

**Proceedings of the 249<sup>th</sup> State Environment Impact Assessment Authority (SEIAA) held on 29.05.2023 (Monday) in the Conference Hall No. 2, 1<sup>st</sup> Floor of MGSIPA at 10:30 AM, MGSIPA Complex, Sector-26, Chandigarh.**

The meeting was attended by the following members:

1. Sh. H S Gujral,  
Chairman, SEIAA
2. Dr. Kamal Kumar Garg, IAS,  
Member Secretary, SEIAA
3. Dr. Adarsh Pal Vig, Member SEIAA -cum-  
Chairman, Punjab Pollution Control Board, Patiala (through V C mode)

Er. Nikhil Gupta, Deputy Director, DECC along with other supporting staff of SEIAA also attended the meeting.

**Item No. 01: Confirmation of the proceedings of the 247th and 248th meetings of the State Environment Impact Assessment Authority held on 28.04.2023 and 05.05.2023.**

SEIAA was apprised that the proceedings of its 247th meeting held on 28.04.2023 and 248th meeting held on 05.05.2023 were circulated through email on 12.05.2023 and 25.05.2023, respectively. Since no observations were received from any member regarding the proceedings, SEIAA confirmed the said proceedings as circulated.

**Item No. 02: Action taken on the proceedings of 247th meeting of the State Environment Impact Assessment Authority held on 28.04.2023.**

SEIAA was apprised about the action taken on the proceedings of its 247<sup>th</sup> meeting held on 28.04.2023 and was satisfied with the same.

**Item No. 03: Action taken on the proceedings of 248th meeting of State Environment Impact Assessment Authority held on 05.05.2023.**

SEIAA was apprised that the action in respect of the proceedings of the 248th meeting was being taken.

**Item No.249.01: Application for Environmental Clearance for establishment of the Group Housing Project namely “The Medallion Aurum” at Sector 67, Mohali, Distt. SAS Nagar, Punjab by M/s Turnstone Realty LLP (Proposal No. SIA/PB/INFRA2/419298/2023)**

**Background**

The Project Proponent was granted Terms of Reference vide letter No. SEIAA/MS/2023/184 dated 31.01.2023 for establishment of group housing project “Medallion Aurum” at Sector 67, Mohali, District SAS Nagar. The Project Proponent was issued said Terms of Reference for carrying out EIA study for proposed construction of 10 towers having 672 flats.

The project proponent has applied for obtaining Environmental Clearance for Group Housing Project namely “The Medallion Aurum” at Sector 67, Mohali, Distt. SAS Nagar, Punjab. The land area of the project is 51,036.920 sqm having built up area of 2,75,081.854 sqm. The project is covered under category 8(b) of the schedule appended with the EIA Notification dated 14.09.2006.

The project proponent has submitted EIA report, compliance of ToR and other additional documents on online portal. The Project Proponent was required to deposit Rs. 2,75,082/- out of which he had deposited Rs. 12,436/- vide UTR No. AXSK223080000706 dated 04.11.2022 and Rs. 56,335/- vide UTR No. AXSK223250003556 dated 19.11.2022. Now, the Project Proponent has deposited Rs. 1,49,976 vide UTR No. AXSK230520018003 dated 21.02.2023 and Rs. 56,335 vide UTR No. AXSK230830028760 dated 24.03.2023, as checked & verified by the supporting staff of SEIAA.

The construction status report vide letter No. 2738 dated 21.04.2023 furnished by Punjab Pollution Control Board is as under:

*“The proposed site of the subject cited project was visited by officer of the Board on 18/04/2023 and the point wise reply of the comments sought by SEIAA relating to the proposal of the subject cited industry is given as under:*

<b>S.n.</b>	<b>Report of point sought by SEIAA</b>	<b>Remarks</b>
1.	<i>Construction status of the proposal</i>	<ol style="list-style-type: none"> <li>1. <i>The proposed site is located at Sector 67, Mohali.</i></li> <li>2. <i>The GPS coordinates of the site are 30.6737 and 76.7297.</i></li> <li>3. <i>The project proponent has provided boundary wall of three side of the project with metal sheet. The project proponent has constructed fabricated temporarily sale office at the site. The Sukhna choe / nallah are passing the back side of the project. The project proponent has not digging as well as constructed any activity at the site.</i></li> </ol>

2.	<i>Statis physical structures within 500 m rafius of the iste including the status of industries, drain, river, eco sensitive structure, if any.</i>	<p><i>The following units are located within 500 m radius of the unit:</i></p> <ol style="list-style-type: none"> <li><i>1. No rice sheller/ stone crusher / hot mix plant/ cement grinding unit/ brick kiln exist within 500 mtr from the proposed site.</i></li> <li><i>2. There is no jaggery, pertroleum outlet exist within 100 mtr of the site.</i></li> <li><i>3. There is drain / nallah / choe exist within 500 mtr.</i></li> <li><i>4. There is common bio- medical treatment facility within 500 mtr.</i></li> <li><i>5. There is no eco sensitive area within 500 mtr.</i></li> <li><i>6. There is no MAH industry existing within 300 mtr.</i></li> <li><i>7. There is no other air polluting industry exist within 250 mtr from the proposed site.</i></li> </ol>
4.	<i>Whether the site meets with the prescribed criteria for setting up of such projects.</i>	<i>The proposed site is complying with the sitting guidelines framed by the Government of Punjab for such project.</i>

*It is pertinent to mention here that the proposed site is situated within the jurisdiction of GMADA. However, the terminal STP installed in SAS Nagar (Mohali) by GMADA authorities is not adequate to cater the quantity of additional effluent of this project. The upgradation of exiting STP installed by GMADA authorities is yet to be made. Further the project proponent has not submitted any alternate scheme for the disposal.”*

**Deliberations during 246<sup>th</sup> meeting of SEAC held on 02.05.2023.**

The meeting was attended by the following:

- (i) Sh. Harpuneet Singh Dhaliwal, Project Head M/s Turnstone Realty LLP
- (ii) Mr. Sandeep Garg, Environmental Consultant M/s Eco Laboratories Pvt Ltd.
- (iii) Mrs. Jyoti Rani, EC-Coordinator M/s Eco Laboratories Pvt Ltd.

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

S. No	Description	Details
<b>1</b>	<b>Basic Details</b>	
1.1	Name of Project & Project Proponent:	Proposed Group Housing Project namely “The Medallion Aurum” by M/s Turnstone Realty LLP
1.2	Proposal:	SIA/PB/INFRA2/419298/2023
1.3	Location of Project:	Sector 67, Mohali, Distt. SAS Nagar, Punjab

1.4	Details of Land area & Built up area:	Land area: 51,036.92 sq.m. Built up area: 2,75,081.854 sq.m.
1.5	Category under EIA notification dated 14.09.2006	8(b)
1.6	Cost of the project	Rs. 1,100 Crores
<b>2.</b>	<b>Site Suitability Characteristics</b>	
2.1	Whether project is suitable as per the provisions of Master Plan:	A copy of the allotment letter for the total land measuring 51036.92 sqm in Sector-67, SAS Nagar issued by GMADA vide memo No. 9054 dated 10.05.2022 for establishment of the group housing project submitted.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	A copy of the allotment letter for the total land measuring 51036.92 sqm in Sector-67, SAS Nagar issued by GMADA vide memo No. 9054 dated 10.05.2022 for establishment of the group housing project submitted.
<b>3</b>	<b>Forest, Wildlife and Green Area</b>	
3.1	Whether the project required clearance under the provisions of Forest Conservation Act 1980 or not:	No, the project does not involve any forest land. A self-declaration in the prescribed format submitted.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	No, Project is not covered under PLPA, 1900. A self-declaration in the prescribed format submitted.
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	No, there is no Wildlife Sanctuary or Protected Area falls within 10 km radius of the project site. The project area is situated at a crow flight distance of 13 Km from the nearest wildlife sanctuary namely Sukhna Wildlife Sanctuary. Thus, no NBWL Clearance is required.
3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No, there is no Eco-Sensitive areas falls within 10 km radius of the project site.

3.5	Green area requirement and proposed No. of trees:	Green area: 17,265.494 sq.m. No. of proposed trees: 890 trees																																																																											
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4.2	Population details	6,709 persons		
S. No.	Description	Number/ area	Norms	Persons (No.)
1.	<b>Residential</b> <ul style="list-style-type: none"> <li>• 3-BHK Dwelling Units</li> <li>• 4-BHK Dwelling Units</li> </ul>	<b>672</b> <ul style="list-style-type: none"> <li>• 492</li> <li>• 180</li> </ul>	<ul style="list-style-type: none"> <li>• 6 persons per DU</li> <li>• 7 persons per DU</li> </ul>	<b>4,212</b> <ul style="list-style-type: none"> <li>• 2,952</li> <li>• 1,260</li> </ul>
2.	Shops	40	2 persons per shop	80
3.	<b>Community Building</b> <ul style="list-style-type: none"> <li>• Basement</li> <li>• Ground floor</li> <li>• First floor</li> </ul>	<ul style="list-style-type: none"> <li>• 3,784.709</li> <li>• 1,579.183</li> <li>• 1,250.858</li> </ul>	<ul style="list-style-type: none"> <li>• 3 sq.m per person</li> <li>• 3 sq.m per person</li> <li>• 6 sq.m per person</li> </ul>	<b>1,996</b> <ul style="list-style-type: none"> <li>• 1,262</li> <li>• 526</li> <li>• 208</li> </ul>
4.	Visitors	-	10% of residential pop.	421
<b>Total Estimated Population</b>				<b>6,709 Persons</b>

<b>5</b>	<b>Water</b>		
5.1	Total fresh water requirement:	Total fresh water requirement will be 398 KLD	
S. No.	Details	Population	Water Demand (in KLD)
1.	Residential @ 135 lpcd	4,212	568.62
2.	Floating population @ 45 lpcd	80	3.6
3.	Community building <ul style="list-style-type: none"> <li>• Staff (10% of pop. @ 45 lpcd)</li> <li>• Visitors (90% of pop. @ 15 lpcd)</li> </ul>	<ul style="list-style-type: none"> <li>• 200</li> <li>• 1,796</li> </ul>	<ul style="list-style-type: none"> <li>• 9</li> <li>• 27</li> </ul>
4.	Visitors @ 15 lpcd	421	6.31
<b>Total water requirement</b>			<b>614.53 say 615 KLD</b>
<b>Flushing water req.</b>			<b>217 KLD</b>
<b>Net Fresh Water Demand</b>			<b>615 – 217 = 398 KLD</b>
Wastewater generation @ 80%			492 KLD
Treated water @ 98%			482 KLD
Green area water req. for green area of 17,265.494 sq.m.			
Summer (@ 5.5 lt./sq.m/day)			95 KLD
Winter (@ 1.8 lt./sq.m/day)			31 KLD
Monsoon (@ 0.5 lt./sq.m/day)			9 KLD

Excess treated wastewater @ 170 KLD in summer season, 234 KLD in Winter & 263 KLD in Rainy will be discharged into GMADA sewer. A copy of allotment letter issued by GMADA vide memo No. 9054 dated 10.05.2022 submitted, wherein it has been mentioned that the allottee shall be entitled for the sewer & storm water connection in the main sewer & storm network developed by GMADA.		
5.2	Source:	GMADA Supply
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>	A copy of the allotment letter issued by GMADA vide memo No. 9054 dated 10.05.2022 submitted, wherein it has been mentioned that the water supply will be provided through GMADA as per as per (x) point of other general conditions.
5.4	Rain water harvesting proposal:	Total 13 Recharge Pits have been proposed for rain water recharging.
6	<b>Air</b>	
6.1	Details of Air Polluting machinery:	Total 5 DG Sets (i.e. 1 × 1,010 KVA + 2 × 750 KVA + 2 × 500 KVA)
6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG sets will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.
7	<b>Waste Management</b>	
7.1	Total quantity of solid waste generation	2,185 kg/day of domestic solid waste will be generated
7.2	Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery Facility submitted or not	Biodegradable waste will be converted into manure using two Composters of capacity 500 kg each to be installed within project premises. Non-biodegradable waste will be disposed off through authorized recycler vendors. Inert waste will be dumped at authorized dumping site.
7.3	Details of management of Hazardous Waste.	Hazardous Waste will be managed & disposed off to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.

8	<b>Energy Saving &amp; EMP</b>																											
8.1	Power Consumption:	The total power requirement of the project will be 5,960 KVA which will be supplied by Punjab State Power Corporation Limited (PSPCL).																										
8.2	Energy saving measures:	Terrace area of tower D & E will be used to install solar panels which will generate 38 KW power.																										
8.3	Details of activities under Environment Management Plan.	<p>Details of activities under Environment Management Plan is given below.</p> <table border="1"> <thead> <tr> <th rowspan="2">Title</th> <th rowspan="2">Capital Cost (Rs. Lakhs)</th> <th colspan="2">Recurring Cost (Rs. Lakhs/ Annum)</th> </tr> <tr> <th>Construction phase</th> <th>Operation phase</th> </tr> </thead> <tbody> <tr> <td>Wastewater Management (Installation of STP of 600 KLD)</td> <td>100</td> <td>3</td> <td>8</td> </tr> <tr> <td>Air &amp; Noise Pollution Management (Acoustic enclosure for DG sets etc.)</td> <td>12</td> <td>3</td> <td>3</td> </tr> <tr> <td>Landscaping and development of green area</td> <td>15</td> <td>4</td> <td>15</td> </tr> <tr> <td>Rain water recharging (13 Pits)</td> <td>30</td> <td>2</td> <td>13</td> </tr> <tr> <td>Environment Monitoring (Environmental Monitoring, Water sprinkling for dust control, Monitoring of DG sets as per</td> <td>5</td> <td>1</td> <td>5</td> </tr> </tbody> </table>	Title	Capital Cost (Rs. Lakhs)	Recurring Cost (Rs. Lakhs/ Annum)		Construction phase	Operation phase	Wastewater Management (Installation of STP of 600 KLD)	100	3	8	Air & Noise Pollution Management (Acoustic enclosure for DG sets etc.)	12	3	3	Landscaping and development of green area	15	4	15	Rain water recharging (13 Pits)	30	2	13	Environment Monitoring (Environmental Monitoring, Water sprinkling for dust control, Monitoring of DG sets as per	5	1	5
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		PPCB Guidelines)			
		Solid Waste Management (Installation of 2 Composters of size 500 kg and hazardous waste management)	50	1	4
		Energy Efficient measures (LEDs, Solar Panel, etc.)	50	1	2
		<b>Total</b>	<b>262</b>	<b>17</b>	<b>50</b>

During meeting, the Committee perused the construction status report submitted by Punjab Pollution Control Board vide letter No. 2738 dated 21.04.2023, wherein it has been mentioned that the proposed site is situated within the jurisdiction of GMADA. However, the terminal STP installed in SAS Nagar (Mohali) by GMADA authorities is not adequate to cater the quantity of additional effluent of this project. The upgradation of exiting STP installed by GMADA authorities is yet to be made. Further the project proponent has not submitted any alternate scheme for the disposal.

In this regard, the Committee perused the letter No. GMADA/CE/2021/215 dated 23.02.2022 issued by Chief Engineer GMADA, wherein it has been mentioned that the GMADA has already allotted the work of augmentation of STP in Sector-83, Mohali from 10 MGD to 15 MGD and upgrading its technology to SBR, at a total cost of Rs. 145 Crore (including O & M for ten years). Further, out of 15 MGD, GMADA is also constructing tertiary treatment plant of 5 MGD capacity on ultra-filtration technology. This plant would take care of the sewage generated from Sector-48 to 81 in Master Plan of Mohali.

The Committee on perusal of above said GMADA letter dated 23.02.2022 observed that the proposed unit falls in Sector-67 of SAS Nagar, the treated sewage of which would be taken care of by the GMADA as per the said letter.

The Committee asked the Project Proponent to submit an affidavit stating that he shall not give any possession to the flat owners until the outlet of the project sewer is connected with the GMADA sewer. The Project Proponent submitted the affidavit attested by the Notary Public.

S. No.	Activities	Cost (Rs. Crores)
1.	Installation, maintenance & operation of Air Purification Tower within project premises	5
2.	Beautification and maintenance of Choe Nala adjoining to project site	2
3.	Distribution of jute bags in nearby villages	0.35
<b>Total</b>		<b>Rs. 7.35 Crores</b>

The Committee asked the Project Proponent to submit construction schedule (PERT Chart) and an undertaking regarding the constitution of Environment Monitoring Cell. The Project Proponent submitted the said documents.

The Project Proponent has proposed the following Additional Environmental Activities:

After detailed deliberations, the Committee decided to award **Silver Grading** to the project and to forward the application to SEIAA with the recommendation to grant Environmental Clearance for establishment of the Group Housing Project namely "The Medallion Aurum" at Sector 67, Mohali, Distt. SAS Nagar, Punjab, subject to the following standard & special conditions: -

1. The Project Proponent shall not give possession to the flat owners until the outlet of the project sewer is connected with the GMADA sewer.

**Statutory compliances:**

- i) The project proponent shall obtain all necessary clearances/ permissions from all relevant agencies including the town planning authority before commencement of work. All the construction shall be done in accordance with the local building bye laws.
- ii) The approval of the Competent Authority shall be obtained for the structural safety of buildings due to earthquakes, adequacy of firefighting equipment, etc. as per the National Building Code including protection measures from lightning, etc.
- iii) The project proponent shall obtain forest clearance under the provisions of the Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purposes is involved in the project.
- iv) The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- v) The project proponent shall obtain Consent to Establish / Operate under the provisions of the Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Punjab Pollution Control Board.
- vi) The project proponent shall obtain the necessary permission for the abstraction of groundwater/ surface water required for the project from the competent authority.

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

**I. Air quality monitoring and preservation**

- i) Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii) A management plan shall be drawn up and implemented to contain the current exceedance in the ambient air quality at the site.
- iii) The project proponent shall install a system to undertake Ambient Air Quality monitoring for common /criterion parameters relevant to the main pollutants released (e.g., PM10 and PM2.5) covering upwind and downwind directions during the construction period.
- iv) Diesel power generating sets proposed as a source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel would be the preferred option. The location of the DG sets may be decided in consultation with Punjab Pollution Control Board.

- v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, and continuous dust/ wind-breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum up to 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi) No Excavation of soil shall be carried out without adequate dust mitigation measures in place.
- vii) No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered.
- viii) No uncovered vehicles carrying construction material and waste shall be permitted.
- ix) All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
- x) Grinding and cutting of building material in open areas shall be prohibited. A wet jet shall be provided for grinding and stone cutting.
- xi) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- xii) All construction and demolition debris shall be stored at the site within the earmarked area and roadside storage of construction material and waste shall be prohibited. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- xiii) The diesel generator sets to be used during the construction phase shall be low sulphur diesel type and shall conform to the norms and regulations prescribed under air and noise emission standards.
- xiv) The gaseous emissions from the DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xv) For indoor air quality, the ventilation provisions as per the National Building Code of India shall be complied with.
- xvi) Roads leading to or at the construction site must be paved and blacktopped (i.e., metallic roads should be built and used).
- xvii) Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.

- xviii) Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measures will be notified at the site

## **II. Water quality monitoring and preservation**

- i) The natural drainage system should be maintained for ensuring unrestricted flow of water.
- ii) No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.
- iii) Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done.
- iv) The total freshwater use shall not exceed the proposed requirement as mentioned in the application proposal.
- v) Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.
- vi) During the construction phase, the project proponent shall ensure that the wastewater generated from the labour quarters/toilets shall be treated and disposed of in an environment-friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately designed septic tanks for the treatment of such wastewater and treated effluents shall be utilized for green area/plantation.
- vii) The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.
- viii) The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC and SEIAA along with six-monthly monitoring reports.
- ix) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration, and the balance of water available. This should be specified separately for groundwater and surface water sources, ensuring that there is no impact on other users.
- x) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape, etc. would be considered as pervious surface.

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

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

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

5,000 square meters of the plot area and a storage capacity of a minimum of one day of the total freshwater requirement shall be provided. In areas where groundwater recharge is not feasible, the rainwater should be harvested and stored for reuse. The groundwater shall not be withdrawn without approval from the Competent Authority.

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

### **III. Noise monitoring and prevention**

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

#### **IV. Energy Conservation measures**

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

#### **V. Waste Management**

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



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

## **VI. Green Cover**

- i) No naturally growing tree should be felled/transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department.
- ii) At least a single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered

with vegetation of indigenous species/variety. The project proponent shall ensure the planting of trees in the project area at the identified location, as the per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and thereafter, protected throughout the entire lifetime of the Project. The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines.

- iii) The Project Proponent shall develop a green belt with native tree species (having canopy type structure and especially trees, and not grass) before the completion of the project. The greenbelt shall inter alia cover the entire periphery of the unit provided that the number of trees to be planted should not be less than one tree per 80 sqm of the total land area. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles.
- iv) Where the trees need to be cut with prior permission from the concerned local Authority, a compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 saplings of the same species for every tree that is cut) shall be done and the newly planted saplings will be maintained for at least 5 years. Green belt development shall be undertaken as per the details provided in the project document.
- v) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during the plantation of the proposed vegetation on site.
- vi) The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.
- vii) The green belt along the periphery of the plot shall achieve an attenuation factor conforming to the day and night noise standards prescribed for commercial land use.
- viii) The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.

## **VII. Transport**

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

- c) Proper design of entry and exit points.
- d) Parking norms as per local regulations.
- ii) Vehicles hired for bringing construction material to the site should be in good condition and should have a valid pollution check certificate, conform to applicable air and noise emission standards, and should be operated only during non-peak hours.
- iii) A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 km radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on the cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies within this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.
- iv) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.

#### **VIII. Human health issues**

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

#### **IX. Environment Management Plan**

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

infringements/deviation/violations of the environmental / forest/wildlife norms/conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stakeholders. A copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of the six-monthly report.

- ii) A separate Environmental Cell both at the project and company headquarters level, with qualified personnel shall be set up under the control of senior Executive, who will report directly to the head of the organization.
- iii) An action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority.

#### **X. Validity**

This environmental clearance will be valid for a period of ten years from the date of its issue as per MoEF & CC, GoI notification No. S.O. 1807 (E) dated 12.04.2022 or till the completion of the project, whichever is earlier.

#### **XI. Miscellaneous**

- i) The project proponent shall obtain a completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab before allowing any occupancy.
- ii) The project proponent shall comply with the conditions of CLU, if obtained.
- iii) The project proponent shall prominently advertise in at least two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.
- iv) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn have to publicly display the same for 30 days from the date of receipt.
- v) The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on a half-yearly basis.
- vi) The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the Ministry of Environment, Forest and Climate Change at the Environment Clearance portal and submit a copy of the same to SEIAA.

- vii) The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put the same on the website of the company.
- viii) The project proponent shall inform the Regional Office as well as SEIAA Punjab, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
- ix) The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- x) The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitments made during public hearing and also those made to SEIAA / SEAC during their presentation.
- xi) No further expansion or modifications in the project shall be carried out other than those permitted in this EC without prior approval of SEIAA. In case of deviation or alterations in the project proposal from those submitted to the Ministry/SEIAA for clearance, a fresh reference shall be made to the Ministry/SEIAA, as applicable, to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
- xii) The Regional Office, MoEF&CC, Chandigarh, Punjab Pollution Control Board and SEIAA/ SEAC members nominated for the purpose shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) entrusted with this monitoring by furnishing the requisite data/ information/monitoring reports.
- xiii) This Environmental Clearance is granted subject to final outcome of pending related cases in the Hon'ble Supreme Court of India, Hon'ble High Courts, Hon'ble NGT and any other Court of Law as may be applicable to this project.

## **XII. Additional Conditions**

- i) The approval is based on the conceptual plan/drawings submitted with the application. In case, there is variation in built-up area/green area/ any other details in the drawings approved by the competent authority, the Project Proponent shall obtain the revised Environmental Clearance.
- ii) The Project Proponent shall ensure that the natural drainage channels in the project site including streams, drains, choes, creeks, rivulets, etc. are not disturbed so that the natural flow of rainwater, etc is not impeded or disrupted in any manner.

- iii) Authorization from Punjab Pollution Control Board shall be obtained as applicable under the Bio-Medical Waste Management Rules 2016 as amended from time to time.
- iv) The solid waste other than Bio-Medical Waste & Hazardous Waste (dry as well as wet garbage) generated should be properly collected and segregated before disposal to Municipal Authorities in accordance with the Municipal Solid Waste (Management & Handling) Rules, 2000. No municipal waste should be disposed off outside the premises in contravention of relevant rules and by-laws. Adequate measures should be taken to prevent any malodour in and around the Project premises.
- v) In the event that the project proponent decides to abandon/close the Project at any stage, he shall submit an application in the prescribed form along with requisite documents through Parivesh to SEIAA for surrendering the Environmental Clearance as per the procedure prescribed in OM dated 29.03.2022 issued by the MoEF&CC. The project proponent shall be accountable for adherence/compliance of the EC conditions till such time as the project is finally closed by SEIAA, based upon the certified closure report of Integrated Regional Offices (IROs) of MoEF&CC, Chandigarh/PPCB.
- vi) This Environmental Clearance is liable to be revoked without any further notice to the Project Proponent in case of failure to comply with condition (v) above.
- vii) Concealing factual data or submission of false/fabricated data may result in revocation of this Environmental Clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- viii) The Project Proponent shall manage the solid waste generated from the project as per the sub-rule-7 of rule-4 of SWM Rules 2016.
- ix) The Ministry reserves the right to stipulate additional conditions if found necessary. The Promoter Company in a time bound manner shall implement these conditions.
- x) The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and other wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India/High Courts and any other Court of Law relating to the subject matter.
- xi) Any appeal against this Environmental Clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

#### **1.0 Deliberations during 249<sup>th</sup> meeting of SEIAA held on 29.05.2023**

The case was considered by SEIAA in its 249<sup>th</sup> meeting held on 29.05.2023 which was attended by the following:

(i) Sh. Harpuneet Singh Dhaliwal, Project Head M/s Turnstone Realty LLP

(ii) Mr. Sandeep Garg, Environmental Consultant M/s Eco Laboratories Pvt Ltd.

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

SEIAA observed that the total power requirement of the project is 5960 KW whereas solar power production of only 38 KW (0.63% of total requirement) has been proposed on the roof tops of Towers D and E. To this observation, the project proponent agreed to provide solar panels on the roof tops of all the towers (A to J) thereby enhancing the solar power generation from 38 KW to 175 KW. The undertaking submitted by the project proponent in this regard was taken on record.

While considering the salient features of the project, SEIAA observed that anti-smog guns which are mandatory for all construction projects as per CPCB guidelines had not been included in the EMP. Funds allocated for Landscaping and were inadequate and additional funds required for enhancing solar power generation were also required to be included in the EMP. To this observation, the project proponent submitted the revised Environment Management Plan including the additional environmental activities with details as under:

#### EMP Budget

S. No.	Title	Capital Cost (Rs. Lakhs)	Recurring Cost (Rs.Lakhs/Annum)	
			Construction Phase	Operation Phase
1	Wastewater management (Installation of STP of 600 KLD)	100	3	8
2	Air & Noise Pollution Management (Installation of anti-smog guns (10 anti-smog guns- Rs.40 Lakhs) )	52	3	3
3	Landscaping and development of green area	30	10	30

4	Rainwater recharging (Construction of 13 rains water recharging pits)	30	3	13
5	Environment Monitoring	5	1	5
6	Solid Waste Management (Installation of 2 Composters of size 500 kg and hazardous waste management)	50	2	4
7	Energy Efficient Measures (LEDs, Solar Panel, etc)	150	1	8
8	Additional Environmental Activities	735	--	--
<b>Total</b>		<b>Rs.1152 Lakhs</b>	<b>Rs.23 Lakhs</b>	<b>Rs.71 Lakhs</b>

#### **Details of Additional Environmental Activities**

<b>S. No.</b>	<b>Activities</b>	<b>Cost (Rs. Lakhs)</b>
1	Installation, maintenance & operation of Air Purification Tower within the project premises	500
2	Beautification and maintenance of Choe Nala adjoining to project site	200
3	Distribution of jute bags in nearby villages	35
<b>Total</b>		<b>Rs.735 Lakhs (or Rs.7.35 Crores)</b>

SEIAA decided to accept the above revised EMP submitted by the project proponent subject to the condition that comprehensive specifications along with full physical / financial details and timelines for implementation including O&M (where applicable) of the Additional Environmental Activities at S. No.'s 1 to 3 of the above Table should be submitted within 3 months.



After detailed deliberations and examination of relevant documents along with the perusal of the amended EMP, SEIAA decided to accept the recommendations of SEAC and grant Environmental Clearance for establishment of the Group Housing Project namely “The Medallion Aurum” at Sector 67, Mohali, Distt. SAS Nagar, Punjab, as per the details mentioned in the application and subsequent presentation /clarifications made by the project proponent and his consultant with proposed measures and subject to the conditions proposed by SEAC and certain additional conditions and amended conditions mentioned below:

**Additional Conditions:**

- i) The project proponent is required to plant indigenous tree species of minimum 8 feet height and healthy growth for development of green area.
- ii) The project proponent is required to submit comprehensive specifications along with full physical / financial details and timelines for implementation including O&M (where applicable) of the Additional Environmental Activities at S. No.’s 1 to 3 of the above Table should be submitted within 3 months.

**Amended Condition no. iii) of IX. Environment Management Plan**

Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and will not be diverted for any other purpose.

**EMP Budget**

S. No.	Title	Capital Cost (Rs. Lakhs)	Recurring Cost (Rs.Lakhs/Annum)	
			Construction Phase	Operation Phase
1	Wastewater management (Installation of STP of 600 KLD)	100	3	8
2	Air & Noise Pollution Management (Installation of anti-smog guns (10 anti-smog guns- Rs.40 Lakhs) )	52	3	3
3	Landscaping and development of green area (indigenous tree species of	30	10	30

	minimum 8 ft height to be planted)			
4	Rainwater recharging (Construction of 13 rains water recharging pits)	30	3	13
5	Environment Monitoring	5	1	5
6	Solid Waste Management (Installation of 2 Composters of size 500 kg and hazardous waste management)	50	2	4
7	Energy Efficient Measures (LEDs, Solar Panel, etc)	150	1	8
8	Additional Environmental Activities	735	--	--
<b>Total</b>		<b>Rs.1152 Lakhs</b>	<b>Rs.23 Lakhs</b>	<b>Rs.71 Lakhs</b>

#### **Details of Additional Environmental Activities**

<b>S. No.</b>	<b>Activities</b>	<b>Cost (Rs. Lakhs)</b>
1	Installation, maintenance & operation of Air Purification Tower within the project premises	500
2	Beautification and maintenance of Choe Nala adjoining to project site	200
3	Distribution of jute bags in nearby villages	35
<b>Total</b>		<b>Rs.735 Lakhs (or Rs.7.35 Crores)</b>

The entire cost of the environmental management plan will continue to be borne by the project proponent for the lifetime of the project. Year-wise progress of implementation of the action plan shall be reported to the Regional Office, MOEF&CC/ SEIAA along with the six-monthly compliance report.

The project proponent shall also submit physical/financial progress along with utilization certificates and documentary evidence (including photographs and short video clips) of the works undertaken regarding additional environmental activities by the project proponent in all the subsequent six-monthly compliance reports till the completion of these activities.

**Item No. 249.02: Application for Environmental Clearance for establishment of Group Housing Project namely “Melody of Life” at Hadbast No. 289, Village Dyalpura, Sub Tehsil Zirakpur, Tehsil Derabassi, Distt. S.A.S Nagar, Punjab by M/s Manglam Infra (SIA/PB/INFRA2/422259/2023)**

**Background**

The project proponent has applied obtaining for Environmental Clearance for establishment of Group Housing Project namely “Melody of Life” at Hadbast No. 289, Village Dyalpura, Sub Tehsil Zirakpur, Tehsil Derabassi, Distt. S.A.S Nagar, Punjab. The total land area of the project is 18,731.34 sqm (4.62 acres) having built up area of 42,775.92 sqm. The project is covered under category 8(a) of the schedule appended with the EIA Notification dated 14.09.2006.

The project proponent has submitted online form and other additional documents through Parivesh Portal. The Project Proponent has deposited Rs. 85,552/- vide UTR no. KKBKH23074765304 dated 15.03.2023, as checked & verified by the supporting staff SEIAA.

The construction status report vide letter No. 2741 dated 21.04.2023 furnished by Punjab Pollution Control Board is as under:

*“The project site was visited by officer of the Board on 18.04.2023 and it was observed as under:*

- 1. As per the site shown by the representative, no site development work has been started at the site. Barricading has been provided around 2 sides of the site.*
- 2. No MAH industry/cement plant/grinding unit/rice sheller/saila plant/stone crushing/screening cum washing unit/hot mix plant/ brick kiln within a radius of 500m from the boundary of the proposed suite of the project. No air polluting industry is located within 100m of the proposed site. Therefore, the site of the project is conforming to the sitting guidelines laid down by the Govt. of Punjab, Department of Science Technology & Environment vide order dated 25.07.2008 as amended on 30.10.2009.*
- 3. No drain/river/Nallah passing within 500m of the project site.*
- 4. MC has not laid sewer in the area near the project site.*

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

**Deliberations during 246<sup>th</sup> meeting of SEAC held on 02.05.2023.**

The meeting was attended by the following:

- (i) Sh. Pavail Garg, Director M/s Manglam Infra
- (ii) Mr. Sandeep Garg, Environmental Consultant M/s Eco Laboratories Pvt Ltd.
- (iii) Mrs. Jyoti Rani, EC-Coordinator M/s Eco Laboratories Pvt Ltd.

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

Sr. No.	Description	Details
<b>1</b>	<b>Basic Details</b>	
1.1	Name of Project & Project Proponent:	Group Housing Project namely "Melody of Life" at Hadbast No. 289, Village Dyalpura, Sub Tehsil Zirakpur, Tehsil Derabassi, Distt. S.A.S Nagar, Punjab by M/s Manglam Infra.
1.2	Proposal:	SIA/PB/INFRA2/422259/2023
1.3	Location of Project:	Hadbast No. 289, Village Dyalpura, Sub Tehsil Zirakpur, Tehsil Derabassi, Distt. S.A.S Nagar, Punjab
1.4	Details of Land area & Built up area:	Total Plot Area = 18,731.34 sq.m. (4.62 acres) Built-up Area = 42,775.92 sq.m.
1.5	Category under EIA notification dated 14.09.2006	The project falls under S.No. 8(a) 'Building & Construction Project' as the built-up area of the project will be 42,775.92 sq.m.
1.6	Cost of the project	Rs. 30.75 Crores
<b>2.</b>	<b>Site Suitability Characteristics</b>	
2.1	Whether project is suitable as per the provisions of Master Plan:	Yes. The project falls in Residential area as per Master Plan of Zirakpur.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	A copy of the permission letter for Change of land use vide letter No. No. CLU/ADC(UD)/S.A.S.Nagar/2022/3275 dated 26.08.2022 for the plot area of (22402.5 sqyard) 18,731.34 sq.m. (4.62 acres) submitted.
<b>3</b>	<b>Forest, Wildlife and Green Area</b>	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	No forest land is involved in the project. An undertaking in the prescribed format submitted.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	Project is not covered under PLPA, 1900. An undertaking in the prescribed format submitted.

3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	No. The project does not require clearance under Wildlife Protection Act, 1972. An undertaking in the prescribed format submitted.		
3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No. The project does not fall within any eco-sensitive zone.		
3.6	Green area requirement and proposed No. of trees:	Total green area: 3,032.09 sq.m. Proposed trees to be planted: 536 trees		
<b>4.</b>	<b>Configuration &amp; Population</b>			
4.1	Proposal & Configuration			
	<b>S. No.</b>	<b>Components</b>	<b>FAR (sq.m.)</b>	<b>Built-up Area (sq.m.)</b>
	1	Tower 01 (S+14)	8,229.501	8287.29
	2	Tower 02 (S+14)	8,022.750	8081.31
	3	Tower 03 (S+14)	6,043.371	6101.35
	4	Tower 04 (S+14)	9,024.996	9083.05
	5	Tower 05 (S+14)	5,364.673	5435.21
	6	Podium Stairs – 01 & 02	43.54	5787.70
	<b>Total</b>		<b>36,728.83</b>	<b>42,775.92</b>
	<b>The above said details are as per the conceptual plan.</b>			
4.2	Population details:			
	<b>S. No.</b>	<b>Description</b>	<b>No. of flats</b>	<b>Criteria</b>
	1.	3 BHK	74	6 persons/flat
	2.	4 BHK	74	7 persons/flat
	3.	5 BHK	14	7 persons/flat
		<b>Total</b>	<b>162</b>	
	4.	Visitors population	-	@ 10% of Residential Population
	<b>Total Estimated Population</b>			<b>1,166 persons</b>

<b>5</b>	<b>Water</b>																																																	
5.1	Total fresh water requirement:	<p>96 KLD</p> <table border="1"> <thead> <tr> <th>S. No.</th> <th>Details</th> <th>Population / Area</th> <th>Water Demand (in KLD)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Residential @ 135 lpcd</td> <td>1,060</td> <td>143 KLD</td> </tr> <tr> <td>2.</td> <td>Visitors @15 lpcd</td> <td>106</td> <td>2 KLD</td> </tr> <tr> <td colspan="3"><b>Total water requirement</b></td> <td><b>145 KLD</b></td> </tr> <tr> <td colspan="3">Flushing water req. (@ 45 lpcd for residential pop.&amp; @ 10 lpcd for Visitors pop.)</td> <td>48+1= 49 KLD</td> </tr> <tr> <td colspan="3">Net fresh water requirement</td> <td>145 – 49 = 96 KLD</td> </tr> <tr> <td colspan="3">Wastewater Generated (@ 80%)</td> <td>116 KLD</td> </tr> <tr> <td colspan="3">Proposed STP Capacity</td> <td>135 KLD</td> </tr> <tr> <td colspan="2">Green area water req.</td> <td>3,032.09 sq.m.</td> <td></td> </tr> <tr> <td colspan="2">Summer (@ 5.5 lt./m<sup>2</sup>/day)</td> <td></td> <td>17 KLD</td> </tr> <tr> <td colspan="2">Winter (@ 1.8 lt./m<sup>2</sup>/day)</td> <td></td> <td>6 KLD</td> </tr> <tr> <td colspan="2">Monsoon (@ 0.5 lt./m<sup>2</sup>/day)</td> <td></td> <td>2 KLD</td> </tr> </tbody> </table> <p>Excess treated wastewater of maximum quantity of 63 KLD shall be discharged into public sewer.</p>	S. No.	Details	Population / Area	Water Demand (in KLD)	1.	Residential @ 135 lpcd	1,060	143 KLD	2.	Visitors @15 lpcd	106	2 KLD	<b>Total water requirement</b>			<b>145 KLD</b>	Flushing water req. (@ 45 lpcd for residential pop.& @ 10 lpcd for Visitors pop.)			48+1= 49 KLD	Net fresh water requirement			145 – 49 = 96 KLD	Wastewater Generated (@ 80%)			116 KLD	Proposed STP Capacity			135 KLD	Green area water req.		3,032.09 sq.m.		Summer (@ 5.5 lt./m <sup>2</sup> /day)			17 KLD	Winter (@ 1.8 lt./m <sup>2</sup> /day)			6 KLD	Monsoon (@ 0.5 lt./m <sup>2</sup> /day)			2 KLD
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5.2	Source:	Borewell / MC water supply																																																
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>	Application for extracting ground water from borewell has been filed to Punjab Water Regulation and Development Authority (PWRDA).																																																
5.8	Utilization/Disposal of excess treated wastewater.	Excess treated wastewater will be disposed of to MC Sewer. A copy of certificate issued by MC, Zirakpur vide No. 305 dated 25.01.2023 is as under:																																																

“ਤਸਦੀਕ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਕਿ ਮੈਸ: ਮੰਗਲਮ ਇਨਫਰਾ, ਮੈਲਡੀ ਆਫ ਲਾਇਫ, ਪਿੰਡ ਦਿਆਲਪੁਰਾ, ਜੀਕਰਪੁਰ ਦੇ ਗਰੁੱਪ ਹਾਉਸਿੰਗ ਪ੍ਰੋਜੈਕਟ ਏਰੀਏ ਦੇ ਨਾਲ ਲੱਗਦੇ ਏਰੀਏ ਵਿੱਚ ਨਗਰ ਕੌਂਸਲ, ਜੀਕਰਪੁਰ ਵੱਲੋਂ ਸੀਵਰੇਜ ਦੀ ਸੁਵਿਧਾ ਉਪਲਬਧ ਹੈ ਨਗਰ ਕੌਂਸਲ, ਜੀਕਰਪੁਰ ਦੀ ਹਦੂਦ ਅੰਦਰ ਇੱਕ 17.3 ਐਮ.ਐਲ.ਡੀ. ਦਾ ਐਸ.ਟੀ.ਪੀ. ਪਿੰਡ ਸਿੰਘਪੁਰਾ ਵਿਖੇ ਲੱਗਿਆ ਹੋਇਆ ਹੈ ਜੋ ਕਿ ਚੱਲ ਰਿਹਾ ਹੈ ਅਤੇ ਇੱਕ ਹੋਰ 17.0 ਐਮ.ਐਲ.ਡੀ. ਦਾ ਸੀਵਰੇਜ ਟਰੀਟਮੈਂਟ ਪਲਾਂਟ ਕਿਸ਼ਨਪੁਰਾ ਏਰੀਆ ਲਈ ਸੀਵਰੇਜ ਬੋਰਡ ਵੱਲੋਂ ਲਗਾਇਆ ਜਾ ਰਿਹਾ ਹੈ। ਜਿਸਦਾ ਟੈਂਡਰ ਸੀਵਰੇਜ ਬੋਰਡ ਵੱਲੋਂ ਆਨੰਦ ਪ੍ਰੋਜੈਕਟਸ ਕੰਪਨੀ ਨੂੰ ਅਲਾਟ ਕੀਤਾ ਜਾ ਚੁੱਕਾ ਹੈ ਜਿਸਦਾ ਕੰਮ ਵੀ ਜਲਦ ਹੀ ਪੂਰਾ ਹੋਣ ਦੀ ਸੰਭਾਵਨਾ ਹੈ ਅਤੇ ਉਕਤ ਪ੍ਰੋਜੈਕਟ ਦੇ ਨਾਲ ਲੱਗਦੇ ਏਰੀਏ ਵਿੱਚ ਸੀਵਰੇਜ ਦੀਆਂ ਲਾਈਨਾਂ ਪਾਉਣ ਉਪਰੰਤ ਅਤੇ ਸਰਕਾਰ ਵੱਲੋਂ ਨਿਰਧਾਰਤ ਸਾਰੇ ਚਾਰਜਿਸ ਨਗਰ ਕੌਂਸਲ, ਜੀਕਰਪੁਰ ਵਿਖੇ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣ ਉਪਰੰਤ ਅਤੇ ਰੂਲਾਂ ਅਨੁਸਾਰ ਨਕਸ਼ਾ ਮੰਨਜ਼ੂਰੀ ਉਪਰੰਤ ਕੰਪਲੀਸ਼ਨ ਤੋਂ ਬਾਅਦ ਫਰਮ ਆਪਣੇ ਕਲੋਨੀ / ਪ੍ਰੋਜੈਕਟ ਅੰਦਰ ਲੱਗੇ 450 ਕੇ.ਐਲ.ਡੀ. ਐਸ.ਟੀ.ਪੀ. (ਜੋ ਕਿ ਪੰਜਾਬ ਪ੍ਰਦੂਸ਼ਣ ਕੰਟਰੋਲ ਬੋਰਡ ਵੱਲੋਂ ਨਿਰਧਾਰਤ ਮਾਪਦੰਡਾਂ ਅਨੁਸਾਰ ਹੋਵੇ) ਤੋਂ ਟਰੀਟਡ ਸੀਵਰੇਜ ਵਾਟਰ ਨਗਰ ਕੌਂਸਲ, ਜੀਕਰਪੁਰ ਵਿਖੇ ਬਣਦੇ ਚਾਰਜਿਸ ਭਰਵਾਉਣ ਉਪਰੰਤ ਹੀ ਉਸ ਸਮੇਂ ਦੀ ਕਪੈਸਟੀ ਮੁਤਾਬਿਕ ਨਗਰ ਕੌਂਸਲ ਦੇ ਮੇਨ ਸੀਵਰ ਨਾਲ ਜੋੜਿਆ ਜਾ ਸਕਦਾ ਹੈ।”

5.9 Cumulative Details:

Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Into sewer
1.	145 KLD	116 KLD	114 KLD	49 KLD	Summer: 17 KLD Winter: 6 KLD Monsoon: 2 KLD	Summer: 48 KLD Winter: 59 KLD Monsoon: 63 KLD

5.10	Rain water harvesting proposal:	5 Rain water recharging have been proposed for artificial rain water recharging within the project premises.
6	<b>Air</b>	
6.1	Details of Air Polluting machinery:	2 DG sets of capacity 750 KVA each.
6.2	Measures to be adopted to contain particulate emission /Air Pollution	DG sets will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.
7	<b>Waste Management</b>	
7.1	Total quantity of solid waste generation	445 kg/day
7.2	Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery Facility submitted or not	Yes. Biodegradable waste will be converted into manure using 1 Composter of 200 kg. Non-biodegradable waste (recyclable waste) will be disposed off through authorized recycler vendors. Inert waste will be dumped at authorized dumping site.
7.3	Details of management of Hazardous Waste.	Hazardous Waste in the form of used oil from DG set will be generated which will be managed & disposed of to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.
8	<b>Energy Saving &amp; EMP</b>	
8.1	Power Consumption:	Total connected power load for the proposed project will be 2,254 KW. Out of which, maximum power load will be 1,134 KW which will be provided by Punjab State Power Corporation Limited (PSPCL).
8.2	Energy saving measures:	Solar panels have been proposed on the roof top of the towers. The total area covered by solar panels will be 699.417 sq.m. which is @ 30% of terrace area i.e. 2,331.39 sq.m. which will generate 58 KW of power generation. 10.4 KW of energy will be saved by using LEDs instead of CFLs within the project.
8.3	EMP details	Submitted.



During meeting, the Committee observed that Project Proponent has proposed the cost for installation of STP of capacity 135 KLD as Rs. 30 Lac, which seems to be on lower side. The Committee asked the Project Proponent to revise the said cost.

The Committee further asked the Project Proponent to propose the activities under Additional Environmental Activities as part of the EMP. The Project Proponent submitted the following Additional Environmental Activities as part of EMP:

S. No.	Title	Construction Phase		Operation Phase
		Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)
1.	Air Pollution Control (tarpaulin sheets/ barricading, water sprinklers, etc.)	20	0.5	0.5
2.	Water Pollution Control (STP of Capacity 135 KLD based on MBBR technology followed by UF)	50	2	5
3.	Noise Pollution Control (Maintenance of machinery & PPE's)	2	0.5	0.5
4.	Landscaping (536 nos. of trees and green area development)	6	1.5	2
5.	Solid Waste Management (Composter of 200 kg)	10	1.5	3
6.	Rain water Harvesting (5 pits)	8	1	2
7.	Energy Conservation (LED lights in common areas, 58 KW solar panels, etc.)	40	2	2
8.	Miscellaneous (Environment monitoring cost, Management of Environment Cell, etc.)	5	2	2
<b>Total</b>		<b>Rs. 141 Lakhs</b>	<b>Rs. 11 Lakhs</b>	<b>Rs. 17 Lakhs</b>

**Additional Environmental Activities:**

Sr. No.	Activity	Total Expenditure (In Lakhs)
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1.	Adoption of School in Village Chatt for undertaking activities such as provision of solar panel, solar light, LED lights, rain water recharging pit, etc	31
	<b>Total amount</b>	<b>Rs. 31 Lakhs</b>

The Committee further asked the Project Proponent to submit an affidavit stating that possession to the flat owners shall not be given until the outlet of the project sewer is connected with the sewer of MC, Zirakpur. The Project Proponent submitted the said affidavit, duly attested by the Notary Public.

After detailed deliberations, the Committee decided to award silver grading to the project and to forward the application to SEIAA with the recommendation to grant Environmental Clearance for establishment of Group Housing Project namely "Melody of Life", Village Dyalpura, Sub Tehsil Zirakpur, Tehsil Derabassi, Distt. S.A.S Nagar, Punjab, subject to the following standard & special conditions: -

1. The Project Proponent shall not give possession to the flat owners until the outlet of the project sewer is connected with the sewer of MC, Zirakpur.

**I. Statutory compliances:**

- i) The project proponent shall obtain all necessary clearances/ permissions from all relevant agencies including the town planning authority before commencement of work. All the construction shall be done in accordance with the local building bye laws.
- ii) The approval of the Competent Authority shall be obtained for the structural safety of buildings due to earthquakes, adequacy of firefighting equipment, etc. as per the National Building Code including protection measures from lightning, etc.
- iii) The project proponent shall obtain forest clearance under the provisions of the Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purposes is involved in the project.
- iv) The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- v) The project proponent shall obtain Consent to Establish / Operate under the provisions of the Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Punjab Pollution Control Board.
- vi) The project proponent shall obtain the necessary permission for the abstraction of groundwater/ surface water required for the project from the competent authority.
- vii) A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
- viii) All other statutory clearances such as the approvals for storage of diesel from the Chief Controller of Explosives, Fire Department, and Civil Aviation Department shall be

obtained, as applicable, by project proponents from the respective competent authorities.

- ix) The provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, Construction & Demolition Waste Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
- x) The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
- xi) The project site shall conform to the suitability as prescribed under the provisions laid down under the master plan of the respective city/ town. For that, the project proponent shall submit the NOC/ land use conformity certificate from Deptt. of Town and Country Planning or other concerned Authority under whose jurisdiction, the site falls.
- xii) Besides the above, the project proponent shall also comply with siting criteria/guidelines, standard operating practices, code of practice, and guidelines if any prescribed by the SPCB/CPCB/MoEF&CC for such types of projects.
- xiii) The project proponent shall construct the buildings as per the layout plan approved from the Competent Authority and in consonance of the project proposal for which this environment clearance is being granted.

## **II. Air quality monitoring and preservation**

- i) Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii) A management plan shall be drawn up and implemented to contain the current exceedance in the ambient air quality at the site.
- iii) The project proponent shall install a system to undertake Ambient Air Quality monitoring for common /criterion parameters relevant to the main pollutants released (e.g., PM10 and PM2.5) covering upwind and downwind directions during the construction period.
- iv) Diesel power generating sets proposed as a source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel would be the preferred option. The location of the DG sets may be decided in consultation with Punjab Pollution Control Board.
- v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, and continuous dust/ wind-breaking walls all around the site (at least 3 m height or 1/3rd

of the building height and maximum up to 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

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

### **III. Water quality monitoring and preservation**

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

unavoidable, the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises.

- xiii) The project proponent shall also adopt the new/innovative technologies like low water discharging taps (faucet with aerators) /urinals with electronic sensor system /waterless urinals/twin flush cisterns/ sensor-based alarm system for overhead water storage tanks and make them a part of the environmental management plans/building plans so as to reduce the water consumption/groundwater abstraction.
- xiv) The project proponent will provide plumbing system for reuse of treated wastewater for flushing/other purposes etc. and will colour code the different pipelines carrying water/wastewater from different sources / treated wastewater as follows:

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

- xv) Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents, and adopting other best practices.
- xvi) The CGWA provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of the plot area and a storage capacity of a minimum of one day of the total freshwater requirement shall be provided. In areas where groundwater recharge is not feasible, the rainwater should be harvested and stored for reuse. The groundwater shall not be withdrawn without approval from the Competent Authority.
- xvii) All recharge should be limited to shallow aquifers.

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

#### **IV. Noise monitoring and prevention**

- i) Ambient noise levels shall conform to the commercial area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during the construction phase. Adequate measures shall be made to reduce noise levels during the construction phase, so as to conform to the stipulated standards by CPCB/SPCB.

- ii) A noise level survey shall be carried out as per the prescribed guidelines and a report in this regard shall be submitted to the Regional Officer of the Ministry as a part of a six-monthly compliance report.
- iii) Acoustic enclosures for DG sets, noise barriers for ground-run bays, earplugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

#### **V. Energy Conservation measures**

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

#### **VI. Waste Management**

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



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

## **VII. Green Cover**

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

heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines.

- iii) The Project Proponent shall develop a green belt with native tree species (having canopy type structure and especially trees, and not grass) before the completion of the project. The greenbelt shall inter alia cover the entire periphery of the unit provided that the number of trees to be planted should not be less than one tree per 80 sqm of the total land area. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles.
- iv) Where the trees need to be cut with prior permission from the concerned local Authority, a compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 saplings of the same species for every tree that is cut) shall be done and the newly planted saplings will be maintained for at least 5 years. Green belt development shall be undertaken as per the details provided in the project document.
- v) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during the plantation of the proposed vegetation on site.
- vi) The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.
- vii) The green belt along the periphery of the plot shall achieve an attenuation factor conforming to the day and night noise standards prescribed for commercial land use.
- viii) The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.

#### **VIII. Transport**

- i) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
  - a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
  - b) Traffic calming measures.
  - c) Proper design of entry and exit points.
  - d) Parking norms as per local regulations.
- ii) Vehicles hired for bringing construction material to the site should be in good condition and should have a valid pollution check certificate, conform to applicable air and noise emission standards, and should be operated only during non-peak hours.

- iii) A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 km radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on the cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies within this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.
- iv) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.

#### **IX. Human health issues**

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

#### **X. Environment Management Plan**

- i) The company shall have a well-laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violations of the environmental / forest/wildlife norms/conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stakeholders. A copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of the six-monthly report.

- ii) A separate Environmental Cell both at the project and company headquarters level, with qualified personnel shall be set up under the control of senior Executive, who will report directly to the head of the organization.
- iii) An action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority.

#### **XI. Validity**

This environmental clearance will be valid for a period of ten years from the date of its issue as per MoEF & CC, GoI notification No. S.O. 1807 (E) dated 12.04.2022 or till the completion of the project, whichever is earlier.

#### **XII. Miscellaneous**

- i) The project proponent shall obtain a completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab before allowing any occupancy.
- ii) The project proponent shall comply with the conditions of CLU, if obtained.
- iii) The project proponent shall prominently advertise in at least two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.
- iv) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn have to publicly display the same for 30 days from the date of receipt.
- v) The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on a half-yearly basis.
- vi) The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the Ministry of Environment, Forest and Climate Change at the Environment Clearance portal and submit a copy of the same to SEIAA.
- vii) The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put the same on the website of the company.
- viii) The project proponent shall inform the Regional Office as well as SEIAA Punjab, the date of financial closure and final approval of the project by the concerned authorities,

commencing the land development work and start of production operation by the project.

- ix) The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- x) The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitments made during public hearing and also those made to SEIAA / SEAC during their presentation.
- xi) No further expansion or modifications in the project shall be carried out other than those permitted in this EC without prior approval of SEIAA. In case of deviation or alterations in the project proposal from those submitted to the Ministry/SEIAA for clearance, a fresh reference shall be made to the Ministry/SEIAA, as applicable, to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
- xii) The Regional Office, MoEF&CC, Chandigarh, Punjab Pollution Control Board and SEIAA/ SEAC members nominated for the purpose shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) entrusted with this monitoring by furnishing the requisite data/ information/monitoring reports.
- xiii) This Environmental Clearance is granted subject to final outcome of pending related cases in the Hon'ble Supreme Court of India, Hon'ble High Courts, Hon'ble NGT and any other Court of Law as may be applicable to this project.

### **XIII. Additional Conditions**

- i) The approval is based on the conceptual plan/drawings submitted with the application. In case, there is variation in built-up area/green area/ any other details in the drawings approved by the competent authority, the Project Proponent shall obtain the revised Environmental Clearance.
- ii) The Project Proponent shall ensure that the natural drainage channels in the project site including streams, drains, choes, creeks, rivulets, etc. are not disturbed so that the natural flow of rainwater, etc is not impeded or disrupted in any manner.
- iii) Authorization from Punjab Pollution Control Board shall be obtained as applicable under the Bio-Medical Waste Management Rules 2016 as amended from time to time.
- iv) The solid waste other than Bio-Medical Waste & Hazardous Waste (dry as well as wet garbage) generated should be properly collected and segregated before disposal to Municipal Authorities in accordance with the Municipal Solid Waste (Management & Handling) Rules, 2000. No municipal waste should be disposed off outside the premises in contravention of relevant rules and by-laws. Adequate measures should be taken to prevent any malodour in and around the Project premises.

- v) In the event that the project proponent decides to abandon/close the Project at any stage, he shall submit an application in the prescribed form along with requisite documents through Parivesh to SEIAA for surrendering the Environmental Clearance as per the procedure prescribed in OM dated 29.03.2022 issued by the MoEF&CC. The project proponent shall be accountable for adherence/compliance of the EC conditions till such time as the project is finally closed by SEIAA, based upon the certified closure report of Integrated Regional Offices (IROs) of MoEF&CC, Chandigarh/PPCB.
- vi) This Environmental Clearance is liable to be revoked without any further notice to the Project Proponent in case of failure to comply with condition (v) above.
- vii) Concealing factual data or submission of false/fabricated data may result in revocation of this Environmental Clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- viii) The Project Proponent shall manage the solid waste generated from the project as per the sub-rule-7 of rule-4 of SWM Rules 2016.
- ix) The Ministry reserves the right to stipulate additional conditions if found necessary. The Promoter Company in a time bound manner shall implement these conditions.
- x) The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and other wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India/High Courts and any other Court of Law relating to the subject matter.
- xi) Any appeal against this Environmental Clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

#### **1.0 Deliberations during 249<sup>th</sup> meeting of SEIAA held on 29.05.2023**

The meeting was attended by the following:

- (i) Sh. Pavail Garg, Director M/s Manglam Infra
- (ii) Mr. Sandeep Garg, Environmental Consultant M/s Eco Laboratories Pvt Ltd.

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

While considering the salient features of the project, SEIAA observed that anti-smog guns which were a mandatory requirement as per CPCB guidelines had not been provided under the EMP. Furthermore, the break-up of funds allocated under the Additional Environmental Activities had also not been provided. To this observation, the project proponent submitted the revised

Environment Management Plan including the break-up of funds allocated under additional environmental activities with details as under:

#### EMP Budget

S. No.	Title	Construction Phase		Operation Phase
		Capital Cost (in Lakhs)	Recurring Cost (in Lakhs/ Annum)	Recurring Cost (in Lakhs/ Annum)
1.	Air Pollution Control (tarpaulin sheets/ barricading, water sprinklers, anti-smog guns, etc.)	30	1.5	1.5
2.	Water Pollution Control (STP of 135 KLD capacity based on MBBR technology followed by UF)	50	2	5
3.	Noise Pollution Control (Maintenance of machinery & PPE's)	2	0.5	0.5
4.	Landscaping (536 nos. of trees and green area development)	6	1.5	2
5.	Solid Waste Management (Composter of 200 kg)	10	1.5	3
6.	Rain water Harvesting (5 pits)	8	1	2
7.	Energy Conservation (LED lights in common areas, 58 KW solar panels, etc.)	40	2	2
8.	Miscellaneous (Environment monitoring cost, Management of Environment Cell, etc.)	5	2	2
	<b>Total</b>	<b>Rs. 151 Lakhs</b>	<b>Rs. 12 Lakhs</b>	<b>Rs. 18 Lakhs</b>

#### Details of Additional Environmental Activities

S. No.	Activity	Total Expenditure (in Lakhs)
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1.	Activities in and around Govt. High School in Village Chatt:	
	• Provision of 10 KW solar panel	06
	• Provision of LED lights & solar lights	10
	• Construction of one rain water recharging pit	05
	• Plantation of Tall plants of indigenous species	10
Total Amount to be spent		Rs. 31 Lakhs (i.e. 1% of total project cost)

SEIAA decided to accept the above revised EMP submitted by the project proponent.

After detailed deliberations and examination of relevant documents along with the perusal of the amended EMP, SEIAA decided to accept the recommendations of SEAC and grant Environmental Clearance for establishment of Group Housing Project namely “Melody of Life”, Village Dyalpura, Sub Tehsil Zirakpur, Tehsil Derabassi, Distt. S.A.S Nagar, Punjab, as per the details mentioned in the application and subsequent presentation /clarifications made by the project proponent and their consultant with proposed measures and subject to the conditions proposed by SEAC and subject to the following amended condition:

**Amended Condition no. iii) of X. Environment Management Plan**

(iii) Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and will not be diverted for any other purpose.

**EMP Budget**

S. No.	Title	Construction Phase		Operation Phase
		Capital Cost (in Lakhs)	Recurring Cost (in Lakhs/ Annum)	Recurring Cost (in Lakhs/ Annum)
1.	Air Pollution Control (tarpaulin sheets/ barricading, water sprinklers, anti-smog guns, etc.)	30	1.5	1.5
2.	Water Pollution Control (STP of 135 KLD capacity based on MBBR technology followed by UF)	50	2	5



3.	Noise Pollution Control (Maintenance of machinery & PPE's)	2	0.5	0.5
4.	Landscaping (536 nos. of trees and green area development)	6	1.5	2
5.	Solid Waste Management (Composter of 200 kg)	10	1.5	3
6.	Rain water Harvesting (5 pits)	8	1	2
7.	Energy Conservation (LED lights in common areas, 58 KW solar panels, etc.)	40	2	2
8.	Miscellaneous (Environment monitoring cost, Management of Environment Cell, etc.)	5	2	2
	<b>Total</b>	<b>Rs. 151 Lakhs</b>	<b>Rs. 12 Lakhs</b>	<b>Rs. 18 Lakhs</b>

#### Details of Additional Environmental Activities

S. No.	Activity	Total Expenditure (in Lakhs)
1.	Activities in and around Govt. High School in Village Chatt: <ul style="list-style-type: none"> <li>• Provision of 10 KW solar panel</li> <li>• Provision of LED lights &amp; solar lights</li> <li>• Construction of one rain water recharging pit</li> <li>• Plantation of Tall plants of indigenous species</li> </ul>	06 10 05 10
Total Amount to be spent		Rs. 31 Lakhs (i.e. 1% of total project cost)

The entire cost of the environmental management plan will continue to be borne by the project proponent for the lifetime of the project. Year-wise progress of implementation of the action plan shall be reported to the Regional Office, MOEF&CC/ SEIAA along with the six-monthly compliance report.

The project proponent shall also submit physical/financial progress along with utilization certificates and documentary evidence (including photographs and short video clips) of the works undertaken regarding additional environmental activities by the project proponent in all the subsequent six-monthly compliance reports till the completion of these activities.

**Item No. 249.03: Application for Environmental Clearance for the establishment of group housing project namely “Atlantis Grand” at Village Nabha, Zirakpur, District SAS Nagar. (Proposal No. SIA/PB/INFRA2/409746/2022)**

**Background**

The Project Proponent has applied for obtaining Environmental Clearance for establishment of group housing project at Village Nabha, Zirakpur, District SAS Nagar. The total land area of the project is 6064.126 sqm having built up area of 25150.66 sqm. The project is covered under category 8(a) of the schedule appended with the EIA notification dated 14.09.2006. The total cost of the project is Rs. 30 Crore.

The Project Proponent has submitted conceptual plan and other relevant documents through Parivesh Portal. As per the conceptual plan the total land area of the project is 6070.28 sqm. The total land area as per the conceptual plan is more than the land area for which the CLU has been granted. The Project Proponent is required to clarify in this regard. The Project Proponent has deposited Rs. 50,302/- vide UTR No. N34122237556567 dated 07.12.2022 as checked & verified by the supporting staff SEIAA.

The construction status of the project furnished by Punjab Pollution Control Board vide letter no. 853 dated 02.02.2023 given as under:

*“The site of the proposed project was visited by officer of the Board on 24/1/2023 and it was observed as under:*

- 1. The project proponent has not started any construction activity at the proposed site.*
- 2. The project proponent has installed/ built sale office at site.*
- 3. The project proponent has demarcated its site partially.*
- 4. As per the boundary limits shown by the representative, it was observed that there is no operational approved/ consented industry such as rice sheller/ saila plant/ brick kiln/ stone crushing/ screening cum washing unit/ hot mix plant/ cement grinding unit within a radius of 500 m. There is no operational approved/consented air polluting industry within a radius of 100 m from the boundary of the project site and there is no operational approved/consented MAH industry within a radius of 250 m radius from the boundary of the proposed site. There is no operational approved/consented Jaggery Unit within 200 m and no operational approved/consented petrol pump within 50 m from the proposed project site.*
- 5. The site of the project is conforming to the siting guidelines laid down by the Government of Punjab, Department of Science Technology and Environment vide order dated 25/7/2008 as amended on 30/10/2009.*

*It is appropriate to mention here that the document submitted by the project proponent is contradictory to the each other i.e. presentation & plan submitted by the project proponent for grant of EC and the water calculation submitted in its presentation is not proper.*

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

**Deliberations during 238<sup>th</sup> meeting of SEAC held on 06.02.2023.**

The meeting was attended by the following:

- (i) Sh. Mohinder Pal Satija, Partner M/s Atlantis Grand.
- (ii) Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.
- (iii) Sh. Sandeep Singh, Consultant, M/s. Chandigarh Pollution Testing Laboratory.

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

<b>S. No.</b>	<b>Description</b>	<b>Details</b>
<b>1</b>	<b>Basic Details</b>	
1.1	Name of Project & Project Proponent:	<b>Project Name:</b> ATLANTIS-GRAND <b>Project Proponent:</b> Krishna Builders
<b>2.</b>	<b>Site Suitability Characteristics</b>	
2.1	Whether project is suitable as per the provisions of Master Plan:	Master Plan not submitted, however, the permission for Change of land use has been obtained with details as mentioned below in column no. 2.2.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	A Copy of permission for CLU for the land area measuring 6064.126 sqm at Highground road, Village Nabha, Zirakpur, District SAS Nagar issued vide letter No. PB/CLU/SAS/ZIRAK/2559 dated 14-09- 22 submitted.
<b>3</b>	<b>Forest, Wildlife and Green Area</b>	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	The Project Proponent has submitted an undertaking to the effect that no land area of the project is covered under the provisions of Forest Conservation Act 1980.

3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900.	Not submitted			
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	Not submitted			
3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No			
3.6	Green area requirement and proposed No. of trees:	Green Area = 1873 sqm No. of trees proposed = 75 trees Plot area = 6604.12 Built up area = 25150.66 sqm			
<b>4.</b>	<b>Configuration &amp; Population</b>				
4.1	Proposal & Configuration	Total number of 4 residential blocks shall be constructed, details of number of flats per unit block is as under:			
		<b>Sr. No.</b>	<b>Description</b>	<b>Number of Unit</b>	<b>Area of Block</b>
		1.	Block-1	25 Flats	3369.39 sqm
		2.	Block-2	26 Flats	3369.39 sqm
		3.	Block-3	26 Flats	3369.39 sqm
		4.	Block-4	52 Flats	6163.12 sqm
		Total number of Flats		129 Flats	16271.29 sqm
		Club house		1	156.52 sqm
		Number of shops		5	139.39 sqm
		<b>Grand Total FAR area</b>		<b>Total Flats 129 and Shops 5, One club house</b>	<b>16567.2 sqm.</b>
		The above said details are as per the application proposal & Conceptual plan.			
4.2	Population details				
	<b>S. No.</b>	<b>Description</b>	<b>No. of Blocks</b>	<b>No. of Dwelling units</b>	<b>PPU Total Population</b>

	1.	Residential	4	129	5	<b>645</b>		
	2	Shops	1	5	2	<b>10</b>		
	<b>Total Population =</b>					<b>655</b>		
<b>5</b>	<b>Water</b>							
5.1	Total water demand w.r.t Population:							
	<b>S. No.</b>	<b>Description</b>	<b>No. of DUs/Area (m<sup>2</sup>)</b>	<b>Occupancy</b>	<b>Rate of water demand (lpcd)</b>		<b>Total Water Requirement (KLD)</b>	
	<b>A.</b>	<b>Domestic Water</b>			<b>Fresh</b>	<b>Flushing</b>	<b>Fresh</b>	<b>Flushing</b>
		• Residents	129	645	65	21	41.50	14
		• Shops	5	10	0.45	-	0.45	-
							<b>42KLD</b>	<b>14 KLD</b>
								<b>56 KLD</b>
	<b>Total Domestic Water = 142.5 KLD</b>							
	<b>B.</b>	<b>Horticulture</b>	1074 m <sup>2</sup>		5.5 l/sqm		<b>6 KLD</b>	
			1074 sqm		1.8 ltr/sqm		<b>2 KLD</b>	
			1074 sqm		0.5 ltr/sqm		<b>1 KLD</b>	
	<b>C.</b>	<b>Irrigation in area of 799 sqm.</b>					<b>25 KLD in Summer</b>	
							<b>29 KLD in Winter</b>	
							<b>30 KLD in Rainy</b>	
5.2	Total fresh water requirement:		42 KLD					
5.3	Source:		Ground water					
5.4	Whether Permission obtained for abstraction/supply of the fresh water from		Application for obtaining permission of fresh water supply to PWRDA has been submitted and same is under process.					

	the Competent Authority (Y/N) <i>Details thereof</i>															
5.4	Total wastewater generation:	45 KLD														
5.5	Treatment methodology: <i>(STP capacity, technology)</i>	<b>STP capacity:</b> 105 KLD STP <b>Technology:</b> SBR Technology <b>Treated waste water:</b> 45 KLD														
5.6	Treated wastewater for flushing purpose:	14 KLD														
5.7	Treated wastewater for green area in summer, winter and rainy season:	Summer season: 6KLD Winter season: 2 KLD Rainy season: 1 KLD														
5.8	Utilization/Disposal of excess treated wastewater.	Summer season: 25KLD Winter season: 29 KLD Rainy season: 30 KLD The excess treated wastewater shall be utilized for plantation with in project site.														
5.9	<b>Cumulative Details:</b>															
	<table border="1"> <thead> <tr> <th>S. No.</th> <th>Total water Requirement</th> <th>Total wastewater generated</th> <th>Treated wastewater</th> <th>Flushing water requirement</th> <th>Green area requirement</th> <th>799 sqm land for irrigation purpose</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>56 KLD</td> <td>45 KLD</td> <td>45 KLD</td> <td>14 KLD</td> <td>6 KLD</td> <td>25 KLD</td> </tr> </tbody> </table>	S. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	799 sqm land for irrigation purpose	1.	56 KLD	45 KLD	45 KLD	14 KLD	6 KLD	25 KLD	
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1.	56 KLD	45 KLD	45 KLD	14 KLD	6 KLD	25 KLD										
	* The excess treated wastewater shall be utilized for plantation within the project site.															
5.10	Rain water harvesting proposal:	<ul style="list-style-type: none"> <li>Volume of a single Recharge pit = 2.5m x 2mx3 m = 15 KLD</li> <li>No. of pits required = 2 Pits</li> </ul> <p>Total 2 Rain Water Harvesting pits <i>being proposed for artificial rain water recharge within the project premises.</i></p>														
6	<b>Air</b>															
6.1	Details of Air Polluting machinery:	3 No. of DG Sets of capacity 2x240, 1x 125 KVA shall be installed for power backup. The said DG sets shall be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.														

6.2	Measures to be adopted to contain particulate emission/Air Pollution	<table border="1"> <thead> <tr> <th>Anticipated Impact</th> <th>Mitigation Measures</th> </tr> </thead> <tbody> <tr> <td> <p><b><u>Construction Phase:</u></b></p> <ol style="list-style-type: none"> <li>Dust emission from transportation of construction material.</li> <li>Gaseous emissions from construction machinery.</li> <li>Dust from construction activities.</li> <li>Emission from DG sets.</li> </ol> </td> <td> <ol style="list-style-type: none"> <li>Site will be enclosed with 5 m high barricade around the project boundary which will act as a wind breaker.</li> <li>Water sprinkling will be carried out for dust suppression.</li> <li>All the machinery deployed at site are of highest standard and of reputed make and comply with the emission standards</li> <li>Low sulphur diesel will be used for DG sets, vehicles and construction machinery.</li> <li>Vehicles having valid pollution under control (PUC) certificate will be allowed to enter the project site.</li> <li>The trucks carrying construction materials and debris will be suitably covered by tarpaulin/plastic sheets</li> <li>Speed of the vehicles will be restricted to 20 kmph by erecting speed bumps and signages at regular intervals within project site.</li> </ol> </td> </tr> <tr> <td colspan="2"> <table border="1"> <thead> <tr> <th>Anticipated Impact</th> <th>Mitigation Measures</th> </tr> </thead> <tbody> <tr> <td> <p><b><u>Operation Phase:</u></b></p> <ol style="list-style-type: none"> <li>Vehicular movement</li> <li>DG sets operation</li> </ol> </td> <td> <ol style="list-style-type: none"> <li>Tree plantation to attenuate particulate matter.</li> <li>Low sulphur diesel (ULSD) will be used for DG sets.</li> </ol> </td> </tr> </tbody> </table> </td> </tr> </tbody> </table>		Anticipated Impact	Mitigation Measures	<p><b><u>Construction Phase:</u></b></p> <ol style="list-style-type: none"> <li>Dust emission from transportation of construction material.</li> <li>Gaseous emissions from construction machinery.</li> <li>Dust from construction activities.</li> <li>Emission from DG sets.</li> </ol>	<ol style="list-style-type: none"> <li>Site will be enclosed with 5 m high barricade around the project boundary which will act as a wind breaker.</li> <li>Water sprinkling will be carried out for dust suppression.</li> <li>All the machinery deployed at site are of highest standard and of reputed make and comply with the emission standards</li> <li>Low sulphur diesel will be used for DG sets, vehicles and construction machinery.</li> <li>Vehicles having valid pollution under control (PUC) certificate will be allowed to enter the project site.</li> <li>The trucks carrying construction materials and debris will be suitably covered by tarpaulin/plastic sheets</li> <li>Speed of the vehicles will be restricted to 20 kmph by erecting speed bumps and signages at regular intervals within project site.</li> </ol>	<table border="1"> <thead> <tr> <th>Anticipated Impact</th> <th>Mitigation Measures</th> </tr> </thead> <tbody> <tr> <td> <p><b><u>Operation Phase:</u></b></p> <ol style="list-style-type: none"> <li>Vehicular movement</li> <li>DG sets operation</li> </ol> </td> <td> <ol style="list-style-type: none"> <li>Tree plantation to attenuate particulate matter.</li> <li>Low sulphur diesel (ULSD) will be used for DG sets.</li> </ol> </td> </tr> </tbody> </table>		Anticipated Impact	Mitigation Measures	<p><b><u>Operation Phase:</u></b></p> <ol style="list-style-type: none"> <li>Vehicular movement</li> <li>DG sets operation</li> </ol>	<ol style="list-style-type: none"> <li>Tree plantation to attenuate particulate matter.</li> <li>Low sulphur diesel (ULSD) will be used for DG sets.</li> </ol>
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			<p>3. Stack height will be provided as per CPCB norms.</p> <p>4. Ensure smooth traffic circulation and restriction on vehicular speed within the premises.</p>
7	<b>Waste Management</b>		
7.1	Total quantity of solid waste generation	260 kg/day	
7.2	Details of management and disposal of solid waste (Mechanical Composter/Compost pits)	<p>Solid wastes will be appropriately segregated at source. by providing bins into recyclable, Bio-degradable Components, and non- biodegradable.</p> <p><b><u>Bio-Degradable waste</u></b></p> <ol style="list-style-type: none"> <li>1. Bio-degradable waste will be subjected to composting through Organic Waste Converter and the compost will be used as manure. (150 Kg/day capacity)</li> <li>2. STP sludge is proposed to be used in horticulture.</li> <li>3. Horticultural Waste is proposed to be composted and used for gardening.</li> </ol> <p><b><u>Recyclable waste</u></b></p> <ol style="list-style-type: none"> <li>i. Grass Recycling – The cropped grass will be spread on green area. It will act as manure after decomposition.</li> <li>ii. Recyclable waste like paper, plastic, metal etc. will be disposed through local approved recyclers.</li> </ol> <p><b><u>Disposal</u></b></p> <p>Recyclable &amp; non-recyclable waste will be disposed through an authorized service provider/vendor.</p>	
7.5	Details of management of Hazardous Waste.	Submitted.	
8	<b>Energy Saving &amp; EMP</b>		
8.1	Power Consumption:	675 kVA	



8.2	Energy saving measures:	<p>3 no. of DG sets of total capacity 2x240, 1x 125 KVA shall be installed.</p> <table border="1" data-bbox="597 424 1416 1123"> <thead> <tr> <th data-bbox="597 424 683 567">S. No.</th> <th data-bbox="683 424 1117 567">DESCRIPTION</th> <th data-bbox="1117 424 1416 567">SAVINGS (kVA)</th> </tr> </thead> <tbody> <tr> <td data-bbox="597 567 683 822">1.</td> <td data-bbox="683 567 1117 822">Solar based Lighting will be done in the landscape areas, signage, entry gates and boundary walls etc.</td> <td data-bbox="1117 567 1416 822">15</td> </tr> <tr> <td data-bbox="597 822 683 903">2.</td> <td data-bbox="683 822 1117 903">LEDs for internal lighting</td> <td data-bbox="1117 822 1416 903">135</td> </tr> <tr> <td colspan="2" data-bbox="597 903 1117 983"><b>Total Energy Saved</b></td> <td data-bbox="1117 903 1416 983">150</td> </tr> <tr> <td colspan="3" data-bbox="597 983 1416 1123">           Total energy consumption = 675 kVA            Energy saved through various provisions = 150 kVA         </td> </tr> </tbody> </table>	S. No.	DESCRIPTION	SAVINGS (kVA)	1.	Solar based Lighting will be done in the landscape areas, signage, entry gates and boundary walls etc.	15	2.	LEDs for internal lighting	135	<b>Total Energy Saved</b>		150	Total energy consumption = 675 kVA Energy saved through various provisions = 150 kVA								
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8.4	CER details	Not submitted.																					

The Committee observed that Punjab Pollution Control Board vide letter no. 853 dated 02.02.2023 intimated that the capacity of the existing terminal STP of Zirakpur is already short for the present domestic effluent being generated from the area and more effluent load can't be permitted without the adequate capacity of the terminal STP. Further, the project proponent has not submitted any alternate scheme for the disposal of treated effluent.”

The Committee further perused the proposal of the Project Proponent to utilize excess treated wastewater of 25 KLD in the adjoining area of 799 sqm to be developed as per Karnal Technology.

The Committee observed that the said project is located in thickly populated area and the terminal STP of Zirakpur is already short for the present domestic effluent being generated from the area and more effluent load cannot be permitted without the adequate capacity of the terminal STP, as reported by PPCB. The Committee observed that under such circumstances, it is not advisable to allow Karnal Technology as long-term measure.

In view of above, the Committee decided that SEIAA may be requested to take up the matter with the concerned authorities such as Local Govt./PPCB as to what action should be taken in such type of cases where the terminal STP has not the capacity to take care of further pollution load as in case of Zirakpur & Kharar, the project is located in thickly populated area and Karnal Technology is proposed by Project Proponent as alternative mode of disposal of excess treated sewage. After detailed deliberations, SEAC decided to defer the case till SEIAA give advice to deal/appraise such type of projects.

SEAC vide letter no. SEAC/DECC/2023/408 dated 16.02.2023 requested SEIAA to take up the matter with the concerned authorities such as Local Govt./GMADA/PPCB as to what action should be taken in such type of cases where the development authorities such as GMADA has not laid sewer in the area and Karnal Technology is proposed by Project Proponent as alternative mode of disposal of excess treated sewage.

SEIAA vide letter No. 504 dated 27.03.2023 informed that the matter was considered in the 239<sup>th</sup> meeting of SEIAA held on 01.03.2023, wherein it was decided that the case be referred back to the SEAC for re-examination and giving clear recommendations for either grant or refusal of the Environmental Clearance. The relevant portion of the extract of the proceedings of 239<sup>th</sup> meeting of SEIAA is reproduced as under:

#### **1.0 Deliberations during 239<sup>th</sup> meeting of SEIAA held on 01.03.2023**

The case was considered by SEIAA in its 239<sup>th</sup> meeting held on 01.03.2023 which was attended by the following:

- (i) Sh. Mohinder Pal Satija, Partner M/s Atlantis Grand and Sh. Deepak Gupta, Environmental Advisor of the project proponent.
- (ii) Er. S.S. Matharu and Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.
- (iii) Sh. Sandeep Singh, Consultant, M/s. Chandigarh Pollution Testing Laboratory.

SEIAA noted that SEAC vide letter no. 408 dated 16.02.2023 has submitted that “SEIAA may be requested to take up the matter with the concerned authorities such as Local Govt./PPCB as to what action should be taken in such type of cases where the terminal STP has not the capacity to take care of further pollution load as in case of Zirakpur & Kharar, the project is located in thickly populated area and Karnal Technology is proposed by Project Proponent as alternative mode of disposal of excess treated sewage”. In this regard, SEIAA observed that the action to be

taken in such category of cases is to be determined by SEIAA after taking into consideration the recommendations of SEAC. The Local Government / GMADA /PPCB etc cannot be asked to advise the Authority constituted by the MOEF&CC regarding action to be taken in such matters since the decision in this regard is the mandate of the Authority.

SEIAA further observed that SEAC has recorded in the proceedings of its meeting that it is not advisable to allow Karnal Technology as a long-term measure.

In this regard SEIAA examined the proceedings of the 13th joint meeting of SEIAA/SEAC held on 25.04.2022, wherein the matter of utilization of treated wastewater onto land for plantation as per Karnal Technology methodology was deliberated upon and a decision was taken by the joint committee as under:

*“In case of absence of MC sewer, no case shall be granted Environmental Clearance in which the project proponent proposes to develop plantation as Karnal Technology on land taken on lease by the project proponent which is outside the project site. In all cases where the adoption of Karnal Technology method is to be used for disposal of wastewater (either due to absence of MC sewer or due to its present inadequate capacity), the project proponent be asked to develop plantation within the project site as per the Karnal Technology.”*

SEIAA observed that SEAC has not recorded any deliberations undertaken by it in respect of the above-mentioned decision taken in the joint meeting of SEIAA/SEAC as per which Karnal Technology has been permitted as a means of disposal of treated wastewater subject to the condition that it is done within the project area. SEAC has also not made any alternate suggestion for disposal of the treated wastewater if Karnal Technology model is not considered to be suitable.

SEIAA further observed that as per the decision taken in the 13<sup>th</sup> joint meeting, conditional ECs have even recently been granted to several projects on the basis of recommendations made by SEAC in which sewer was not available or terminal STP was of inadequate capacity. In several such projects the quantity of wastewater was significantly higher than in the instant case whereas in some other projects alternate mode of disposal of the treated wastewater was not even provided.

SEIAA, therefore, decided that the case be referred back to the SEAC. Being the statutory expert body, SEAC may be advised to give clear recommendations either for the grant or refusal of EC. The recommendations should be in conformity with the decisions taken in the joint meetings of SEIAA and SEAC and should be consistent in respect of the cases of similar nature and facts.

#### **5.0 Deliberations during 243<sup>rd</sup> meeting of SEAC held on 03.04.2023**

The case was attended by the following:

- (i) Sh. Vishwas Chadha, Partner M/s Atlantis Grand and Sh. Deepak Gupta, Environmental Advisor of the project proponent.

(ii) Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.

During meeting, the Committee perused the SEIAA letter No. 504 dated 27.03.2023, vide which SEIAA referred back the case to SEAC for re-examination and giving clear cut recommendation for either grant or refusal of Environmental Clearance.

The Committee observed that Punjab Pollution Control Board vide letter No. 853 dated 02.02.2023 has specifically informed that the capacity of the existing terminal STP of Zirakpur is already short for the present domestic effluent being generated from the area and more effluent load can't be permitted without adequate capacity of terminal STP. Further, the Project Proponent has not submitted any alternate scheme for the disposal of treated effluent.

The Committee further observed that Project Proponent has proposed to utilize excess treated wastewater of 25 KLD in the area of 799 sqm to be developed as per Karnal Technology.

The Committee perused the decision of the 13<sup>th</sup> Joint meeting of SEIAA & SEAC, wherein the matter of utilization of treated wastewater onto land for plantation as per Karnal Technology methodology was deliberated upon and a decision was taken by the joint committee as under:

*"In case of absence of MC sewer, no case shall be granted Environmental Clearance in which the project proponent proposes to develop plantation as Karnal Technology on land taken on lease by the project proponent which is outside the project site. In all cases where the adoption of Karnal Technology method is to be used for disposal of wastewater (either due to absence of MC sewer or due to its present inadequate capacity), the project proponent be asked to develop plantation within the project site as per the Karnal Technology."*

The Committee observed that to check the effectiveness of "Karnal Technology", Sh. P.S Bhogal, Member, SEAC was asked to visit the site where Karnal Technology has been adopted on 1.75 acres of land within the project site. Sh. P.S Bhogal after visiting the site has reported that the Karnal Technology may be considered only in small and isolated projects as a stop gap arrangement for a limited duration in exceptional cases. The excess treated effluent from the project round the clock cannot be safely absorbed for irrigation of plantation since irrigation requirement is never round the clock during 365 days in a year.

In the light of above observations of SEIAA and site visit report of Member SEAC, the Committee again deliberated in detail regarding adoption of Karnal Technology in big housing projects where high density of population is expected. The Committee was unanimously of the view that Karnal Technology inside the project area should not be adopted as an alternative method for disposal of treated wastewater on long term basis. However, the same may be considered for adoption as stop gap arrangement in case the GMADA informs in writing its plan to lay down sewer pipeline in the project area and about the capacity of its STP to take the effluent load from the project. GMADA should also indicate the timelines for providing sewer line and STP etc.

In view of above, the Committee decided to defer the case till the Project Proponent submit a letter from the Competent Authority of the concerned MC mentioning the timelines for laying of sewer lines in the project area and the capacity of its STP to take effluent load of the project.

**Deliberations during 238<sup>th</sup> meeting of SEAC held on 06.02.2023.**

The meeting was attended by the following:

- (i) Sh. Jasbir Singh Garg, Manager M/s Atlantis Grand.
- (ii) Sh. Deepak Gupta, Environmental Advisor.
- (iii) Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.

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

Sr. No.	Observation	Reply
1.	The Project Proponent submit a letter from the Competent Authority of the concerned MC mentioning the timelines for laying of sewer lines in the project area and the capacity of its STP to take effluent load of the project.	Copy of the letter issued by the Competent Authority submitted.

The Committee perused the reply of the Project Proponent and observed that the EO, MC, Zirakpur vide letter No. 13 dated 03.01.2023 informed that STP of capacity 17.3 MLD is already operating within the MC limits of the Zirakpur at Village Singhpura and another STP of capacity 17 MLD is being installed at Village Kishanpura. The tender for the said STP has already been allotted to Anand Projects Company. The main contents of the letter perused by the Committee during the meeting are as under:

“ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਸਬੰਧੀ ਆਪ ਨੂੰ ਲਿਖਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਆਪ ਵੱਲੋਂ ਇਸ ਦਫਤਰ ਵਿਖੇ ਆਪਣੇ ਪ੍ਰੋਜੈਕਟ ਅਟਲਾਂਟਿਸ ਦੇ 62 ਕੇ.ਐਲ.ਡੀ. ਟਰੀਟਮੈਂਟ ਵੇਸਟ ਵਾਟਰ ਨੂੰ ਨਗਰ ਕੌਂਸਲ, ਜ਼ੀਰਕਪੁਰ ਦੇ ਸੀਵਰ ਵਿੱਚ ਡਿਸਪੋਜ਼ਿਟ ਕਰਨ ਲਈ ਦਰਖਾਸਤ ਦਿੱਤੀ ਗਈ ਸੀ। ਜਿਸ ਸਬੰਧੀ ਆਪ ਨੂੰ ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਨਗਰ ਕੌਂਸਲ, ਜ਼ੀਰਕਪੁਰ ਦੀ ਹਦੂਦ ਅੰਦਰ ਇੱਕ 17.3 ਐਮ.ਐਲ.ਡੀ ਦਾ ਐਸ.ਟੀ.ਪੀ, ਪਿੰਡ ਸਿੰਘਪੁਰਾ ਵਿਖੇ ਲੱਗਿਆ ਹੋਇਆ ਹੈ ਜੋ ਕਿ ਚੱਲ ਰਿਹਾ ਹੈ ਅਤੇ ਇੱਕ ਹੋਰ 17.0 ਐਮ.ਐਲ.ਡੀ ਦਾ ਸੀਵਰੇਜ ਟਰੀਟਮੈਂਟ ਪਲਾਂਟ ਕਿਸ਼ਨਪੁਰਾ ਏਰੀਆ ਲਈ ਸੀਵਰੇਜ ਬੋਰਡ ਵੱਲੋਂ ਲਗਾਇਆ ਜਾ ਰਿਹਾ ਹੈ। ਜਿਸਦਾ ਟੈਂਡਰ ਸੀਵਰੇਜ ਬੋਰਡ ਵੱਲੋਂ ਆਨੰਦ ਪ੍ਰੋਜੈਕਟਸ ਕੰਪਨੀ ਨੂੰ ਅਲਾਟ ਕੀਤਾ ਜਾ ਚੁੱਕਾ ਹੈ। ਜਿਸਦਾ ਕੰਮ ਵੀ ਜਲਦੀ ਹੀ ਪੂਰਾ ਹੋਣ ਦੀ ਸੰਭਾਵਨਾ ਹੈ ਉਕਤ ਪ੍ਰੋਜੈਕਟ ਪਿੰਡ ਨਾਭਾ ਦੇ ਏਰੀਏ ਵਿੱਚ ਪੈਂਦਾ ਹੈ। ਪਿੰਡ ਸਿੰਘਪੁਰਾ ਲਈ ਇੱਕ ਹੋਰ 17.0 ਐਮ.ਐਲ.ਡੀ ਦਾ ਸੀਵਰੇਜ ਟਰੀਟਮੈਂਟ ਪਲਾਂਟ ਲਗਾਉਣ ਦੀ ਤਜਵੀਜ਼ ਹੈ ਜਿਸ ਸਬੰਧੀ ਮਤਾ ਨਗਰ ਕੌਂਸਲ, ਜ਼ੀਰਕਪੁਰ ਦੇ

ਹਾਊਸ ਵੱਲੋਂ ਪ੍ਰਵਾਨ ਕੀਤਾ ਜਾ ਚੁੱਕਾ ਹੈ ਅਤੇ ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਅਮਲ ਵਿੱਚ ਲਿਆਂਦੀ ਜਾ ਰਹੀ ਹੈ ਇਸ ਤੋਂ ਇਲਾਵਾ ਵਧੀਕ ਡਿਪਟੀ ਕਮਿਸ਼ਨਰ (ਯੂ.ਡੀ), ਐਸ.ਏ.ਐਸ ਨਗਰ ਜੀ ਦੇ ਚੇਅਰਮੈਨਸ਼ਿਪ ਹੇਠ ਸੀਵਰੇਜ਼ ਬੋਰਡ ਅਤੇ ਨਗਰ ਕੌਂਸਲ, ਜ਼ੀਰਕਪੁਰ ਵੱਲੋਂ ਸਾਂਝੇ ਤੌਰ ਤੇ ਪੂਰੇ ਸ਼ਹਿਰ ਲਈ ਸੀਵਰੇਜ਼ ਦੀ ਪਰਪੋਜ਼ਲ ਤਿਆਰ ਕੀਤੀ ਜਾ ਰਹੀ ਹੈ ਉਕਤ ਸਾਰੀਆਂ ਤਜਵੀਜ਼ਾਂ ਲਗਭਗ 2 ਸਾਲ ਵਿੱਚ ਮੁਕੰਮਲ ਕਰਵਾ ਦਿੱਤੀਆਂ ਜਾਣਗੀਆਂ। ਉਕਤ ਅਨੁਸਾਰ ਸਰਕਾਰ ਵੱਲੋਂ ਨਿਰਧਾਰਤ ਸਾਰੇ ਚਾਰਜਿਜ ਨਗਰ ਕੌਂਸਲ, ਜ਼ੀਰਕਪੁਰ ਵਿਖੇ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣ ਉਪਰੰਤ ਅਤੇ ਰੂਲਾਂ ਅਨੁਸਾਰ ਨਕਸ਼ਾਂ ਮੰਨਜ਼ੂਰੀ ਉਪਰੰਤ ਕੰਪਲੀਸ਼ਨ ਤੋਂ ਬਾਅਦ ਫਰਮ ਆਪਣੇ ਕਲੋਨੀ / ਪ੍ਰੋਜੈਕਟ ਅੰਦਰ ਲੱਗੇ 62 ਕੇ.ਐਲ.ਡੀ ਐਸ.ਟੀ.ਪੀ ਜੋ ਕਿ ਪੰਜਾਬ ਪ੍ਰਦੂਸ਼ਣ ਕੰਟਰੋਲ ਬੋਰਡ ਵੱਲੋਂ ਨਿਰਧਾਰਤ ਮਾਪਦੰਡਾਂ ਅਨੁਸਾਰ ਟਰੀਟਡ ਸੀਵਰੇਜ਼ ਵਾਟਰ ਨਗਰ ਕੌਂਸਲ, ਜ਼ੀਰਕਪੁਰ ਵਿਖੇ ਬਣਦੇ ਚਾਰਜਿਜ ਭਰਵਾਉਣ ਉਪਰੰਤ ਨਗਰ ਕੌਂਸਲ ਦੇ ਮੇਨ ਸੀਵਰ ਨਾਲ ਜੋੜਿਆ ਜਾ ਸਕਦਾ ਹੈ।”

The Committee further asked the Project Proponent to submit an affidavit stating that possession to the flat owners shall not be given until the outlet of the project sewer is connected with the sewer of MC, Zirakpur. In this regard, the Project Proponent submitted the said affidavit, which was taken on record by the Committee.

The Committee was satisfied with the reply given by the Project Proponent and after detailed deliberations, decided to award silver grading to the project and to forward the application to SEIAA with the recommendation to grant Environmental Clearance for the establishment of group housing project namely “Atlantis Grand” at Village Nabha, Zirakpur, District SAS Nagar, subject to the following standard & special conditions: -

1. The Project Proponent shall not give possession to the flat owners until the outlet of the project sewer is connected with the sewer of MC, Zirakpur.

**I. Statutory compliances:**

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

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

## **II. Air quality monitoring and preservation**

- i) Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii) A management plan shall be drawn up and implemented to contain the current exceedance in the ambient air quality at the site.
- iii) The project proponent shall install a system to undertake Ambient Air Quality monitoring for common /criterion parameters relevant to the main pollutants released (e.g., PM10 and PM2.5) covering upwind and downwind directions during the construction period.

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



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

### **III. Water quality monitoring and preservation**

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

balance of water available. This should be specified separately for groundwater and surface water sources, ensuring that there is no impact on other users.

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

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

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

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

#### **IV. Noise monitoring and prevention**

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

#### **V. Energy Conservation measures**

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

## **VI. Waste Management**

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

## **VII. Green Cover**

- i) No naturally growing tree should be felled/transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the

concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department.

- ii) At least a single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure the planting of trees in the project area at the identified location, as the per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and thereafter, protected throughout the entire lifetime of the Project. The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines.
- iii) The Project Proponent shall develop a green belt with native tree species (having canopy type structure and especially trees, and not grass) before the completion of the project. The greenbelt shall inter alia cover the entire periphery of the unit provided that the number of trees to be planted should not be less than one tree per 80 sqm of the total land area. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles.
- iv) Where the trees need to be cut with prior permission from the concerned local Authority, a compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 saplings of the same species for every tree that is cut) shall be done and the newly planted saplings will be maintained for at least 5 years. Green belt development shall be undertaken as per the details provided in the project document.
- v) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during the plantation of the proposed vegetation on site.
- vi) The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.
- vii) The green belt along the periphery of the plot shall achieve an attenuation factor conforming to the day and night noise standards prescribed for commercial land use.
- viii) The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.

### **VIII. Transport**

- i) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should

be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.

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

#### **IX. Human health issues**

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

## **X. Environment Management Plan**

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

## **XI. Validity**

This environmental clearance will be valid for a period of ten years from the date of its issue as per MoEF & CC, GoI notification No. S.O. 1807 (E) dated 12.04.2022 or till the completion of the project, whichever is earlier.

## **XII. Miscellaneous**

- i) The project proponent shall obtain a completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab before allowing any occupancy.
- ii) The project proponent shall comply with the conditions of CLU, if obtained.
- iii) The project proponent shall prominently advertise in at least two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.
- iv) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn have to publicly display the same for 30 days from the date of receipt.
- v) The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on a half-yearly basis.



- vi) The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the Ministry of Environment, Forest and Climate Change at the Environment Clearance portal and submit a copy of the same to SEIAA.
- vii) The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put the same on the website of the company.
- viii) The project proponent shall inform the Regional Office as well as SEIAA Punjab, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
- ix) The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- x) The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitments made during public hearing and also those made to SEIAA / SEAC during their presentation.
- xi) No further expansion or modifications in the project shall be carried out other than those permitted in this EC without prior approval of SEIAA. In case of deviation or alterations in the project proposal from those submitted to the Ministry/SEIAA for clearance, a fresh reference shall be made to the Ministry/SEIAA, as applicable, to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
- xii) The Regional Office, MoEF&CC, Chandigarh, Punjab Pollution Control Board and SEIAA/ SEAC members nominated for the purpose shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) entrusted with this monitoring by furnishing the requisite data/ information/monitoring reports.
- xiii) This Environmental Clearance is granted subject to final outcome of pending related cases in the Hon'ble Supreme Court of India, Hon'ble High Courts, Hon'ble NGT and any other Court of Law as may be applicable to this project.

### **XIII. Additional Conditions**

- i) The approval is based on the conceptual plan/drawings submitted with the application. In case, there is variation in built-up area/green area/ any other details in the drawings approved by the competent authority, the Project Proponent shall obtain the revised Environmental Clearance.

- ii) The Project Proponent shall ensure that the natural drainage channels in the project site including streams, drains, choes, creeks, rivulets, etc. are not disturbed so that the natural flow of rainwater, etc is not impeded or disrupted in any manner.
- iii) Authorization from Punjab Pollution Control Board shall be obtained as applicable under the Bio-Medical Waste Management Rules 2016 as amended from time to time.
- iv) The solid waste other than Bio-Medical Waste & Hazardous Waste (dry as well as wet garbage) generated should be properly collected and segregated before disposal to Municipal Authorities in accordance with the Municipal Solid Waste (Management & Handling) Rules, 2000. No municipal waste should be disposed off outside the premises in contravention of relevant rules and by-laws. Adequate measures should be taken to prevent any malodour in and around the Project premises.
- v) In the event that the project proponent decides to abandon/close the Project at any stage, he shall submit an application in the prescribed form along with requisite documents through Parivesh to SEIAA for surrendering the Environmental Clearance as per the procedure prescribed in OM dated 29.03.2022 issued by the MoEF&CC. The project proponent shall be accountable for adherence/compliance of the EC conditions till such time as the project is finally closed by SEIAA, based upon the certified closure report of Integrated Regional Offices (IROs) of MoEF&CC, Chandigarh/PPCB.
- vi) This Environmental Clearance is liable to be revoked without any further notice to the Project Proponent in case of failure to comply with condition (v) above.
- vii) Concealing factual data or submission of false/fabricated data may result in revocation of this Environmental Clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- viii) The Project Proponent shall manage the solid waste generated from the project as per the sub-rule-7 of rule-4 of SWM Rules 2016.
- ix) The Ministry reserves the right to stipulate additional conditions if found necessary. The Promoter Company in a time bound manner shall implement these conditions.
- x) The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and other wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India/High Courts and any other Court of Law relating to the subject matter.
- xi) Any appeal against this Environmental Clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

## 1.0 Deliberations during 249<sup>th</sup> meeting of SEIAA held on 29.05.2023

The meeting was attended by the following:

- (i) Sh. Vishwas Chadha, Partner M/s Atlantis Grand and Sh. Deepak Gupta, Environmental Advisor of the project proponent.
- (ii) Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.

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

During the deliberations, SEIAA observed some construction at the site. To this observation, the project proponent informed that the said construction was just a temporary makeshift office of the project and this temporary site is not a part of the project. An undertaking from the project proponent in this regard was taken on record.

Further, SEIAA observed that the number of trees planned for green area development were inadequate and no funds were allocated for Anti-Smog Guns under the EMP. To this observation, the project proponent agreed to increase the number of trees to 150 trees from 75 trees planned earlier. Also, the project proponent submitted the revised EMP enumerating the funds dedicated for anti-smog guns with details as follows:

### EMP Budget

COMPONENT	CONSTRUCTION PHASE		OPERATION PHASE	
	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
Medical Cum First Aid	0.50	1.0	--	--
Toilets for sanitation system	2.0	1.0	--	--
Wind breaking Curtains	5.0	2.0	--	--
Sprinklers for suppression of dust	2.0	1.0	--	--
Sewage Treatment Plant	25.0	--	--	4.5
Solid Waste Segregation and Disposal	8.0	--	--	2.0
Green Area/ Landscape Area	15.0	--	--	6.0

Rain Water Harvesting System	5.0	--	--	1.0
Anti-Smog Guns (As per Norms)	4.0	1.0	--	--
Ambient Air Monitoring(Every Month during Construction Phase and Every three months during Operation Phase –As per new notification)	--	3.0	--	3.0
Drinking Water( Every Month during Construction Phase and Operation Phase –As per BIS Standards)	--	2.40	--	2.40
Noise Level Monitoring (Every Month during Construction Phase and Every three months during Operation Phase – 24 hrs Noise Level)	--	0.50	--	0.50
Treatment Effluent Monitoring (Monitoring of PH, BOD, COD, Oil & Grease, Total Suspended Solids-Every Six Months)	--	--	--	1.0
In Lieu of CER Jute Bags- 10,000 Bags (Distributed through PPCB)	--	--	--	12.0
Mechanical Composter for MC Zirakpur				20.0
<b>Total</b>	<b>Rs.66.50</b>	<b>Rs.11.90</b>	<b>--</b>	<b>Rs.52.40</b>

SEIAA decided to accept the above revised EMP submitted by the project proponent.

After detailed deliberations and examination of relevant documents along with perusal of the amended EMP, SEIAA decided to accept the recommendations of SEAC and grant Environmental Clearance for the establishment of group housing project namely “Atlantis Grand” at Village

Nabha, Zirakpur, District SAS Nagar, Punjab as per the details mentioned in the application and subsequent presentation /clarifications made by the project proponent and his consultant with proposed measures and subject to the conditions proposed by SEAC and subject to the following amended condition:

**Amended Condition no. iii) of X. Environment Management Plan**

(iii) Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in a separate account and will not be diverted for any other purpose.

**EMP Budget**

COMPONENT	CONSTRUCTION PHASE		OPERATION PHASE	
	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
Medical Cum First Aid	0.50	1.0	--	--
Toilets for sanitation system	2.0	1.0	--	--
Wind breaking Curtains	5.0	2.0	--	--
Sprinklers for suppression of dust	2.0	1.0	--	--
Sewage Treatment Plant	25.0	--	--	4.5
Solid Waste Segregation and Disposal	8.0	--	--	2.0
Green Area/ Landscape Area	15.0	--	--	6.0
Rain Water Harvesting System	5.0	--	--	1.0
Anti-Smog Guns (As per Norms)	4.0	1.0	--	--

Ambient Air Monitoring(Every Month during Construction Phase and Every three months during Operation Phase –As per new notification)	--	3.0	--	3.0
Drinking Water( Every Month during Construction Phase and Operation Phase – As per BIS Standards)	--	2.40	--	2.40
Noise Level Monitoring (Every Month during Construction Phase and Every three months during Operation Phase – 24 hrs Noise Level)	--	0.50	--	0.50
Treatment Effluent Monitoring(Monitoring of PH, BOD, COD, Oil & Grease, Total Suspended Solids- Every Six Months)	--	--	--	1.0
In Lieu of CER Jute Bags- 10,000 Bags (Distributed through PPCB) Mechanical Composter for MC Zirakpur	--	--	--	12.0 20.0
<b>Total</b>	<b>Rs.66.50</b>	<b>Rs.11.90</b>	<b>--</b>	<b>Rs.52.40</b>

The entire cost of the environmental management plan will continue to be borne by the project proponent for the lifetime of the project. Year-wise progress of implementation of the action plan shall be reported to the Regional Office, MOEF&CC/ SEIAA along with the six-monthly compliance report.

The project proponent shall also submit physical/financial progress along with utilization certificates and documentary evidence (including photographs and short video clips) of the works undertaken regarding additional environmental activities by the project proponent in all the subsequent six-monthly compliance reports till the completion of these activities.