Project Proponent is not legible.
3.	Reply to the observations of SEAC stated to have been submitted by the Environmental Consultant vide letter dated 22.07.2020;	The reply of the Environmental Consultant w.r.t. the observations raised by SEAC vide letter no. 1681 & 1680 dated 17.06.20 regarding explanation of the Environmental Consultant and providing information w.r.t. Memorandum of Article & Association/ List of Directors and names of persons responsible for violation etc. was found to be not satisfactory, as no proper justification was given.
4.	Compliance made by the Project Proponent in respect of the observations of PPCB issued vide letter no. 2468 dated 03.05.2021;	Already replied at Sr. no. 1 of the Table.
5.	Compliance made by the Project Proponent in respect of the directions issued by SEIAA u/s 5 of the Environment (Protection) Act, 1986, vide letter no. 1880 dated 29.07.2020.	Already replied at Sr. no. 1 of the Table.

In view of the position explained above, SEAC decided to recommend SEIAA as under:

1. The Project Proponent does not seem to be serious to pursue the case. Therefore, SEIAA may take suitable action against the Project Proponent as deemed appropriate, as per the provisions of EIA Notification/Guidelines.
2. The Environmental Consultant of the Project Proponent may be issued strict warning because of its unprofessional attitude for dealing with the case.

8.0 Deliberations during 185th meeting of SEIAA held on 12.07.2021

The case was considered by SEIAA in its 185th meeting held on 12.07.2021, which was attended by Mr. Rajesh Gupta, Manager, M/s Bajwa Developers Ltd. on behalf of promoter company, Ms. Daksha Gupta, EIA Coordinator and Mr. S.Brahma, Head of EIA from M/s Shivalik Solid Waste Management Ltd., Environment Consultant of the project proponent.

During the meeting, Environmental Engineer apprised SEIAA as under:

- (i) Environment Consultant of the promoter company vide email dated 09.07.2021 addressed to SEAC with a copy to SEIAA with respect to Minutes of 202nd meeting of SEAC, Punjab held on 21.06.2021 informed as under:

“we are always been keen to carry out this project and always follow the instructions from SEAC/SEIAA on a time bound manner. As stated in the MoM that it is the proponent got delayed reaching the meeting. Sir, we are a professional organization with strong ethical attitude, we also assure you maintain the same for preservation and conservation of Environment. We conveyed the matter to the proponent. For your information and kind cooperation please.”

- (ii) Ministry of Environment, Forest & Climate Change vide OM dated 07.07.2021 had issued standard operating procedure for identification and handling of violation cases under EIA Notification 2006 in compliance of the orders of Hon'ble National Green Tribunal in OA No. 34/2020.

Thereafter, Environmental Consultant and the project proponent present in the meeting requested SEIAA that they had submitted the reply to the observations raised by SEAC in its 202nd meeting held on 21.06.2021 and they are now serious to comply with all the observations. SEIAA was not satisfied with the reply of the project proponent and informed the project proponent that their application for issuing Terms of Reference would have been rejected in case new office Memorandum for dealing with violation cases had not been issued by the Ministry. As such, this may be considered as last opportunity to comply with the observations.

SEIAA further observed that SEAC has not given an explicit recommendation of either rejecting or accepting the Terms of Reference to the project proponent.

After detailed deliberations, SEIAA decided that case be remand to SEAC for sending the clear-cut recommendations of rejecting/issuing the Terms of Reference while keeping in view the guidelines and provisos of the new office memorandum issued by the Ministry in respect of violation cases on 07.07.2021.

9.0 Deliberations during 204th meeting of SEAC held on 20.07.2021

SEAC was apprised that the Environmental Consultant of the promoter company namely M/s Shivalik Solid Waste Management Ltd. vide letter no. SSWML/ZKP/EIA/2021-22/11465 dated 20.07.2021 intimated that they were not able to attend the meeting due to non-availability of required documents has sought by SEIAA/SEAC from the Project Proponent. Further, nobody on behalf of project proponent was present in the meeting.

On perusal of reply submitted by the project proponent vide letter dated 21.06.2021, SEAC observed that the Project Proponent has not made any compliance w.r.t. the observations made by Punjab Pollution Control Board vide letter no. 2468 dated 03.05.21. Further, the Project Proponent has not submitted any compliance to the directions issued u/s 5 by SEIAA vide letter no. 1880 dated 29.07.20. It indicates that the Project Proponent is not serious at all to pursue the case.

SEAC observed that MoEF vide OM dated 07.07.2021 has laid down the Standard Operating Procedure (SoP) for dealing with the violation cases as received by SEAC and the present case has been deliberated in view of the provisions of the said OM.

The project proponent has not submitted the compliance of directions issued by SEIAA vide letter no. 1880 dated 29.07.20 u/s 5 of the Environment (Protection) Act, 1986 to the Project Proponent for immediately stopping the construction activities and further stop creating the third-party interests. Therefore, SEAC decided that the SEIAA may consider issuing further direction to the project proponent as per provisions of OM dated 07.07.21 issued by MoEF&CC to close its operations to consider the case for issuance of TOR.

10.0 Deliberations during 187th meeting of SEIAA held on 09.08.2021.

The case was considered by SEIAA in its 187th meeting held on 09.08.2021 but no representative of the Project proponent or Environmental Consultant attended the meeting.

During the meeting, SEIAA was apprised that the project proponent and Environmental Consultant of the promoter company were informed vide email dated 07.08.2021 that their case will be considered in the 187th meeting of SEIAA to be held on 09.08.2021 in the Conference Hall no. 1 (Room No 311), 2nd Floor of MGSIPA at 10:30 AM, MGSIPA Complex, Sector-26, Chandigarh through hybrid mode (Video Conference/Physically mode) for which video call link (<https://meet.google.com/peu-kjtr-vrp>) was also provided to them. They were also requested to appear before the SEIAA and present their case failing which decision shall be taken as per prevalent rules and regulations.

In reply to the aforesaid email, Environmental Consultant of the promoter company vide email dated 07.08.2021 informed as under:

“With due regards, we would like to request to defer the appraisal of these three projects mentioned. This is due to non-submission of required affidavits sought by SEAC from proponent’s side as per 204th SEAC Minutes of Meeting (MoM).

We have asked the proponent to prepare the required affidavits (Draft sent) as per the said MoM. For information please.”

SEIAA perused the request of the Environmental Consultant and observed that Environmental Consultant was seeking postponement of the scheduled meeting on the grounds that the Project Proponent had not complied with the directions of SEAC and had not prepared the necessary affidavits. This reason for deferment is devoid of any merit since the failure of Project Proponent to take action as per the directions of SEIAA / SEAC cannot be made the basis for further postponement of this already very old case. SEIAA also noted that neither Project Proponent nor their Environmental Consultants attended the SEAC meeting held on 20.07.2021 nor did they attend the present SEIAA meeting on 09.08.2021 even though the Project Proponent had been clearly told in the SEIAA meeting held on 12.07.2021 that a last opportunity was being provided to submit satisfactory replies and information failing which the case would be rejected. SEIAA also further noted as under:

- i) SEAC in its last meeting observed that project Proponent has not made any compliance w.r.t. observations made by Punjab Pollution Control Board vide letter no. 2468 dated 03.05.21. Further, Project Proponent has not submitted any compliance

of the directions issued u/s 5 by SEIAA vide letter no. 1880 dated 29.07.20. This clearly demonstrates that the Project Proponent is not serious in pursuing the case.

- ii) The case was considered in a number of meetings of SEIAA/SEAC held from time to time since 26.05.2018 but project proponent has failed to submit the satisfactory replies / clarifications to the queries raised by SEIAA/SEAC.
- iii) The project proponent has already exhausted the last opportunity given by SEIAA in its 185th meeting held on 12.07.2021.
- iv) Member Secretary, PPCB vide letter no. 2467 dated 03.05.2021 informed that prosecution has been launched u/s 15, 16 read with section 19 of the Environment (Protection) Act, 1986 against the project proponent and the responsible persons in the court of Sub-Divisional Judicial Magistrate, Kharar.

SEIAA therefore concluded that the project proponent did not appear to be interested in pursuing his case and appeared to be deliberately ignoring the repeated directions of SEIAA and SEAC to furnish required information and clarifications necessary to appraise the Project under Violations category.

After detailed deliberations and keeping the repeated transgressions of omission and commission of the Project Proponent in view, SEIAA decided to issue Notice to the Project Proponent asking him to show cause why his application for grant of TORs should not be rejected. SEIAA also decided that Punjab Pollution Control Board be asked not to issue any further consents to operate under Water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981 till final decision was taken on the Notice for rejection of the EC application.

In compliance with the aforesaid decision, show cause notice was issued vide letter no. SEIAA/MS/2021/4685-87 dated 23.08.2021 to the project proponent for rejection of Terms of References.

Accordingly, project proponent has submitted its reply vide letter dated 24.08.2021 in reference to letter no. SEIAA/MS/2021/4685 dated 23.08.2021, which was annexed as Annexure-3 of the agenda.

11.0 Deliberations during 189th meeting of SEIAA held on 13.09.2021.

The case was considered by SEIAA in its 189th meeting held on 13.09.2021 which was attended by Sh. S. Brahma, Head of EIA from M/s Shiwalik Solid Waste Management Ltd., Environment Consultant of the project proponent.

SEIAA was apprised as above. SEIAA perused the reply and observed that the project proponent has submitted the reply to most of the observations earlier raised by SEIAA/SEAC. SEIAA further observed that

- i) SEAC recommended in its 204th meeting held on 20.07.2021 that the SEIAA may consider issuing further direction to the project proponent as per provisions of OM dated 07.07.21 issued by MoEF&CC to close its operations to consider the case for issuance of TOR.

In this regard, SEIAA noticed that Madurai Bench of Madras High Court vide its order of 15.07.2021 had ordered an interim stay on the operation of OM dated 07.07.2021. Further, a clarification has been sought from Regional office of MoEF&CC, Chandigarh vide letter no. 4615 dated 10.08.2021 regarding the operation of Office Memorandum dated 07.07.2021 keeping in view the interim stay granted by the Madurai Bench of the Madras High Court. To this, it was informed by Regional Office of MoEF, Chandigarh that necessary guidance has been sought from the Director (IA-Policy), MoEF&CC, New Delhi vide letter dated 31.08.2021 and reply is awaited.

- ii) The project proponent had submitted the instant proposal online for issuance of TOR to MoEF&CC on 13.09.2017, which was transferred to SEIAA vide proposal no. SIA/PB/NCP/23385/2018 on 03.04.2018 – i.e., well before the “violations window” of 2017-2018.

In this regard, MoEF&CC has clarified vide its OM dated 09.09.2019 that proposals received prior to the violations window can be taken up for consideration under the violation guidelines of 14.03.2017 and subsequent clarifications.

After detailed deliberations, SEIAA decided that case be remanded to SEAC with a request to conduct its appraisal as per the MoEF &CC Notifications on the subject dated 14.03.2017 (as amended on 08.03.2018), examine the reply submitted by the Project Proponent vide letter dated 24.08.2021 to the show cause notice issued by SEIAA and sending its clear-cut recommendation for rejecting/issuing of Terms of Reference to the Project.

Item No. 187.10: Application for issuance of TORs for carrying out EIA study for obtaining environmental clearance under EIA notification dated 14.09.2006 for the establishment of area development Project namely "Sunny Enclave (139.376 Acres)" located in the revenue estate of Village Jandpur, Hasanpur & Manana, Sector 123, Tehsil Kharar, District SAS Nagar by M/s Bajwa Developers Ltd. (SIA/PB/NCP /23386 2018).

SEIAA observed as under:

1.0 Background

M/s Bajwa Developers Ltd. has submitted an application for issuance of TORs for carrying out EIA study for obtaining environmental clearance under EIA notification dated 14.09.2006 for establishment of Group Housing Project namely "SUNNY ENCLAVE (139.376 Acres)" located in the revenue estate of Village Jandpur, Hasanpur & Manana, Sector 123, Tehsil Kharar, District SAS Nagar. The project proponent submitted as under:

- 1) The project plan has been segmented into the area for Plots, for Group Housing, for EWS, for Commercial, for Educational, etc.
- 2) The proposed project is a township project, which is spread over a land of 5,64,034.66 Sq.m. (139.376 Acres).
- 3) The proposed project comprises a Green Area of 34,209.69sq.m. and roads, open spaces & other utility areas of 1,65,282.92 sqm. for adequate parking spaces with modern infrastructure facilities.
- 4) About 30% of the construction has been completed at the site without getting Environmental Clearance under EIA Notification, 14.09.2006.
- 5) Letter for approval of Revised layout plan obtained from Greater Mohali Area Development Authority vide Memo No: GMADA/DTP/2016/1358 dated 06.04.2016 & letter of correction of date vide Memo No: GMADA/STP/2017/260 dated 30.01.2017.

As per amendment notification vide No S.O. 804 (E) dated 14-03-2017, violation cases even of category "B" projects which are granted Environmental Clearance by SEIAA, are to appraised for grant of Environmental Clearance only by the EAC and granted at the central level.

Accordingly, project proponent had submitted an online application for issuance of TORs for obtaining Environmental Clearance for the project vide proposal no. vide proposal no. IA/PB/NCP/68632/2017 on 12/09/2017.

MoEF&CC issued amended notification dated 08.03.2018 and the gist of relevant paras (2), (4) and (5) of the notification, is reproduced as under:

- Para (2) For category B projects, the appraisal, and approval thereof shall vest with the State or Union territory level Expert Appraisal Committees and State or Union territory Environment Impact Assessment Authorities in different States and Union territories, constituted under sub-section (3) of section 3 of the Environment (Protection) Act, 1986.

Para (4) The cases of violations will be appraised with a view to assess that the project has been constructed at a site which under prevailing laws is permissible and expansion has been done which can run sustainably under compliance of environmental norms with adequate environmental safeguards, and in case, where the findings of Expert Appraisal Committee for projects under category A or State or Union territory level Expert Appraisal Committee for projects under category B is negative, closure of the project will be recommended along with other actions under the law.

Para (5) In case, where the findings of the Expert Appraisal Committee or State or Union territory level Expert Appraisal Committee on point at sub-paragraph (4) above are affirmative, the projects will be granted the appropriate Terms of Reference for undertaking Environment Impact Assessment and preparation of Environment Management Plan and the Expert Appraisal Committee or State or Union territory level Expert Appraisal Committee, will prescribe specific Terms of Reference for the project on assessment of ecological damage, remediation plan and natural and community resource augmentation plan.

In view of the above, MoEF&CC has transferred the project to SEIAA vide proposal no. SIA /PB/NCP /23386/2018 on 03.04.2018.

1.1 Deliberation during 167th meeting of SEAC held on 26.05.2018

The matter was considered by SEAC in its 167th meeting held on 26.05.2018. In the said meeting, the SEAC was apprised that project proponent has not yet submitted a hard copy of the application after acceptance of its online application as stipulated vide MoEF OM No. J-11013/49/2014-IA. I dated 06/06/2014.

After detailed deliberations, SEAC decided to defer the case and ask the project proponent to submit a hard copy of the application. Till such time his case will not be taken up for consideration. Accordingly, ADS was raised online on 14.06.2018.

Thereafter, notice was issued to the project for delisting the case vide no. 920 dated 29/10/2019

1.2 Deliberation during 185th meeting of SEAC held on 29.11.2019

The case was considered by SEAC in its 185th meeting held on 29.11.2019, which was attended by the authorized representative on behalf of the project proponent. SEAC was apprised that the project is a violation case and was applied in the window given by MoEF vide notification dated 14.03.2017. SEAC was further apprised that as per the clause 3 of the said notification in cases of violation, action will be taken against the project proponent by the respective State Pollution Control Board under the provisions section 15 & 16 read with section 19 of the Environment (Protection) Act, 1986 and further, no consent to operate or occupancy certificate will be issued till the project is granted the Environmental Clearance.

SEAC raised the following observations to the project proponent:

1. As to whether a hard copy of the application along with a list of persons responsible for the violation has been submitted.
2. As to whether the project has been constructed at a site which under prevailing law is permissible. If yes, has the project proponent submitted any documentary proof in

this regard?

3. Whether permission has been obtained for the abstraction of the groundwater from the CGWA or not?
4. Whether any specific TORs for the project on assessment of ecological damage, remediation plan and natural and community resources augmentation plan have been submitted?

To the above observations, the project proponent stated that a hard copy of the application has been submitted. However, a reply to the ADS is yet to be submitted. He sought time to comply with the other observations.

After detailed deliberations, SEAC decided to accept the request of the project proponent, to defer the case, and the same be placed in the next meeting after getting the reply from the project proponent.

The observations were conveyed to the project proponent vide letter no 1433 dated 03.02.2020 However, reply to the said letter is yet awaited.

2.0 Summary of the project

The project proponent submitted the application for TOR along with the summary of the project & EMP and detail of the project is given as under:

Sr. No.	Item	Details
1	Name & Location of the project	Sunny Enclave (Area-139.76 Acres) Village Jandpur, Hasanpur & Manana. Sector-123, Dist. SAS Nagar
2	Project/activity covered under item of scheduled to the EIA Notification,14.09.2006	8(b) Townships and Area Development projects.
3	Copy of the Master plan duly marked with the project site	Submitted
4	Pre-feasibility report as per Ministry of Environment & Forests, Circular dated 30.12.2010.	Not submitted.
5.	Proof of ownership of land	Submitted
6.	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.	Submitted
7	Proposed ToRs (based on the standard ToRs)	Submitted
8	Does it attract the general condition? If yes, please specify	No

9	Whether the proposal involves approval/clearance under the Forest (Conservation) Act, 1980	No		
10	Does the project cover under PLPA, 1900	No		
11	Whether the proposal involves approval/clearance under the Wildlife (Protection) Act, 1972?	No		
12	Classification/Land use pattern as per Master Plan	Residential Zone, Letter for approval of Revised layout plan obtained from Greater Mohali Area Development Authority vide Memo No: GMADA/DTP/2016/1358 dated 06.04.2016 & letter of correction of date vide Memo No: GMADA/STP/2017/260 dated 30.01.2017.		
13	Cost of the project	231.36 Crores.		
14.	TORs Fee details	NA as the application submitted on 13.09.2017 i.e., before the date of Notification 27.06.2019		
15.	Total Plot Area, Built-up Area, and Green area, etc.			
	Sr. No	Particulars	Area (m ²)	Area (Acres)
	1.	Total Site Area (A)	5,64,034.66	139.376
	2.	Area Excluded from Site (B)	10,958.88	2.708
	3.	Net Area (C)= (A-B)	5,53,075.77	136.668
	4.	Area under Revenue Rasta (D)	13,832.15	3.418
	5.	Total Area of the scheme(E)= (C+D)	5,66,907.92	140.086
	6.	Area transferred to Govt. free of cost 2.5% under Punjab Govt. Policy dated 02.06.2015 of Sector Road) (F)	13,826.89	3.4167
	7.	Area Not including scheme(G)	22,060.62	5.4513
	8.	Net Planned Area(H)=[E-(F+G)]	5,31,015.10	131.2167
	9.	Residential Area (Plotted)	2,01,469.5	49.7842
	10.	Group Housing Area	16,996.79	4.2
	11.	EWS Area	61,536.9	15.2061
	12.	Commercial	11,110.64	2.7455

	13.	Education	21,228.19	5.2456
	14.	Public Buildings	13,330.74	3.2941
	15.	Green Area	34,209.69	8.4534
	16.	Reserved Area	5,849.73	1.4455
	17.	Road, Open Spaces, Parking and Utilities	1,65,282.92	40.8423
	18.	Total Number of Plots	985	--
16.	Estimated Population		23562 persons	
17.	Source of water supply		Ground Water (Tubewell)	
18.	Total water demand		3.4 MLD	
	Freshwater demand		2.4 MLD	
19.	Waste Water generation		2.7 MLD The Sewage treatment will be done in the common STP of capacity 7 MLD based on MBBR technology. The Treated water will be used for flushing and remaining will be disposed of two green area and sewer	
20	Effluent utilization		Waste Water available at the outlet of STP -2.5 MLD, Flushing- 1.0 MLD Plantation & Irrigation-188.15 KLD Excess water discharged into Sewer	
21	Proposed Green Area		34209.69 sqm	
22.	Rainwater harvesting		8 number of rainwaters harvesting pits provided at the site	
23	Solid waste		About 9199 kg/day solid waste will be generated in the project. Biodegradable wastes & Non-Bio degradable waste will be disposed of according to Solid Waste Management Rules, 2016.	
24	Hazardous waste		There will be no generation of hazardous waste in the project.	
25.	Energy Requirements & Saving		The total demand load will be supplied by Punjab State Power Corporation Limited.	

2.1 Complete details of the case are summarised as under:

1	Proposal No	SIA/PB/NCP/23386/2018
2	Date of submission of application	13.09.2017
3	Date of acceptance of application	22.05.2018
4	Last meeting of SEAC in which case was considered	167th meeting held on 26.05.2018
5	Observations	As mentioned above
6	Date of ADS & its reply	14.06.2018

		Reply submitted on 14.02.2020, which was found incomplete. ADS raised on 05.05.2020 as per the decision of the 185 th meeting held on 29.11.2019.
7	Details of notice issued, if any	Issued vide no. 920 dated 29/10/2019
8	Reply to the notice received or not	Project proponent attended the 185 th meeting of SEAC.
9	Lastly, the case was considered by SEAC	185 th meeting held on 29.11.2019
10	Observations	As mentioned above
11	Observation conveyed to the Project Proponent	Vide no 1433 dated 03.02.2020.
12	Reply in reference to letter no 1433 dated 03.02.2020	The project proponent has not submitted a reply to the observations.
13	Reminder	A reminder was issued through email 06.05.2020 wherein it was requested to submit the reply online to the observations immediately, otherwise, it will be presumed that the project proponent has nothing to say and the project will be delisted in light of the OM dated 30.10.2012. The Project Proponent submitted a reply through email on 21.05.2017.

3.0 Deliberation during 189th meeting of SEAC held on 28.05.2020

The meeting was attended by the following through video conference:

1. Sh. Rajesh Gupta, GM, representing the Project Proponent.
2. Ms. Daksha Gupta, EIA Coordinator, M/s Shivalik Solid Waste Management Ltd., Environment Consultant of the project proponent.

The SEAC, after going through the presentation submitted by the Project Proponent observed a lot of discrepancies in the documents submitted by the Project Proponent regarding the details of the directors of the company & list of persons responsible for the violation of the EIA notification dated 14.09.2006, w.r.t signatures of the authorized signatory and the documents were without date & reference number. The Committee took serious note of this on part of the Environmental Consultant of project proponent and desired that his explanation be called.

SEAC further observed that as per the said notification, in cases of violation, action has to be taken against the project proponent by the respective State Pollution Control Board under the provisions of section 15 & 16 read with section 19 of Environment (Protection) Act,1986.

It was apprised to the SEAC that SEIAA vide letter no 354 dated 02.04.2019 had sent a list of 13 violation projects including the name of this project to PPCB to deal with these cases in accordance with the provisions of MoEF&CC Notification dated 14.03.2017 & 18.03.2018.

After detailed deliberations, SEAC decided that the following action be taken:

- a) SEIAA be requested to ask the PPCB to provide the details of the legal action taken against the responsible persons of the project in response to SEIAA letter no 354 dated 02.04.2019 and the construction status of the project (completed/not completed, if not completed then % of built-up area completed as on
- b) Project proponent be asked to submit a copy of Memorandum of Article & Association/partnership deed/undertaking of sole proprietorship/ List of Directors and names of other persons (with designation & complete address) responsible for the violation of the EIA Notification 14.09.2006, the verified signature of the authorized signatory and other documents (with date & reference number) duly signed by the EIA Coordinator & the project proponent.
- c) Explanation of the Environmental Consultant of the project proponent i.e., M/s Shivalik Solid Waste Management Ltd., be called in light of discrepancies found in the documentation work.

In compliance with the decision (b) & (c) of SEAC, the following actions have been taken by the SEAC:

- a) Project proponent was asked vide letter no 1682 dated 17.06.2020 to submit the information as sought above.
- b) Explanation of the Environmental Consultant of the project proponent i.e., M/s Shivalik Solid Waste Management Ltd. was called vide letter no 1683 dated 17.06.2020

In compliance with the decision taken at a), the case was placed before SEIAA for consideration.

4.0 Deliberation during 166th meeting of SEIAA held on 26.06.2020

The case was considered by the SEIAA in its 166th meeting held on 26.06.2020. SEIAA perused the deliberations made during the 189th meeting of SEAC held on 28.05.2020. After detailed deliberations, SEIAA decided as under: -

- i) To accept the recommendation of SEAC mentioned at Sr. No. 'a' and to take action as proposed by SEAC. Further, it was directed that separate letters be written to the Board mentioning all the previous correspondence for asking the construction status report and action taken report against the responsible person as per the Clause 3 of MoEF & CC Notification dated 14.03.2017 and as amended on 08.03.2018. A copy of the same be also endorsed to the Zonal Office and Regional Office of the Board.
- ii) Direction under Section 5 of the Environment (Protection) Act, 1986 be issued to the project proponent to restrain him from carrying out further construction activity of the project and not to create any third-party interest in the project till it obtains the environmental clearance under EIA Notification dated 14.09.2006.

In compliance with the aforesaid decisions, the following actions have been taken:

- (i) The Member Secretary, PPCB has been requested vide letter no. 1882 dated 29.07.2020 to launch prosecution against the responsible persons and send the

construction status report vide letter no. 1883 dated 29.07.2020. A copy of the same has not been endorsed to the concerned due to other the directions given by the MS, SEIAA on 29.07.2020.

- (ii) Direction u/s 5 have been issued vide letter no. 1884 dated 29.07.2020 to the Project proponent and a copy of the same has been endorsed vide letter no. 1885 dated 29.07.2020 to MS, PPCB for ensuring the compliance.

No report has been received from the PPCB, so far.

5.0 Deliberations during 176th meeting of SEIAA held on 19.02.2021.

The case was considered by SEIAA in its 176th meeting held on 19.02.2021 wherein, SEIAA observed that no report from the PPCB has been received so far. SEIAA took a serious view of this being a major and long pending violation case.

After detailed deliberations, SEIAA decided to issue a reminder to the PPCB for sending the report in the matter. It was also decided that the matter be taken up with the Chairman, PPCB through e-office file.

In compliance with the aforesaid decision, PPCB has been issued a reminder vide 3620 dated 09.03.2021. The matter was also put up on the e-office on 26.02.2021. Another reminder was also sent to the PPCB vide letter no. 3676 dated 07.04.2021.

Member Secretary, PPCB vide letter no. 2467 dated 03.05.2021 (Annexure-3) informed that the project site was visited by the officers of the Board along with representatives of the project on 10.03.2021. During visit, it was observed as under: -

- (i) The Chief Town Planner, Chandigarh vide no. 628 CTP (PB) / MPR-23 dated 03.02.2016 has approved map of 139.376 acre, for the plotted, group housing and commercial development.
- (ii) This project is an extension of existing project of Sunny Enclave, Sec-123, which is spread in an area of 177 acre of land on airport road. The project proponent has not provided any boundary wall to bifurcate the plotted development project.
- (iii) As per the approved layout map, there are 985 residential plots and land of 4.20 acre is reserved for group housing. No construction work has been started at the group housing project.
- (iv) The project proponent has reserved 2.74 acre land for commercial purpose and 8.53 acre of land is reserved for educational/public buildings.
- (v) About 30-40% of plotted development work has been completed and work to lay sewer line has been completed. No STP has been proposed and shown in drawing of approved building plan issued by CTP, Punjab, Chandigarh.
- (vi) The entire wastewater is treated through the existing STP installed in old Sunny Enclave and the capacity of the same is about 700 KLD, which is not adequate to cater the waste water of this project. The entire wastewater is discharge into Jyanti ki Rao (drain) without treatment.
- (vii) The project area is more than 50 hectare of land and thus the project is required to obtain Environment Clearance from the competent authority, which is covered under EIA notification dated 14.09.2006. The project has failed to obtained Environment

Clearance of the said project till date and is violating the provisions of Water Act, 1974 and Air Act, 1981.

- (viii) Prosecution has been launched u/s 15, 16 read with section 19 of the Environment (Protection) Act, 1986 against the project proponent and the responsible persons in the court of Sub-Divisional Judicial Magistrate, Kharar. The case is now fixed for hearing on 09.07.2021.

6.0. Deliberations during 182nd meeting of SEIAA held on 24.05.2021.

The case was considered by SEIAA in its 182nd meeting held on 24.05.2021 through Video Conference which was attended by the following:

- (i) Sh. Rajesh Gupta, GM, representing the Project Proponent.
- (ii) S. Brahma and Ms. Daksha Gupta, EIA Coordinator, M/s Shivalik Solid Waste Management Ltd., Environment Consultant of the project proponent.

SEIAA perused the report of the PPCB and observed that prosecution has been filed against the project proponent by the Board; about 30-40 % of the plotted development work has been completed; no STP has been proposed in the approved building plan however waste water is treated through the existing STP installed in old Sunny Enclave of capacity 700 KLD which is not adequate to cater to the waste water of the project and ultimately entire waste water was being discharged into Jayanti ki Rao (drain) without treatment.

SEIAA observed that SEAC in its 189th meeting had enlisted a large number of discrepancies in the documents submitted by the project proponent. SEAC had therefore called for the explanation of the Environmental Consultant of the project proponent regarding these discrepancies. To this Environmental Consultant informed that reply of the same has already been submitted vide letter No. 918 dated 16.07.2020 to SEAC.

Further, to a query of SEIAA regarding compliance of the observations of the PPCB and directions issued by SEIAA u/s 5 of the Environment (Protection) Act, 1986, Environmental Consultant of the promoter company informed that compliance report of the same will be submitted within 10 days.

SEIAA further observed that Clause No's 4 and 5 of Notification dated 08.03.2018 regarding the permissibility of site under prevailing law, recommendations of Specific Terms of Reference and reply to the observations of SEAC submitted by the Environmental Consultant vide letter No 918 dated 16.07.2020 are required to be examined.

After detailed deliberations, SEIAA decided as under:

- i) Project Proponent be asked to submit the compliance reports in respect of the observations of PPCB and directions issued u/s 5 by SEIAA directly to SEAC within 10 days from the issuance of the proceedings of this meeting.
- ii) Case be remand to SEAC for examination and sending detailed recommendations with respect to the following:
 - a) Permissibility of the site w.r.t MOEF&CC Notifications dated 14.03.2017 as amended on 08.03.2018 and recommendation of specific Terms of Reference in case site is deemed suitable;
 - b) Reply to the observations of SEAC stated to have been submitted by the Environmental Consultant vide letter No 918 dated 16.07.2020;

- c) Compliance made by the Project Proponent in respect of the observations of PPCB issued vide letter no. 2467 dated 03.05.2021;
- d) Compliance made by the Project Proponent in respect of the directions issued by SEIAA u/s 5 of the Environment (Protection) Act, 1986, vide letter no. 1884 dated 29.07.2020.

7.0 Deliberation during 202nd meeting of SEAC held on 21.06.2021

The meeting was attended by Ms. Daksha Gupta, EIA Coordinator, M/s Shiwalik Solid Waste Management Ltd., Environment Consultant of the project proponent.

SEAC observed that no representative from the Project Proponent side was available in the meeting. As per the decisions taken by SEIAA in its meeting held on 24.05.2021, the points-wise response is as under:

Sr. No.	Decisions taken by SEIAA in the meeting held on 24.05.21	Comments of SEAC
1.	Project Proponent be asked to submit the compliance reports in respect of the observations of PPCB and directions issued u/s 5 by SEIAA to SEAC within 10 days from the issuance of the proceedings of this meeting.	The Project Proponent was to submit the compliance report in respect of the observations of PPCB issued vide letter no. 2467 dated 03.05.21 and directions issued u/s 5 by SEIAA vide letter no. 1884 dated 29.07.20 to SEAC within 10 days from the issuance of the proceedings of this meeting i.e., by 14.06.21. However, no reply in this regard has been received from the project proponent.
2.	Permissibility of the site w.r.t MOEF&CC Notification dated 14.03.2017 as amended on 08.03.2018 and recommendation of specific Terms of Reference in case the site is deemed suitable;	The GMADA vide letter no. GMADA/DTP/2016/1358 dated 06.04.2016 & letter of correction of date vide no. GMADA/STP/2017/260 dated 30.01.2017, has approved the layout plan. However, the copy of the layout plan submitted by the Project Proponent is not legible.
3.	Reply to the observations of SEAC stated to have been submitted by the Environmental Consultant vide letter dated 22.07.2020;	The reply of the Environmental Consultant w.r.t. the observations raised by SEAC vide letter no. 1682 & 1683 dated 17.06.20 regarding explanation of the Environmental Consultant and providing information w.r.t. Memorandum of Article & Association/ List of Directors and names of persons responsible for violation etc. was found to be not satisfactory, as no proper justification was given.
4.	Compliance made by the Project Proponent in respect of the observations of PPCB issued	Already replied at Sr. no. 1 of the Table.

	vide letter no. 2467 dated 03.05.2021;	
5.	Compliance made by the Project Proponent in respect of the directions issued by SEIAA u/s 5 of the Environment (Protection) Act, 1986, vide letter no. 1884 dated 29.07.2020.	Already replied at Sr. no. 1 of the Table.

In view of the position explained above, SEAC decided to recommend SEIAA as under:

1. The Project Proponent does not seem to be serious to pursue the case. Therefore, SEIAA may take suitable action against the Project Proponent as deemed appropriate, as per the provisions of EIA Notification/Guidelines.
2. The Environmental Consultant of the Project Proponent may be issued strict warning because of its unprofessional attitude for dealing with the case.

8.0 Deliberations during 185th meeting of SEIAA held on 12.07.2021

The case was considered by SEIAA in its 185th meeting held on 12.07.2021, which was attended by Mr. Rajesh Gupta, Manager, M/s Bajwa Developers Ltd. on behalf of promoter company, Ms. Daksha Gupta, EIA Coordinator and Mr. S. Brahma, Head of EIA from M/s Shiwalik Solid Waste Management Ltd., Environment Consultant of the project proponent.

During the meeting, Environmental Engineer apprised SEIAA as under:

- (i) Environment Consultant of the promoter company vide email dated 09.07.2021 addressed to SEAC with a copy to SEIAA with respect to Minutes of 202nd meeting of SEAC, Punjab held on 21.06.2021 informed as under:

“we are always been keen to carry out this project and always follow the instructions from SEAC/SEIAA on a time bound manner. As stated in the MoM that it is the proponent got delayed reaching the meeting. Sir, we are a professional organization with strong ethical attitude, we also assure you maintain the same for preservation and conservation of Environment. We conveyed the matter to the proponent. For your information and kind cooperation please.”
- (ii) Ministry of Environment, Forest & Climate Change vide OM dated 07.07.2021 had issued standard operating procedure for identification and handling of violation cases under EIA Notification 2006 in compliance of the orders of Hon’ble National Green Tribunal in OA No. 34/2020.

Thereafter, Environmental Consultant and the project proponent present in the meeting requested SEIAA that they had submitted the reply to the observations raised by SEAC in its 202nd meeting held on 21.06.2021 and they are now serious to comply with all the observations. SEIAA was not satisfied with the reply of the project proponent and informed the project proponent that their application for issuing Terms of Reference would have been rejected in case new office Memorandum for dealing with violation cases had not been issued by the Ministry. As such, this may be considered as last opportunity to comply with the observations.

SEIAA further observed that SEAC has not given an explicit recommendation of either rejecting or accepting the Terms of Reference to the project proponent.

After detailed deliberations, SEIAA decided that case be remand to SEAC for sending the clear-cut recommendations of rejecting/issuing the Terms of Reference while keeping in view the guidelines and provisos of the new office memorandum issued by the Ministry in respect of violation cases on 07.07.2021.

9.0 Deliberations during 204th meeting of SEAC held on 20.07.2021

SEAC was apprised that the Environmental Consultant of the promoter company namely M/s Shivalik Solid Waste Management Ltd. vide letter no. SSWML/ZKP/EIA/2021-22/11466 dated 20.07.2021 intimated that they were not able to attend the meeting due to non-availability of required documents has sought by SEIAA/SEAC from the Project Proponent. Further, nobody on behalf of project proponent was present in the meeting.

On perusal of reply submitted by the project proponent vide letter dated 21.06.2021, SEAC observed that the Project Proponent has not made any compliance w.r.t. the observations made by Punjab Pollution Control Board vide letter no. 2467 dated 03.05.21. Further, the Project Proponent has not submitted any compliance to the directions issued u/s 5 by SEIAA vide letter no. 1884 dated 29.07.20. It indicates that the Project Proponent is not serious at all to pursue the case.

SEAC observed that MoEF vide OM dated 07.07.2021 has laid down the Standard Operating Procedure (SoP) for dealing with the violation cases as received by SEAC and the present case has been deliberated in view of the provisions of the said OM.

The project proponent has not submitted the compliance of directions issued by SEIAA vide letter no. 1884 dated 29.07.20 u/s 5 of the Environment (Protection) Act, 1986 to the Project Proponent for immediately stopping the construction activities and further stop creating the third-party interests. Therefore, SEAC decided that the SEIAA may consider issuing further direction to the project proponent as per provisions of OM dated 07.07.21 issued by MoEF&CC to close its operations to consider the case for issuance of TOR.

10.0 Deliberations during 187th meeting of SEIAA held on 09.08.2021.

The case was considered by SEIAA in its 187th meeting held on 09.08.2021 but no representative of the Project proponent or Environmental Consultant attended the meeting.

During the meeting, SEIAA was apprised that the project proponent and Environmental Consultant of the promoter company were informed vide email dated 07.08.2021 that their case will be considered in the 187th meeting of SEIAA to be held on 09.08.2021 in the Conference Hall no. 1 (Room No 311), 2nd Floor of MGSIPA at 10:30 AM, MGSIPA Complex, Sector-26, Chandigarh through hybrid mode (Video Conference/Physically mode) for which video call link (<https://meet.google.com/peu-kjtr-vrp>) was also provided to them. They were also requested to appear before the SEIAA and present their case failing which decision shall be taken as per prevalent rules and regulations.

In reply to the aforesaid email, Environmental Consultant of the promoter company vide email dated 07.08.2021 informed as under:

“With due regards, we would like to request to defer the appraisal of these three projects mentioned. This is due to non-submission of required affidavits sought by SEAC from proponent’s side as per 204th SEAC Minutes of Meeting (MoM).

We have asked the proponent to prepare the required affidavits (Draft sent) as per the said MoM. For information please.”

SEIAA perused the request of the Environmental Consultant and observed that Environmental Consultant was seeking postponement of the scheduled meeting on the grounds that the Project Proponent had not complied with the directions of SEAC and had not prepared the necessary affidavits. This reason for deferment is devoid of any merit since the failure of Project Proponent to take action as per the directions of SEIAA / SEAC cannot be made the basis for further postponement of this already very old case. SEIAA also noted that neither Project Proponent nor their Environmental Consultants attended the SEAC meeting held on 20.07.2021 nor did they attend the present SEIAA meeting on 09.08.2021 even though the Project Proponent had been clearly told in the SEIAA meeting held on 12.07.2021 that a last opportunity was being provided to submit satisfactory replies and information failing which the case would be rejected. SEIAA also further noted as under:

- i) SEAC in its last meeting observed that project Proponent has not made any compliance w.r.t. observations made by Punjab Pollution Control Board vide letter no. 2467 dated 03.05.21. Further, Project Proponent has not submitted any compliance of the directions issued u/s 5 by SEIAA vide letter no. 1884 dated 29.07.20. This clearly demonstrates that the Project Proponent is not serious in pursuing the case.
- ii) The case was considered in a number of meetings of SEIAA/SEAC held from time to time since 26.05.2018 but project proponent has failed to submit the satisfactory replies / clarifications to the queries raised by SEIAA/SEAC.
- iii) The project proponent has already exhausted the last opportunity given by SEIAA in its 185th meeting held on 12.07.2021.
- iv) Member Secretary, PPCB vide letter no. 2467 dated 03.05.2021 informed that prosecution has been launched u/s 15, 16 read with section 19 of the Environment (Protection) Act, 1986 against the project proponent and the responsible persons in the court of Sub-Divisional Judicial Magistrate, Kharar.

SEIAA therefore concluded that the project proponent did not appear to be interested in pursuing his case and appeared to be deliberately ignoring the repeated directions of SEIAA and SEAC to furnish required information and clarifications necessary to appraise the Project under Violations category.

After detailed deliberations and keeping the repeated transgressions of omission and commission of the Project Proponent in view, SEIAA decided to issue Notice to the Project Proponent asking him to show cause why his application for grant of TORs should not be rejected. SEIAA also decided that Punjab Pollution Control Board be asked not to issue any further consents to operate under Water (Prevention & Control of Pollution) Act, 1974 and

Air (Prevention & Control of Pollution) Act, 1981 till final decision was taken on the Notice for rejection of the EC application.

In compliance with the aforesaid decision, show cause notice was issued vide letter no. SEIAA/MS/2021/4688-90 dated 23.08.2021 to the project proponent for rejection of Terms of References.

Accordingly, project proponent has submitted its reply vide letter dated 24.08.2021 in reference to letter no. SEIAA/MS/2021/4688 dated 23.08.2021, which was annexed as Annexure-4 of the agenda.

11.0 Deliberations during 189th meeting of SEIAA held on 13.09.2021.

The case was considered by SEIAA in its 189th meeting held on 13.09.2021 which was attended by Sh. S. Brahma, Head of EIA from M/s Shiwalik Solid Waste Management Ltd., Environment Consultant of the project proponent.

SEIAA was apprised as above. SEIAA perused the reply and observed that the project proponent has submitted the reply to most of the observations earlier raised by SEIAA/SEAC. SEIAA further observed that

- i) SEAC recommended in its 204th meeting held on 20.07.2021 that the SEIAA may consider issuing further direction to the project proponent as per provisions of OM dated 07.07.21 issued by MoEF&CC to close its operations to consider the case for issuance of TOR.

In this regard, SEIAA noticed that Madurai Bench of Madras High Court vide its order of 15.07.2021 had ordered an interim stay on the operation of OM dated 07.07.2021. Further, a clarification has been sought from Regional office of MoEF&CC, Chandigarh vide letter no. 4615 dated 10.08.2021 regarding the operation of office memorandum dated 07.07.2021 keeping in view the interim stay granted by the Madurai Bench of the Madras High Court. To this, it was informed by Regional Office of MoEF, Chandigarh that necessary guidance has been sought from the Director (IA-Policy), MoEF&CC, New Delhi vide letter dated 31.08.2021 and reply is awaited.

- ii) The project proponent had submitted the instant proposal online for issuance of TOR to MoEF&CC on 12.09.2017, which was transferred to SEIAA vide proposal no. SIA//PB/NCP/23386/2018 on 03.04.2018 well before the "violations window" of 2017-2018.

In this regard, MoEF&CC has clarified vide its OM dated 09.09.2019 that proposals received prior to the violations window can be taken up for consideration under the violation guidelines of 14.03.2017 and subsequent clarifications.

After detailed deliberations, SEIAA decided that case be remanded to SEAC with a request to conduct its appraisal as per the MoEF &CC Notifications on the subject dated 14.03.2017 (as amended on 08.03.2018), examine the reply submitted by the Project Proponent vide letter

Proceedings of 189th meeting of SEIAA
held on 13.09.2021

dated 24.08.2021 to the show cause notice issued by SEIAA and sending its clear-cut recommendation for rejecting/issuing of Terms of Reference to the Project.

Meeting ended with a vote of thanks to the Chair.

AGENDA ITEM NO. 60.3.4

Mega Residential Project namely “The Palm” in Village Mullanpur Garibdas, Dhanauran and Mastgarh with built up area of 8,52,941 .06 sqm at Village Mullanpur Garibdas, Dhanauran & Mastgarh, New Chandigarh, District SAS Nagar (Mohali), Punjab by M/s Manohar Infrastructure & Constructions Pvt. Ltd.- Environment Clearance

(IA/PB/MIS/192864/2020; F. No. IA3-10/8/2021-IA.III)

1. The PP (M/s. Manohar Infrastructure Construction Pvt Ltd) along with his consultant ‘M/s. Eco Laboratories & Consultants Private Limited’ made a presentation before EAC (Infra-2) on the key parameters and salient features of the project. The Committee took note of the following key parameters and salient features of the project presented during the meeting and as provided in the brief and application for this project:

- i. The project is located at Village Mullanpur Garibdas, Dhanauran & Mastgarh, New Chandigarh, District SAS Nagar (Mohali), Punjab with coordinates 30°47'18.54"N Latitude and 76°44'45.47"E Longitude.
- ii. Earlier, it was planned to be implemented in the two phases. The area of project site including built-up area for the phase-1 of the proposed project were below the stipulated threshold and did not attract provisions of EIA Notification, 2006. The project consists of Residential plots, EWS, Commercial, Group Housing and other Amenities. Initially, under Phase-1, CLU (change in land use) was obtained for 131.5 acres of land and Consent to Establish has been obtained from Punjab Pollution Control Board for 131.5 acres with condition that the total area of the project shall not exceed 50 hectares in any case vide Certificate No. O15SASCTE2971554 dated 30.11.15. Also, CTE extension was also granted for the project vide Certificate no. CTE/Ext/SAS/2017/5075196 valid till 29.11.2017. Accordingly, development work i.e., laying of roads, plumbing services, etc. and construction on 34 plots having built-up area of 17,301.84 sqm was started. Approx. 32 % of development work has been done on existing project after getting Consent to Establish (CTE) from Punjab Pollution Control Board (PPCB).
- iii. Later on, for Phase-2, CLU was obtained for additional 60.909 acres of land making total CLU area 192.4 acres, total scheme area of 151.09 acres and net planned area of 141.48 acres. Also, CTE expansion was obtained for total area of 192.4 acres having 862 residential plots, 11 public buildings, EWS flats in an area of 6.84 acres and commercial area of 2.04 acres including construction of 34 Residential plots having built-up area of 17,301.84 sqm vide Certificate No. CTE/Exp/SAS/2018/7069127 dated 23.05.2018 and was valid up to 31.03.2020. Further, CTE extension has been obtained vide Certificate no. CTE/Ext/SAS/2020/13550789, which is valid till 31.03.2021.
- iv. Thus, the project is New and it is a proposal of additional development of land in next phase i.e., second phase of development.
- v. Now under both the Phases, total scheme area as per current proposal

is 151.09 acres, Net Planned Area is 141.48 acres and gross construction (Built-up) area when fully built, will be 8,52,941.06 sqm.

- vi. Layout plan has been approved by CTP vide Letter no. 5464 CTP(Pb)/MPM-150 dated 10.10.2019.
- vii. Total project area is more than 50 ha accordingly, project falls under Schedule 8(b) Category 'B1' and requires EIA study as per EIA Notification, 2006 and its amendments.
- viii. The Ministry has issued Standard TOR against the Application number IA/PB/MIS/189754/2020 dated 24.12.2020 over Parivesh vide Letter No. 21-107/2020-IA.III dated 01.01.2021.
- ix. The project will comprise of 972 residential plots (58.097acres), 103 residential independent floors (5.05 acres), EWS area of 7.593 acres, Commercial area of 2.512 acres, Group Housing of 7.859 acres, 7.5 acres of Public building, etc. Maximum height of the group housing will be building is 70m. The details of proposed area are as follows:

Table: Area Statement

Sl. No.	Particulars	Area (acres)
1.	Total scheme area	151.09
2.	Area under sector road	2.53
3.	Reserved Area	7.079
4.	Net Planned Area	141.48

Table: Break up of Net Planned Area

S. No.	Type	Area (acres)	Percentage (%)
1.	Area under Residential Plotted	63.147	44.633
2.	Area under Group Housing	7.859	5.554
3.	Area under Commercial Development	2.512	1.775
4.	Area under EWS pocket	7.593	5.367
5.	Area under parks	8.52	6.022
6.	Area under public buildings	7.5	5.301
7.	Area under Roads, green buffer, Pavements, parking and open spaces	44.349	31.348
	Total Net Planned Area	141.48	100.00

Table: Gross Built-up area details of the project as per permissible FAR

S. No.	Type	Area (in acres)	FAR	Built-up area (in sqm)
1	Residential plotted	58.097	2.1	4,93,749
2	Residential Independent floor	5.05	2.6	53,135
3	Group housing	7.859	3.0	95,413
4	EWS pocket	7.593	2.5	76,820

5	Non-FAR area in Ind. floor, Group housing & EWS @ 25% (Stilts etc.)			56,342
	Built-up area of Plots, Residential floors, Group housing & EWS (A)			7,75,459
Commercial Area Details				
S. No.	Plot nos.	Area (in m ²)	FAR	Built up area (in sqm)
1.	commercial pocket 1 (1 – 50) Booths	1,394.05	1.0	1,394.05
2.	commercial pocket 1 (54 – 73) SCO's	1,672.86	2	3,345.72
3.	commercial pocket 2 (1 – 53)	5,201.48	2.75	14,304.07
4.	club house	1,883.03	1	1,883.03
5.	Non-FAR area in Commercial (Basement)			7385.2
	Built-up area of Commercial (B)			28,311.87
Public Buildings area details				
S. No.	Type	Area (in sqm)	FAR	Built up area (in sqm)
1.	High / Nursery School - 1	8,113.54	1.5	12,170.31
2.	Nursery School - 2	5,011.66	1	5,011.66
3.	Nursery School - 3	2,921.12	1	2,921.12
4.	Primary / Nursery School - 4	4,423.17	1.2	5,307.804
5.	Dispensary	2,666.54	2.25	5,999.715
6.	C.F.C	104.62	1	104.62
7.	Post office	636.82	1.5	955.23
8.	Religious buildings	1,010.74	1	1,010.74
9.	Non-FAR area @ 40% of plots area's			9955
10.	Area in water works / STP / EGS			5,734
	Built-up area of Public Building (C)			49170.19
	Overall Built-up area (A+B+C)			8,52,941.06 sqm.

- x. During construction phase, total water requirement is expected to be 20 KLD, which will be met by treated water from nearby STP. During the construction phase, septic tanks will be provided for disposal of waste water. Temporary sanitary toilets will be provided during peak for labor force.
- xi. During operational phase, total water requirement of the project is expected to be 1783 KLD and the same will be met by 1,334 KLD of fresh water from proposed borewells and 449 KLD of Recycled Water from onsite STP. Wastewater generated (1609 KLD) will be treated in proposed STP of total 2 MLD capacities (to be installed in modules). Out of 1577 KLD of treated wastewater, 449 KLD will be recycled and re-used (432 KLD for flushing

- and 17 KLD for gardening). About 1128 KLD will be utilized in green belt outside the project in construction activities or to GMADA sewer.
- xii. About 8.271 TPD of solid waste will be generated in the project. The biodegradable waste (3.722 TPD) will be processed in Mechanical Composters and the non-biodegradable /domestic hazardous waste generated (4.549TPD) will be handed over to authorized local vendor.
 - xiii. The total power requirement during construction phase and operation phase is 120 KW and 11,888 KW respectively, which will be met from Punjab State Power Corporation Limited (PSPCL).
 - xiv. Total 38 recharge pits shall be constructed. However, since 268 residential plots are having plot area > 250 sqm, the individual plot owner will provide rain water recharge pit within their plot only. (as per local norms)
 - xv. Parking facility for 383 ECS is proposed in the commercial area (according to local norms). However, individual plot owners will be responsible for provision of parking within their plots itself.
 - xvi. Proposed energy saving measures would save about 10% of power.
 - xvii. The project is not located in Critically Polluted area.
 - xviii. Sukhna Wildlife Sanctuary and City Bird Sanctuary are located at distance of approx. 5.6 km & 6.8 km respectively from the project location. As per MoEF&CC Notification dated 4th& 18th January, 2017; Eco-sensitive Zone varies from 80 to 125 meters from the City Bird Sanctuary comprising an area of approx. 12.0 hectares while, 2 km to 2.75 km from the boundary of the Sukhna Wildlife Sanctuary comprising an area of 1050 hectares, respectively.
 - xix. NBWL clearance is not required as project is located outside the eco-sensitive zone of the Sukhna Wildlife Sanctuary and City Bird Sanctuary.
 - xx. Forest Clearance is not required.
 - xxi. No court case is pending against the project.
 - xxii. Total Green area of 34,479.22 sqm is proposed. No tree felling will be there.
 - xxiii. Expected timeline for completion of the project: December, 2024.
 - xxiv. Investment/Cost of the project is Rs. 930.03 crores.
 - xxv. Employment potential: 50 persons during construction phase and 800 persons during operation phase.
 - xxvi. Benefits of the project: Self – sufficient neighborhood, providing housing facility and plots along with SCOs as well as other amenities within the project.

2. The EAC noted that the project/activity is covered under category 'B' of item 8(b) 'Townships and Area Development projects' of the Schedule to the EIA Notification, 2006 and its subsequent amendments, and requires appraisal at State level. However, due to non-existence of SEIAA in Punjab, the proposal required appraisal at Central level by sectoral EAC.

3. The EAC observed that the project is located at only 5.6 Km distance from Sukhna Wildlife Sanctuary and 6.8 Km distance from City Bird Sanctuary. However, the project is located outside the eco-sensitive zone of the City Bird Sanctuary as per notification S.O. 69(E) dated 04.01.2017. It was noted that the ESZ for Sukhna Wildlife Sanctuary has been notified vide S.O. 185(E) dated 18.01.2017 for the Union Territory of Chandigarh only, which is not

applicable for the state of Punjab. As such, NBWL Clearance is required for the project as it falls within a distance of 10 kms from the Sukhna Wildlife Sanctuary in the State of Punjab.

4. *The EAC (Infra-2), based on the information submitted and clarifications provided by the Project Proponent and detailed discussions held on all the issues, recommended granting environmental clearance to the project subject to the following specific conditions and other Standard EC Conditions as specified by the Ministry vide OM dated 4th January, 2019 (**Annexure-7**) for the said project/ activity, while considering for accord of environmental clearance:*

- i. Wildlife Clearance to be obtained as applicable w.r.t. Sukhna Wildlife Sanctuary.
- ii. Abstraction of ground water shall be subject to the permission of Central Ground Water Authority (CGWA) and ground water recharge shall conform to CGWA norms or norms prescribed by the local authorities. Fresh water requirement shall not exceed 1334 KLD during operational phase
- iii. Area for greenery shall be provided as per the details provided in the project document i.e., area under plantation/greenery will be 34,479.22 sqm. As proposed, at least 7,200 trees shall be maintained during the operation phase of the project. The landscape planning should include plantation of native species. A minimum of 01 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. Plantations to be ensured species (cut) to species (planted). 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.
- iv. As proposed, waste water shall be treated in an onsite STP of total 2MLD capacity. The treated water from the STP shall be recycled and re-used for flushing (at least 432 KLD) and for gardening (at least 17 KLD). The PP shall be responsible for development of proposed STP including the network of pipelines within the area being developed for collection of sewage and distribution of treated water for flushing up to every plot.
- v. The project proponents would commission a third-party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
- vi. The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. As proposed, 38 RWH pits shall be provided by PP for rain water harvesting after filtration.
- vii. The solid waste shall be duly segregated into biodegradable and non-biodegradable components and handled in separate area earmarked for segregation of solid waste, as per SWM Rules, 2016. As committed,

biodegradable waste shall be composted by use of Composter. Inert waste shall be disposed off as per norms at authorized site. The recyclable waste shall be sold to authorized vendors/ recyclers.

- viii. The PP shall provide electric charging points in parking areas for e-vehicles as committed.
- ix. The Environmental Clearance to the project is primarily under provisions of EIA Notification, 2006. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes as applicable to the project.

AGENDA ITEM 60.3.5

Corrigendum in EC expansion (Phase III) of Secured landfill of Integrated Common Hazardous Waste Treatment, Storage and Disposal Facility (TSDF) by M/s BHARUCH ENVIRO INFRASTRUCTURE LIMITED (BEIL)- Corrigendum in Environment Clearance

(IA/GJ/MIS/191977/2021, F. No. 10-10/2014-IA-III)

1. The PP (**M/s. Bharuch Enviro Infrastructure Limited (BEIL)**) along with his consultant 'M/s. Shivalik Solid Waste Management Ltd' made a presentation before EAC (Infra-2) on the key parameters and salient features of the project. The EAC took note of the following key parameters and salient features of the project presented during the meeting and as provided in the brief and application for this project:

- i. The project is located at Plot No. 9701 – 9716, GIDC Industrial Estate, Ankleshwar, Dist. Bharuch, Gujarat.
- ii. The proposal is for correction in the EC issued vide F. No. 10-10/2014-IA-III dated 18th September, 2020 issued for change in name of project proponent from M/s Bharuch Enviro Infrastructure Ltd to M/s BEIL Infrastructure Limited. The corrections are required in the paragraphs specified as under:
 - i. In Para 2, S.No.3, include, “corrigendum issued vide letter 10-10/2014-IA-III dated 18.10.2018” after “Amendment in environmental clearance letter F. No. 10-10/2014-IA-III dated 16.04.2018”.
 - ii. In Para 4, line six, include, “corrigendum issued vide letter 10-10/2014-IA-III dated 18.10.2018” in place of “31.12.2015”.
 - iii. In Para 5, line two, include “and corrigendum issued vide letter 10-10/2014-IA-III dated 18.10.2018” in place of “and 31.12.2015”

2. The EAC noted that the correction proposed in the EC is only w.r.t the inclusion of the details of the corrigendum issued vide F. No. 10-10/2014-IA-III dated 18.10.2018.