

Proceedings of 263rd meeting of State Expert Appraisal Committee (SEAC) held on 16.10.2023 at 11:00 AM in the Conference Hall no. 2, MGSIPA Complex, Sector-26, Chandigarh.

Following were present:

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

Item No. 01: Confirmation of the proceedings of 260th, 261st & 262nd meetings of State Level Expert Appraisal Committee (SEAC) held on 25.09.2023, 26.09.2023 & 05.10.2023 respectively.

The proceedings of 260th, 261st & 262nd meeting of SEAC held on 25.09.2023, 26.09.2023 & 05.10.2023 were prepared and circulated through email to all the Members for their comments. During meeting, Sh. K.L Malhotra, Member SEAC apprised the Committee that he was not present in the 261st meeting of SEAC held on 26.09.2023 and he may be marked as absent. Further, no other comments were received from any of the Members. Accordingly, the Committee confirmed the proceedings of above said meetings.

Item No. 02: Action taken on the proceedings of the 260th, 261st & 262nd meetings of State Level Expert Appraisal Committee (SEAC) held on 25.09.2023, 26.09.2023 & 05.10.2023.

The action taken on the decisions of 260th, 261st & 262nd meetings of SEAC held on 25.09.2023, 26.09.2023 & 05.10.2023 have been completed. SEAC noted the same.

Item No.263.01: Application for Environmental Clearance under EIA Notification dated 14.09.2006 for expansion of Group housing Project namely “Florence Park” located at Village Dhode Majra, New Chandigarh, Distt. SAS Nagar (Mohali), Punjab by M/s Ambika Realcon Pvt. Ltd. (Proposal No. SIA/PB/INFRA2/438206/2023).

The Project Proponent was granted Environmental Clearance under EIA notification dated 14.09.2006 for construction of group housing project namely Ambika city in the revenue estate of village Dhodhe majra, New Chandigarh District SAS nagar vide letter no. 2561 dated 10.06.2016. The total land area of the project was 42334.161 sq.m. having built area of 1,46,613.16 sq.m. The project was covered under category 8(a) of the schedule appended with the EIA notification dated 14.09. 2006. The project comprising of residential and commercial is in the approved Master Plan of New Chandigarh (Mullanpur) and it falls in mixed land use zone.

The project proponent has submitted application for Environmental Clearance under EIA Notification dated 14.09.2006 for expansion of Group housing Project namely “Florence Park” located at Village Dhode Majra, New Chandigarh, Distt. SAS Nagar (Mohali), Punjab.

The land area of the project after Expansion shall be 43092.95 sq.m. and built-up area of project after Expansion shall be 163637.516. The project is covered under category 8(b) of the schedule appended with the EIA notification dated 14.09.2006.

The project proponent submitted EIA report, TOR compliance and other additional documents through online portal. The Project proponent has also deposited Rs. 4,260/- vide UTR No. PUNBH22097248652 dated 07.04.2022 and Rs. 12,770/- vide UTR No. PUNBH23206657828 dated 25.07.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter No. 7225 dated 18.09.2023 furnished the latest construction status report is as under:

“The project site was visited by officer of the Board on 31.08.2023 and it was observed as under:

- 1. The proposed site of the project is located at Village Dhode Majra, New Chandigarh, District SAS Nagar, during the visit no construction work was in operation.*
- 2. As per site shown by representative, some construction has been carried out at one part of basement. The representative informed that they had obtained Environmental Clearance for the same earlier and no construction is done except that Environmental Clearance.*
- 3. As per the boundary limits of the site shown by the representative of the promoter company during the visit, there is no approved existing operational MAH industry within a radius of 250m from the boundary of the proposed site of the project.*

4. As physically observed, the distance of the proposed site from the various approved existing operational industries/units (for which specific siting guidelines has been issued by the Board for time to time), is more than the required distance as per the siting criteria given as under:

Sr. No.	Type of industrial unit	Required distance as per siting criteria
1.	Cement plant/grinding unit	300m
2.	Rice Sheller/Saila Plant	500m
3.	Stone crushing/screening cum washing plant	500m
4.	Hot Mix Plant	300m
5.	Brick Kiln	300m
6.	CBWTF	500m
7.	Poultry Farm	500m
8.	Jaggery unit	200m
9.	Retail Outlet (Petrol Pump)	50 m

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 25.07.2008 as amended on 30.10.2009.”

Deliberations during 260th meeting of SEAC held on 25.09.2023.

The meeting was attended by the following:

- (i) Mr. Rajinder Kumar Aggarwal, CA M/s Ambika Realcon Pvt Ltd.
- (ii) Dr. Sandeep Garg, EC-Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.
- (iii) Mrs. Jyoti Rani, EC- Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

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

Sr. No.	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent	Expansion of Group Housing Project “Florence Park” at Village Dhode Majra, New Chandigarh, Distt. SAS Nagar (Mohali), Punjab.
1.2	Proposal	SIA/PB/INFRA2/438206/2023

1.3	Location of Project	Village Dhode Majra, New Chandigarh, Distt. SAS Nagar (Mohali), Punjab.				
1.4	Details of Land area & Built up area	Sl. No.	Description	EC accorded	Proposed	Total after Expansion
		1.	Total Site Area	42,334.16 1 sq.m. (10.461 acres)	758.78 sq.m. (0.1875 acre)	43,092.95 sq.m. (10.6485 acres)
		2.	Built-up Area	1,46,613.16 sq.m	17,024.356 sq.m	1,63,637.516 sq.m
1.5	Category under EIA notification dated 14.09.2006	8(b)				
1.6	Cost of the project	Total project cost after expansion is estimated to be Rs. 398.11 Crores. Comparison details as per earlier EC accorded is given below:				
		Project Cost	EC Accorded (Revised cost)	<i>Proposed (for Expansion)</i>	Total (after Expansion)	
			*Rs. 379.61 crores (210.13 + 169.48)	Rs. 18.50 Crores	Rs. 398.11 Crores	
		*Project cost as per EC letter was 210.13 crores. Revised cost estimates against the planning in earlier EC = Rs. 379.61 crores. Rs. 355.93 crores have been spent on project till 15.03.2023.				
2.	Site Suitability Characteristics					
2.1	Whether project is suitable as per the provisions of Master Plan	Master plan showing the location of the project submitted.				

2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	<p>1. Permission for Change of Land use for total land area measuring 10.461 acres for the construction of group housing project issued by Chief Town Planner vide Memo no. 96-CTP(PB)SP-432 dated 07.01.2016 submitted.</p> <p>2. Permission for Change of Land use for total land area measuring 0.1875 acres for the construction of group housing project issued by Chief Town Planner vide Memo no. 7416-CTP(PB)SP-432M dated 03.12.2021 submitted.</p>
3	Forest, Wildlife and Green Area	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act, 1980 or not:	A copy of permission letter issued by DFO, Department of Forest & Wildlife, SAS Nagar vide letter no. FCA No. 9937 dated 25.02.2016 submitted, wherein it has been mentioned that no forest land is involved in the proposed land are of 10.461 acres.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	A copy of permission letter issued by DFO, Department of Forest & Wildlife, SAS Nagar vide letter no. FCA No. 9937 dated 25.02.2016 submitted, wherein it has been mentioned that no PLPA land is involved in the proposed land are of 10.461 acres.
3.3	Whether project required clearance under the provisions of Wildlife Protection Act, 1972 or not:	The project does not fall in eco-sensitive zone of City Bird Sanctuary as the project is located at a distance of approx. 11 km from the project location. However, Sukhna Wildlife Sanctuary is located 9.8 km from the project site for which NBWL Clearance is required. Thus, application has already filed vide proposal no. FP/PB/Others/6372/2022 dated 24.05.2022 and screenshot showing the status of the application is attached with application.

3.4	Distance of the project from the Critically Polluted Area.	The nearest critically polluted area is Ludhiana which is approx. 82 km from our project location.			
3.5	Whether the project falls within the influence of Eco-Sensitive Zone or not.	Project falls outside the eco-sensitive zone of City Bird Sanctuary. However, it falls inside the eco-sensitive zone of Sukhna Wildlife Sanctuary. Thus, application has already been filed for wildlife clearance for the project.			
3.6	Green area requirement and proposed No. of trees:	Total green area after expansion: 11,251.033 sq.m. No. of trees required = 728 trees Proposed trees to be planted: 735 trees.			
4.	Configuration & Population				
4.1	Configuration				
	Sl. No.	Description	EC accorded	Proposed	Total after Expansion
	1.	Total Site Area	42,334.161 sq.m. (10.461 acres)	758.78 sq.m. (0.1875 acre)	43,092.95 sq.m. (10.6485 acres)
	2.	Components	<ul style="list-style-type: none"> 8 Residential Towers 1 Community Building 	<ul style="list-style-type: none"> 1 Tower 1 Villa 8 commercial booths 17 commercial units 	<ul style="list-style-type: none"> 9 Residential Towers 1 Villa 8 commercial booths 17 commercial units 1 Community Center/nursery school
	3.	No. of Flats	893 Flats	- 181 Flats	712 Flats
	4.	Built up Area	1,46,613.16 sq.m	17,024.356 sq.m	1,63,637.516 sq.m
	5.	Green Area	10,885.50 sq.m	365.533	11,251.033 sq.m
	6.	Estimated Population	4,527 Persons	-522 Persons	4,005 Persons
	7.	Total Water Requirement	896 KLD	- 405 KLD	491 KLD
	8.	Fresh Water Demand	695 KLD	- 370 KLD	325 KLD
	9.	Wastewater Generation	717 KLD	- 317 KLD	400 KLD

10.	STP capacity	800 KLD	- 200 KLD	600 KLD (installed in 2 modules having capacity 300 KLD each)
11.	Parking provision	1,966 ECS	- 472 ECS	1,494 ECS
12.	Solid waste generation	1,798 kg/day	- 284 kg/day	1,514 kg/day
13.	Rain water recharging pits	10 Pits (7 pits already constructed)		
14.	Power Load	6,172 KVA	- 566.91 KVA	5,605.09 KVA
15.	DG sets	Total 4 DG sets of 1000 KVA each	Capacity has been changed.	Total 4 DG sets i.e. 3 no. 1010 kVA & 1 no. 500 kVA (Existing 2 DG sets i.e. 1010 kVA & 500 kVA)
16.	Project Cost	*Rs. 379.61 crores (210.13 + 169.48)	Rs. 18.50 Crores	Rs. 398.11 Crores

**Revised cost estimates against the planning in earlier EC. Project cost as per EC letter was Rs. 210.13 crores.*

FAR, Non-FAR, Built-up Area & Ground Coverage

Sr. No.			FAR details (in sq.m.)	Non-FAR (in sq.m.)	Built-up Area (FAR+ Non-FAR (in sq.m))	Ground Coverage (in sq.m.)
1	T1	G+14	6787.108	1,621.344	8408.452	137.811
2	T2A	G+15	9236.570	1,649.861	10886.431	685.960
3	T2B	G+15	9882.910	1720.440	11603.355	741.013
4	T3	G+15	9236.570	1649.861	10886.431	685.960
5	T4	G+18	13359.633	2134.227	15493.866	840.870
6	T5	G+18	13359.633	2134.227	15493.866	840.870
7	T6	G+18	13002.647	2373.007	15375.653	886.847

8	T7	G+18	13002.6 47	2373.0 07	15375.6 53	886.84 7
9	T8	G+18	13002.6 47	2373.0 07	15375.6 53	886.84 7
10	Villa	G+2	1128.00	120	1248	376.00
11	Guard Room	-	10	0	10	10
Total			1,02,008.365	18,148.981	1,20,157.343	6,979.025
12	Commercial-1 (8 Booths)	-	294.593	0	294.593	294.593
13	Commercial-2 units (9-17)	-	3,718.29 0	948.91 0	4667.2	941.72 4
14	Commercial-3 units (1-8)	-	3,311.60 0	831.71 0	4143.31	837.62 0
15	Community Center	-	1,367.02 7	0	1367.02 7	793.36 2
16	Toilet block	-	36.000	0	36	36
	Total Commercial		8,727.510	1,780.620	10508.13	2903.298
17	Basement (Commercial)	-	0	4,767.4 40	4767.44	0
18	Basement (Residential)	-	0	28,204. 602	28204.6 02	0
	Total		1,10,735.874	52,901.644	1,63,637.516	9,882.323

The above said details are as per the approved layout plan.

4.2	Population details					
	Total no. of persons= 4,005 persons					
	Sr. No	Block type	Units	Criteria	Population in No.	

	1.	Residential	712 D.U.s	5 person per D.U	3560
	2.	Visitors	–	@10% of residential population	356
	3.	Commercial units	17	@ 2 person/unit	34
	4.	Commercial Booth	8	@ 2 persons/booth	16
	5.	Villa	1	5 persons per Villa	5
	6.	Community Center	0.34 acre	100 persons/acre	34
5	Water				
5.1	Total fresh water requirement:		325 KLD		
5.2	Source:		Borewells + GMADA Supply		
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>		Yes. Permission has already been obtained from PWRDA for abstraction of ground water for 695 KLD through 3 borewells vide permission no. PWRDA/02/2022/L3/311 dated 08.02.2022. However, as per revised notification of PWRDA vide no.75340/PWRDA-PWRD0GENL/37/2021-PWRDA-BR/418 dated 27 th January 2023, our project is exempted from obtaining the permission for abstraction of ground water.		
5.4	Total wastewater generation:		400 KLD		
5.5	Treatment methodology: <i>(STP capacity, technology & components)</i>		Wastewater will be treated in already installed STP of 600 KLD capacity based on MBBR Technology (installed in 2 modules i.e. 2x300 KLD).		
5.6	Treated wastewater for flushing purpose:		166 KLD		
5.7	Treated wastewater for green area in summer, winter and rainy season:		Summer: 62 KLD Winter: 20 KLD Monsoon: 6 KLD		

5.8	Utilization/Disposal of excess treated wastewater.	Excess treated wastewater will be utilized for construction purpose and adjoining area developed under Karnal Technology till GMADA sewer is connected.														
5.9	Cumulative Details:															
	Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement Excess will be utilized for construction purpose and onto area reserved for Karnal Technology till GMADA Sewer is connected.										
1.	491 KLD	393 KLD	385 KLD in Summer & Winter season and 392 KLD in rainy season	166 KLD	Summer: 62 KLD Winter: 20 KLD Monsoon: 6 KLD	Summer: 157 KLD Winter: 199 KLD Monsoon: 213 KLD										
5.10	Rain water harvesting proposal:	<p>10 no. of rain water recharging pits have been proposed for artificial rain water recharging within the project premises. Out of which, 7 no. rain water recharging pits have been constructed presently. Services Layout Plan showing 10 rain water recharging pits is enclosed along with application.</p> <table border="1" data-bbox="635 1193 1329 1462"> <thead> <tr> <th data-bbox="635 1193 707 1350">Sl. No.</th> <th data-bbox="715 1193 874 1350">Description</th> <th data-bbox="882 1193 1018 1350">EC accorded</th> <th data-bbox="1026 1193 1177 1350">Proposed</th> <th data-bbox="1185 1193 1329 1350">Total after Expansion</th> </tr> </thead> <tbody> <tr> <td data-bbox="635 1350 707 1462">1.</td> <td data-bbox="715 1350 874 1462">Rain water recharging pits</td> <td data-bbox="882 1350 1018 1462"></td> <td data-bbox="1026 1350 1177 1462">10 Pits (7 pits already constructed)</td> <td data-bbox="1185 1350 1329 1462"></td> </tr> </tbody> </table>					Sl. No.	Description	EC accorded	Proposed	Total after Expansion	1.	Rain water recharging pits		10 Pits (7 pits already constructed)	
Sl. No.	Description	EC accorded	Proposed	Total after Expansion												
1.	Rain water recharging pits		10 Pits (7 pits already constructed)													
6	Air															
6.1	Details of Air Polluting machinery:	<p>After expansion, there is provision of total 4 DG sets i.e. 3 no. 1010 kVA & 1 no. 500 kVA. Presently, 2 DG sets of 1010 KVA and 500 KVA has been installed for power backup.</p> <table border="1" data-bbox="635 1709 1407 2018"> <thead> <tr> <th data-bbox="635 1709 707 1821">Sl. No.</th> <th data-bbox="715 1709 874 1821">Description</th> <th data-bbox="882 1709 1018 1821">EC accorded</th> <th data-bbox="1026 1709 1177 1821">Proposed</th> <th data-bbox="1185 1709 1407 1821">Total after Expansion</th> </tr> </thead> <tbody> <tr> <td data-bbox="635 1821 707 2018">1.</td> <td data-bbox="715 1821 874 2018">DG sets</td> <td data-bbox="882 1821 1018 2018">Total 4 DG sets of 1000 KVA each</td> <td data-bbox="1026 1821 1177 2018">Capacity has been changed.</td> <td data-bbox="1185 1821 1407 2018">Total 4 DG sets i.e. 3 no. 1010 kVA & 1 no. 500 kVA</td> </tr> </tbody> </table>					Sl. No.	Description	EC accorded	Proposed	Total after Expansion	1.	DG sets	Total 4 DG sets of 1000 KVA each	Capacity has been changed.	Total 4 DG sets i.e. 3 no. 1010 kVA & 1 no. 500 kVA
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1.	DG sets	Total 4 DG sets of 1000 KVA each	Capacity has been changed.	Total 4 DG sets i.e. 3 no. 1010 kVA & 1 no. 500 kVA												

					(Existing 2 DG sets i.e. 1010 kVA & 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	Waste Management					
7.1	Total quantity of solid waste generation	1,514 kg/day				
		Sl. No.	Description	EC accorded	Proposed	Total after Expansion
		1.	Solid waste generation	1,798 kg/day	- 284 kg/day	1,514 kg/day
7.2	Details of management and disposal of solid waste (Mechanical Composter/ Compost pits)	Biodegradable waste will be composted in 2 Composters of 500 & 200 kg. Out of which, one composter of 500 kg has already been installed within the project premises. Non-biodegradable waste (recyclable waste) will be disposed off through authorized recycler vendors. Inert waste will be dumped to authorized dumping site.				
7.3	Details of management of Hazardous Waste.	Hazardous Waste in the form of used oil from DG sets will be generated which will be managed & disposed off to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.				
8	Energy Saving & EMP					
8.1	Power Consumption:	Agency: Punjab State Power Corporation Limited (PSPCL).				
		Sl. No.	Description	EC accorded	Proposed	Total after Expansion
		1.	Power Load	6,172 KVA	- 566.91 KVA	5,605.09 KVA

8.2	Energy saving measures:	LEDs have been proposed instead of CFLs in the project and approx. 7.476 KW energy will be saved. Also, solar panels of capacity 175 KWP are also proposed within the project premises. Thus, total 182.476 kw of energy will be saved.
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8.3 Details of activities under Environment Management Plan.

Sl. No.	Title	Remaining Construction Phase Capital Cost (Rs. Lakhs)	Operation Phase Recurring Cost (Rs. Lakhs/Annum)
1.	Air and Noise Pollution Control (including anti-smog guns, tarpaulin sheets/ barricading, DG set stack height, water sprinklers, etc.)	10	1
2.	Water Pollution Control/ Sewage Treatment Plant (Already installed STP of 600 KLD capacity, MBBR-UF)	10	8
3.	Landscaping	5	5
4.	Solid Waste Management (Installation of remaining 1 Composter of capacity 200 kg)	10	4
5.	Rain water harvesting (for Construction of remaining 3 pits as out of 10 pits, 7 pits already constructed.	7	3
6.	Energy Conservation measures (Solar lighting, LED fixtures, Solar Panels, etc.)	50	3.5
7.	Environment Monitoring (Ambient air, noise, soil, water, STP outlet, DG stack, etc.)	5	2.5
Total		97 Lakhs	27 Lakhs

In addition, Rs. 1.2 Crores has been reserved under CSR as per earlier EC letter; out of which, Rs. 51,75,452/- have been spent against the same. Further, as the additional project cost is 187.98 cr. (Rs. 398.11 cr. – Rs. 210.13 cr.). Thus, Rs. 1.88 Crores (@ 1% of additional project cost) will be spent under Additional Environmental Activities. Details of activities will be submitted prior to SEAC, Punjab meeting.

During meeting, the Committee observed that the Project Proponent was granted permission for discharging excess treated wastewater into sewer by GMADA vide letter no. 2063 dated 18.08.2023, wherein it has been mentioned that the sewer network for treated sewage is being laid in New Chandigarh by GMADA for which the work is in progress. The storm sewer network is also to be laid on VR-6 road, New Chandigarh. On completion of the work, the Project Proponent would be allowed to discharge their surplus treated wastewater and rain fall runoff into these networks subject to the terms and conditions laid down by GMADA. It may take up to 3-4 years for completion of work owing to land acquisition issues. In this regard, the Project Proponent proposed to develop the land area as per Karnal Technology for utilization of the excess treated wastewater generated from the project.

The Committee perused the proposal and observed that the Project Proponent has proposed to develop the green area as per Karnal Technology outside the project boundary and lease deed executed for utilization of the land area as per Karnal Technology is valid for only five years. Furthermore, the land ownership of the said land area proposed to develop the green area as per Karnal Technology is not in the name of the Project Proponent. The Committee asked the Project Proponent to submit alternative scheme within project site for the disposal of treated waste water till the connection of project sewer with the MC Sewer. The Project Proponent agreed to the same.

Thereafter, Committee perused the construction status report of the project submitted by Punjab Pollution Control Board vide letter no. 7225 dated 18.09.2023, wherein it has been mentioned as under:

“As per site shown by representative, some construction has been carried out at one part of basement. The representative informed that they had obtained Environmental Clearance for the same earlier and no construction is done except that Environmental Clearance.”

In this regard, the Committee asked the project proponent to submit the justification as to whether the construction activity has been carried out in the expansion part of the project or in the existing land area for which the EC has already been granted.

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

1. The Project Proponent shall submit the acknowledgement of the application submitted to NBWL for Wildlife Clearance as the site of the project is located at a distance of 9.8 Km from Sukhna Wildlife Sanctuary.
2. The Project proponent shall provide the alternative scheme within the project for the utilization of excess treated waste water till the project sewer is connected with the main sewer.
3. The project proponent shall provide the details of the energy saving measures proposed to be adopted as per the statutory provisions.
4. As per latest construction status report furnished by Punjab Pollution Control Board, some construction has been carried out at one part of basement. The Project Proponent shall submit the detailed justification as to whether the construction activity

has been carried out in the expansion part of the project or in the existing land area for which the EC has already been granted.

5. The Project Proponent shall submit the details of the activities to be carried out under the Additional Environmental Activities.
6. The Project Proponent shall submit the detailed scheme of the Solid Waste Management and its disposal and earmark the dedicated space on the layout plan.

Deliberations during 263rd meeting of SEAC held on 16.10.2023.

The meeting was attended by the following:

- (i) Mr. Harsh Bhargav, VP M/s Ambika Realcon Pvt Ltd.
- (ii) Dr. Sandeep Garg, EC Coordinator M/s Eco Paryavaran Labs & Consultant Pvt Ltd.
- (iii) Mrs. Jyoti Rani, EC Coordinator M/s Eco Paryavaran Labs & Consultant Pvt Ltd.

The Committee allowed the Environmental Consultant to present the reply of the observations raised in the 260th meeting of SEAC held on 25.09.2023. Thereafter, the Environmental Consultant presented the case as under:

Sr. No.	ADS Queries	Reply
1.	The Project Proponent shall submit the acknowledgement of the application submitted to NBWL for Wildlife Clearance as the site of the project is located at a distance of 9.8 Km from Sukhna Wildlife Sanctuary.	NBWL application has already been submitted vide Proposal No. FB/PB/Others/6372/2022 for obtaining clearance under the provisions of the Wildlife Protection Act, 1972. A copy of NBWL application and screenshot showing the current status submitted.
2.	The Project proponent shall provide the alternative scheme within the project for the utilization of excess treated waste water till the project sewer is connected with the main sewer.	Regarding disposal of excess treated waste water, the Project Proponent informed that during rainy season, the quantity of excess treated water generated from the project shall be 220 KLD. As an alternative arrangement, 2 acres of land has been reserved for Karnal Technology for utilization of excess treated wastewater generated from the project till GMADA sewer will be connected. Layout plan showing the areas developed under Karnal Technology submitted. Further, Project Proponent informed that the Environmental Clearance has already been granted from SEIAA, Punjab vide Letter No. SEIAA/2561 dated 10.06.2016, in which the quantity of excess treated water discharge was

		<p>496 KLD during rainy season which will be discharged into GMADA Sewer.</p> <p>Thus, as per the revised planning, the overall quantity of excess treated water has been reduced from 496 KLD to 220 KLD. Further, recent permission has been obtained from GMADA vide Memo No. GMADA-DE (PH-2)-2023/2063 dated 18.08.2023 for discharging excess treated wastewater into GMADA sewer.</p>
3.	The project proponent shall provide the details of the energy saving measures proposed to be adopted as per the statutory provisions.	<p>Adequate energy efficient measures in the form of LEDs instead of CFLs are being provided in the common areas. Also, solar panels of 175 KW capacity are proposed on the roof top of the towers. Presently, overall 40.80 KW of solar panels have already been provided on roof top of the tower nos. 4, 5, 6, 7 & 8.</p> <p>Quantification of energy saved for the project is submitted. Terrace layout plan showing the solar panels is submitted.</p>
4.	As per latest construction status report furnished by Punjab Pollution Control Board, some construction has been carried out at one part of basement. The Project Proponent shall submit the detailed justification as to whether the construction activity has been carried out in the expansion part of the project or in the existing land area for which the EC has already been granted.	<p>The Project Proponent informed that no construction activity has been carried out beyond the permissible built-up area as per earlier EC granted.</p> <p>As per EC granted, the basement area of 45,021.48 sq.m was approved and break-up of EC accorded built-up area stating the same is submitted.</p> <p>However, as per the revised planning, the basement area has been reduced from 45,021.48 sq.m to 32,972.042 sq.m.</p>
5.	The Project Proponent shall submit the details of the activities to be carried out under the Additional Environmental Activities.	<p>Rs. 1.2 Crores has been reserved under CER as per earlier EC letter. Out of which, Rs. 61,91,350/- have been spent against the same. While, remaining amount i.e. 58 lakhs will be spent under:</p> <ul style="list-style-type: none"> • Promoting tree plantations, tree Plantation in nearby surroundings areas. • Rain water harvesting, solar street lighting system in and around the area, etc.

		<p>Further, as the additional project cost is Rs. 187.98 cr. (Rs. 398.11 Cr. – 210.13 Cr.). Thus, Rs. 1.88 Crores (@ 1% of additional project cost) will be spent under additional environmental activities as given below:</p> <table border="1" data-bbox="767 465 1385 1099"> <thead> <tr> <th data-bbox="767 465 1227 555">Activities</th> <th data-bbox="1227 465 1385 555">Amount (in Lakhs)</th> </tr> </thead> <tbody> <tr> <td data-bbox="767 555 1227 689">1. Development of Nanak Bagichi in 1.5 acres of land in Village Dhode Majra</td> <td data-bbox="1227 555 1385 689">60</td> </tr> <tr> <td data-bbox="767 689 1227 824">2. Provision of Solar Panels in Primary School and Sarai in the Village Dhode Majra</td> <td data-bbox="1227 689 1385 824">68</td> </tr> <tr> <td data-bbox="767 824 1227 869">3. Punjab Green Funds</td> <td data-bbox="1227 824 1385 869">20</td> </tr> <tr> <td data-bbox="767 869 1227 1003">4. Plantation activities and maintenance in Village Dhode Majra</td> <td data-bbox="1227 869 1385 1003">40</td> </tr> <tr> <td data-bbox="767 1003 1227 1099">Total amount</td> <td data-bbox="1227 1003 1385 1099">Rs. 188 lakhs</td> </tr> </tbody> </table> <p>NOC from Sarpanch of Gram Panchayat, Village Dhode Majra is submitted.</p>	Activities	Amount (in Lakhs)	1. Development of Nanak Bagichi in 1.5 acres of land in Village Dhode Majra	60	2. Provision of Solar Panels in Primary School and Sarai in the Village Dhode Majra	68	3. Punjab Green Funds	20	4. Plantation activities and maintenance in Village Dhode Majra	40	Total amount	Rs. 188 lakhs
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3. Punjab Green Funds	20													
4. Plantation activities and maintenance in Village Dhode Majra	40													
Total amount	Rs. 188 lakhs													
6.	The Project Proponent shall submit the detailed scheme of the Solid Waste Management and its disposal and earmark the dedicated space on the layout plan.	Approx. 200 sq.m. has been reserved for solid waste management within the project premises. The detailed proposal for management & disposal of Solid Waste in compliance with the Solid Waste Management Rules, 2016 is submitted. Layout plan showing the location reserved for solid waste management is submitted. Further, Solid waste management layout plan depicting various components like storage of raw material, segregation area, location of composters, area for ready compost, etc. is submitted.												

The Committee observed that the Project Proponent has proposed to develop 2 acres of land under Karnal Technology at 4 Pockets marked as A, B, C & D in the layout plan. Out of these 4 Pockets, Pocket C falls outside the project as shown in the layout plan. Further, it was observed that the road area earmarked as per the Master Plan of SAS Nagar falls within the

remaining Pockets A, B & D. Therefore, the Committee felt that the proposal of Project Proponent is not in line with the decision taken in the 13th Joint Meeting of SEIAA & SEAC. The Committee asked the Project Proponent to submit the revised scheme. After detailed deliberation the following observations were made:

1. The Project Proponent shall provide the alternative scheme for the utilization of excess treated waste water till the project sewer is connected with the main sewer, in compliance of the decision of the 13th Joint meeting of SEIAA & SEAC.
2. The Project Proponent shall submit the point wise compliance of the Environmental Clearance conditions imposed in the earlier Environmental Clearance granted to it.
3. The Project Proponent shall submit the acknowledgement of the receiving of concerned Divisional Forest Officer regarding submission of application for obtaining Clearance under Forest Conservation Act, 1980.
4. The cost proposed for green area development in the EMP seems to be on lesser side and needs to be checked.
5. The Project Proponent shall check & revise the cost proposed for installation of solar panels in primary school and Sarai in Village Dhodemajra.

Item No. 263.02: Application for Terms of Reference for expansion of residential township project namely “TDI CITY” located at Sector 110-111, Village Bhagomajra, Behrampur, Maujpur and Ledhi, District SAS Nagar Punjab by M/s TDI Infratech Limited (Proposal no. SIA/PB/INFRA2/439041/2023).

The project proponent has been granted EC for the existing project vide letter no. SEIAA/MS/2014/1208 dated 06.02.2014. The total land area of the project was 156.183 acres and built-up area of 140,000 sqm.

The project proponent has applied for obtaining Terms of Reference (**Violation category**) under EIA Notification dated 14.09.2006 for expansion of residential township project namely “TDI CITY” located at Sector 110-111, Village Bhagomajra, Behrampur, Maujpur and Ledhi, District SAS Nagar Punjab. The project is covered under category 8(b) of the schedule. The total land of the project is 163.117 acre having built up area of project after expansion is 721720 Sqm. The project is covered under category 8(b) of the schedule appended with the EIA Notification dated 14.09.2006.

Sr. No.	Description	Area as per previous EC	Additional Area Proposed	Total Area after expansion
1	Total Land	156.183 (acre)	6.94 acre	163.123 (acre) EWS area excluded
2	Built-up Area	140000 sqm	581719.75 sqm	721719.75 sqm

The details of the land CLU for land area measuring 168.008 acres is as under:

- a) Permission for change of land use vide letter No. 1534 CTP(PB)/SP-432(M) dated 13.02.2009 issued by Department of Town & Country Planning, Punjab for land measuring 98.159 acres.
- b) Permission for change of land use vide letter No. 6517 CTP(PB)/MPR13 (A) dated 19.08.2009 issued by Department of Town & Country Planning, Punjab for land measuring 14.020 acres.
- c) Permission for change of land use vide memo No. 178 CTP(PB)/SP 432 (M) dated 12.01.2011 issued by Department of Town & Country Planning, Punjab for land measuring 7.625 acres.
- d) Permission for change of land use vide memo No. 2785 CTP(PB)/SP-432 (M) dated 18.04.2011 issued by Department of Town & Country Planning, Punjab for land measuring 10.265 acres.
- e) Permission for change of land use vide memo No. 743 CTP(PB)/SP-432 (M) dated 06.02.2013 issued by Department of Town & Country Planning, Punjab for land measuring 1.39 acres.
- f) Permission for change of land use vide memo No. 3516 CTP(PB)/SP-432 (M) dated 26.06.2013 issued by Department of Town & Country Planning, Punjab for land measuring 31.20 acres.

- g) Permission for change of land use vide memo No. 4015 CTP(PB)/SP-432 (M) dated 18.07.2013 issued by Department of Town & Country Planning, Punjab for land measuring 5.29 acres.

The project proponent has submitted an undertaking w.r.t. non-involvement of Forest/PLPA land in the project area and area in prescribed format

The Project Proponent has deposited Rs.70,000/- vide UTR No. N12721058827891 dated 07.05.2021 and Rs. 64,625/- vide UTR No. N1452106051159439 dated. 25.05.2021 and Rs. 4,03,875/- vide UTR No. PSIBR22115914645 dated. 25.04.2022. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Deliberations during 263rd meeting of SEAC held on 16.10.2023.

The meeting was attended by the following:

- (i) Mr. Mandeep Sharma, Sr. Manager M/s TDI Infratech Limited.
- (ii) Dr. Sandeep Garg, EC-Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.
- (iii) Mrs. Jyoti Rani, EC- Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

The Committee perused the application proposal and decided to forward the application of the project proponent to SEIAA with the recommendation to grant below mentioned TOR under violation category for expansion of residential township project namely "TDI CITY" located at Sector 110-111, Village Bhagomajra, Behrampur, Maujpur and Ledhi, District SAS Nagar Punjab and ask Punjab Pollution Control Board to initiate legal action against the promoter company for violation committed under the provisions of Environment Protection Act, 1986:

Specific ToR:

1. The project proponent shall prepare the EIA Report as per the Standard Operating Procedure (SOP) laid down by Ministry of Environment Forest & Climate Change vide Office Memorandum F.No.22-21/2020-IA.III dated 7.07.2021 for identification and handling of violation cases under EIA Notification 2006.
2. The Project Proponent shall immediately stop the construction activity and no further construction activity shall be carried out before obtaining the environmental clearance.
3. The Project Proponent shall submit the details of the construction activity carried out in the project along with month/year of construction required for evaluating the extent of violation at the time of submission of final EIA report.

Standard TOR Conditions

1. Examine details of land use as per Master Plan and land use around 10 km radius of the project site. Analysis should be made based on latest satellite imagery for land use with raw images. Check on flood plain of any river.
2. Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/villages and present status of such activities.
3. Examine baseline environmental quality along with projected incremental load due to the project.
4. Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic and health.
5. Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area. Any obstruction of the same by the project.
6. Submit the details of the trees to be felled for the project
7. Submit the present land use and permission required for any conversion such as forest, agriculture etc.
8. Submit Roles and responsibility of the developer etc. for compliance of environmental regulations under the provisions of EP Act.
9. Ground water classification as per the Central Ground Water Authority.
10. Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart.
11. Rain water harvesting proposals should be made with due safeguards for ground water quality. Maximize recycling of water and utilization of rain water. Examine details.
12. Examine soil characteristics and depth of ground water table for rainwater harvesting.
13. Examine details of solid waste generation treatment and its disposal.
14. Examine and submit details of use of solar energy and alternative source of energy to reduce the fossil energy consumption. Energy conservation and energy efficiency.
15. DG sets are likely to be used during construction and operational phase of the project. Emissions from DG sets must be taken into consideration while estimating the impacts on air environment. Examine and submit details.
16. Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analysed with measures for preventing traffic congestion and providing faster trouble-free system to reach different destinations in the city.
17. A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.
18. Examine the details of transport of materials for construction which should include source and availability.

19. Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.
20. Baseline data should not be older than 3 years.
21. Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.
22. Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.
23. The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.
24. The project proponent shall make an assessment of ecological damage done and economic benefit derived due to violation and prepare remediation plan and natural & community resource augmentation plan and it shall be prepared as an independent chapter in the environment impact assessment report by the accredited consultants. The collection and analysis of data for assessment of ecological damage, preparation of remediation plan and natural and community resource augmentation plan shall be done by an environmental laboratory duly notified under Environment (Protection) Act, 1986, or a environmental laboratory accredited by National Accreditation Board for Testing and Calibration Laboratories, or a laboratory of a Council of Scientific and Industrial Research institution working in the field of environment.

Item No.263.03: Application for Environmental Clearance under EIA notification dated 14.09.2006 for Expansion of Integrated Township namely “Mohali Hills” at Sectors 98, 99, 104, 105, 106, 108, 109 and 110, Distt. SAS Nagar (Mohali), Punjab by M/s Emaar India Ltd. (Proposal No. SIA/PB/INFRA2/439703/2023).

The Project proponent was granted Environmental Clearance from MoEF&CC, Govt. of India vide letter No. 21/171/2007-IA.III dated 18.06.2008 for the development of 4 residential sectors i.e Sector 98,105,108 and 109 as part of an integrated township on a total plot area of 359.56 Ha(888.46 Ha). As per the said Environmental Clearance granted, area under plotted development was 102.25 Ha, area under group housing was 23.98 Ha, area under commercial use was 14.09 Ha, area under EWS housing was 14.85. The total built up area proposed under group housing was 2,97,000 sqm and area under institutional use was 181619 sqm. Total no. of (3507 apartments+ 2766 EWS units) are proposed to be constructed and 3425 No. of plots of various sizes to be developed.

The project Proponent was thereafter granted Environmental Clearance DECC/SEIAA/2020/1512 dated 19.03.2020 for the development of integrated township namely “Mohali Hills” at Sector 98, 99, 104, 105, 106, 108, 109 & 110, SAS Nagar Mohali, Punjab. The total land area of the project was 625.35 acres (253.07 Ha) having built-up area of project as 8,61,844.852 sqm. The present construction status reported by the promoter company is as under:

Construction status of the Project

Project Description	Construction status								
	Sector 99, 104, 105, 106, 108 & 109								
Infrastructure Development Works	1. 786 no.s houses have been constructed and customers started residing. 2. STP with 2.5 MLD capacity for sector 99, 104,105 & 106 and 5 MLD capacity for sector 108 & 109 installed & commissioned.								
Sectors – Services	Sewerage	Drainage	Water supply	Flushing	Roads	Street lighting	Feeder pillars	UG water tanks	Parks development work
Completion (%)	96%	96%	96%	96%	95%	96%	96%	100%	95%

<p>The Views Sec. 105 (Multi storey apartments)</p>	<p>Total units – 696 nos.</p> <ol style="list-style-type: none"> 1. Tower J (84 units) – Finishing work completed. Occupation certificate received from GMADA. 82 units handed over to customers. 2. Tower G (112 units) – Finishing work completed. Occupation certificate received from GMADA. 105 units handed over to customers. 3. Tower H (148 units) – Finishing work completed. Occupation certificate received from GMADA. 142 units handed over to customers. 4. Tower K (112 units) – Finishing work completed. Occupation certificate received from GMADA. 108 units handed over to customers. 5. Tower L (136 units) – Finishing work completed. Occupation certificate received from GMADA. 129 units handed over to customers. 6. Tower F (104 units) – Finishing work completed. Occupation certificate received from GMADA. 100 units handed over to customers.
<p>Central Plaza – Sec.105 (Commercial)</p>	<p>Total units – 286 nos.</p> <ol style="list-style-type: none"> 1. Structure/finishing work completed. 2. Occupation certificate received from GMADA. 3. 182 units handed over to customers.
<p>The Bungalows Sec. 105, 108 & 109 (Single storey unit)</p>	<p>Total units – 71 nos.</p> <ol style="list-style-type: none"> 1. Finishing work of 71 units in sector 105, 108 & 109 completed. 2. Occupation certificates received from GMADA for 71 units. 3. 70 units handed over to customers.
<p>The Villas – Sec. 106, 108 & 109 (Three storey unit)</p>	<p>Total units – 99 nos.</p> <ol style="list-style-type: none"> 1. Structure works of 99 units completed. 2. Occupation certificates received from GMADA for 98 units. 3. 82 units handed over to customers.
<p>The Terraces Sec. 108 (Independent floors)</p>	<p>Total units – 54 nos.</p> <ol style="list-style-type: none"> 1. Finishing work of 54 units completed 2. Occupation certificate received from GMADA for 51 units. 3. 51 units handed over to customers.

The Project Proponent in the name of M/s Emaar India Limited was thereafter granted Auto Terms of Reference vide letter No. SEIAA/PB/MIS/2022/TOR(EXP)/05 dated 08.03.2022 for expansion of integrated township namely “Mohali Hills” at Sector 98, 99, 104, 105, 106, 108, 109 & 110, SAS Nagar Mohali, Punjab.

Present Case

Now, the project proponent has applied for obtaining Environmental Clearance under EIA notification dated 14.09.2006 for expansion of Integrated Township namely “Mohali Hills” at Sectors 98, 99, 104, 105, 106, 108, 109 and 110, Distt. SAS Nagar (Mohali), Punjab. The total land area of the project increased from 625.35 acres to 630.96 acres having built-up area increased from 8,61,844.852 sqm to 10,11,844.85 sq.m(details as under) The overall project comprises of 3,369 residential plots, 1 No. Group housing, 3 commercial plots, Club building, EWS, Area under facilities, Reserved area, etc. The project is covered under category 8(b) of the schedule appended with the EIA Notification dated 14.09.2006.

The project proponent submitted final EIA report after incorporating the compliance of ToR, Certified Compliance Report, Checklist, Synopsis and other additional documents through Parivesh portal. The Project Proponent has deposited Rs. 1705/- UTR No. N354211759072266 dated 20.12.2021 and Rs. 35795/- vide UTR No. HSBCN22063820878 dated 04.03.2022 and Rs. 1,12,500 vide UTR No. 9001C3F8U0GG/031922010000041 dated 17.07.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter no. 7640 dated 05.10.2023 furnished latest construction status report, relevant portion of the same is as under:

“The project site was visited by officer of the Board on 25.09.2023 and it was observed as under:

- 1. As per the site shown by the representative the Project Proponent intendeds to add 2 new pockets of land in the existing project. During visit it was observed that no site development work has been started in the proposed land to be added in the expansion project and the site is empty plot.*
- 2. As physically observed, the distance of the proposed site from the various approved existing operational industries/units (for which specific siting guidelines has been issued by the Board for time to time), is more than the required distance as per the siting criteria given as under:*

Sr. No.	Type of industrial unit	Required distance as per siting criteria
1.	Cement plant/grinding unit	300m
2.	Rice sheller/saila plant	500m
3.	Stone crushing/screening cum washing plant	500m
4.	Hot mix plant	300m
5.	Brick kiln	300m
6.	CBWTF	500m
7.	Poultry Farm	500m
8.	Jaggery unit	200m

3. *There is no drain, river, eco-sensitive structure within 500m boundary of the project site.*
4. *The site is complying with general siting criteria as per policy dated 30.04.2013 and specific siting guidelines as per the Department of Science, Technology, Environment, Government of Punjab notification No. 3/6/07/STE(4)/2274 dated 25.07.2008."*

Deliberations during 263rd meeting of SEAC held on 16.10.2023.

The meeting was attended by the following:

- (i) Mr. Shishir Lal, Head Sustainability M/s Emaar India Ltd.
- (ii) Dr. Sandeep Garg, EC-Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.
- (iii) Mrs. Jyoti Rani, EC- Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

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

Sr. No.	Description	Details			
1	Basic Details				
1.1	Name of Project & Project Proponent:	Name: Expansion of Integrated Township namely "Mohali Hills" by M/s Emaar India Ltd. Project Proponent: Shishir Lal (Authorized Signatory)			
1.2	Proposal:	SIA/PB/INFRA2/439703/2023			
1.3	Location of Project:	Sectors 98, 99, 104, 105, 106, 108, 109 and 110, Distt. SAS Nagar (Mohali), Punjab			
1.4	i) Details of Land area & built-up area as per the Environmental Clearance and application proposal				
	Sr. N	Description	EC Accorded	Proposed	Total (After Expansion)
	1.	Total Plot Area	625.35 acres	5.61 acres	630.96 acres
	2.	Net planned Area	501.07 acres	12.68 acres	513.75 acres
	3.	Built up area	8,61,844.852 sq.m	1,50,000 sq.m	10,11,844.85 sq.m
	ii)The Sector wise area classification of 5.61 acres as per the application proposal is as under:				
	Sr. No	SECTOR	AREA ADDED	AREA DELETED	DIFFERENCE
			Acre	Acre	Acre
	1	110	6.775	9.28	

	2	109	7.87	1.53									
	3	105 & 106	1.775										
	Total		16.42	10.81	5.61								
1.5	Category under EIA notification dated 14.09.2006		8(b)										
1.6	Cost of the project		<p>Cost details of the project are given below:</p> <table border="1"> <thead> <tr> <th>Descripti on</th> <th>EC Accorde d</th> <th>Propos ed</th> <th>Total (After Expan sion</th> </tr> </thead> <tbody> <tr> <td>Project cost</td> <td>Rs. 2,108.2 86 Crores</td> <td>- Rs. 202.286 Crores</td> <td>Rs. 1,906 Crores s*</td> </tr> </tbody> </table> <p>*Estimated Project cost has been reduced due to change in planning (as earlier there was planning for construction of Villas). Total estimated cost of the project including expansion cost will be Rs. 1,906 Crores including land and development cost. Out of which, Rs. 776.794 Crores have already been spent on the project.</p>			Descripti on	EC Accorde d	Propos ed	Total (After Expan sion	Project cost	Rs. 2,108.2 86 Crores	- Rs. 202.286 Crores	Rs. 1,906 Crores s*
Descripti on	EC Accorde d	Propos ed	Total (After Expan sion										
Project cost	Rs. 2,108.2 86 Crores	- Rs. 202.286 Crores	Rs. 1,906 Crores s*										
2.	Site Suitability Characteristics												
2.1	Whether project is suitable as per the provisions of Master Plan:		The project is an area development project and falls in existing/Approved development as per Master plan of SAS Nagar. The location of the project in the Master Plan of SAS Nagar has been earmarked in the residential zone.										
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)		<p>The details of the permission for change of land use for total land area measuring 762.441 acres area as under:</p> <ol style="list-style-type: none"> 1. Permission for Change of Land of Use vide memo No. 16950 dated 01.08.2006 issued by Department of Housing & Urban Development for total land measuring 106.66 acres. 2. Permission for Change of Land of Use vide letter No. 3812 dated 17.08.2017 issued by Department of Town & 										

		<p>Country Planning, Punjab for total land measuring 14.24 acres.</p> <p>3. Permission for Change of Land of Use vide memo No. 11890 dated 21.11.2006 issued by Department of Housing & Urban Development for total land measuring 390.71 acres.</p> <p>4. Permission for Change of Land of Use vide memo No. 3347 dated 08.08.2007 issued by Department of Town & Country Planning, Punjab for total land measuring 185.01 acres.</p> <p>5. Permission for Change of Land of Use vide memo No. 8679 dated 04.11.2008 issued by Department of Town & Country Planning, Punjab for total land measuring 19.37 acres.</p> <p>6. Permission for Change of Land of Use vide memo No. 8900 dated 23.12.2010 issued by Department of Town & Country Planning, Punjab for total land measuring 18.87 acres.</p> <p>7. Permission for Change of Land of Use vide memo No. 1432 dated 12.04.2012 issued by Department of Town & Country Planning, Punjab for total land measuring 24 acres.</p> <p>8. Permission for Change of Land of Use vide memo No. 6984 dated 28.11.2014 issued by Department of Town & Country Planning, Punjab for total land measuring 3.581 acres.</p>
3	Forest, Wildlife and Green Area	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act, 1980 or not:	<p>1. A copy of Forest NOC vide No. 9-PBB410/2015-CHA dated 22.01.2016 for diversion of 0.000099 Ha (Instead of 0.010 Ha) of forest land in favour of M/s EMAAR MGF Land Ltd for construction of approach road to integrated township special education and wellness zone Sector -108 SAS</p>

		<p>Nagar Village Raipur Kalan on Kharar Banur-Tepla road B/w KM 10-11 L/s submitted.</p> <p>2. A copy of Forest NOC vide No. 9-PBB409/2015-CHA dated 22.01.2016 for diversion of 0.0006 Ha (Instead of 0.010 Ha) of forest land in favour of M/s EMAAR MGF Land Ltd for construction of approach road to integrated township special education and wellness zone Sector -108 SAS Nagar Village Raipur Kalan on Kharar Banur-Tepla road B/w KM 10-11 L/s submitted.</p> <p>3. A copy of Forest NOC vide No. 9PBB403/2015-CHA dated 22.06.2016 submitted for diversion of 0.000486 Ha (Instead of 0.010 Ha) of forest land in favour of M/s EMAAR MGF Land Ltd for construction of approach road to integrated township special education and wellness zone Sector -108 SAS Nagar Village Raipur Kalan dhool on Kharar-Banur-Tepla Road B/w KM 11-12 L/s submitted.</p> <p>4. A copy of forest NOC vide No. 8210 dated 16.01.2017 for diversion of 0.010 Ha of forest land in favour of M/s EMAAR MGF Land Ltd for construction of approach road to integrated township special education and wellness zone Sector -108 SAS Nagar Village Raipur Kalan on Kharar-Banur-Tepla Road RHS submitted.</p>
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	As per column No. 3.1 of the synopsis.
3.3	Whether project required clearance under the provisions of Wildlife Protection Act, 1972 or not:	No, clearance is not required under Wildlife Protection Act, 1972, as City Bird Sanctuary & Sukhna Wildlife Sanctuary are located at a nearest distance of approx. 10 km and 16 km respectively from the project boundary.

3.4	Distance of the project from the Critically Polluted Area.	Not applicable, as project location falls outside of critically polluted area. Nearest critically polluted area is Ludhiana which is approx. 80 km from our project location.			
3.5	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No. Project falls outside the eco-sensitive zone of Sukhna Wildlife Sanctuary.			
3.6	Green area requirement and proposed No. of trees:	Total green area: 1,76,888 sq.m No. of trees required: 32,000 trees on the basis of 1 tree per 80 sq.m of plot area			
4.	Configuration & Population				
4.1	(i) Comparison of Detailed Area from EC accorded and as per revised layout				
	S. No.	Description	EC Accorded (in acres)	Proposed (in acres)	Total After Expansion (in acres)
	1.	Total Scheme Area	2,53,0702 sq.m (625.35 acres)	22,703 sq.m (5.61 acres)	2,55,3405 sq.m (630.96 acres)
	2.	Area under EWS	31.27(@ 5%)	0.94	32.21 (@ 5.1%)
	3.	Area of Scheme after deduction of EWS (1-2)	2,40,4156 sq.m (594.08 acres)	18,899 sq.m (4.67 acres)	2,423,055 sq.m (598.75 acres)
	4.	Reserved Area	43.89	(-) 3.8	40.09
	5.	Area under Commercial and Mixed Land use	49.12	(-) 4.21	44.91
	6.	Net Planned Area (1-2-4-5)	2,02,7758 sq.m (501.07 acres)	51,314 sq.m (12.68 acres)	2,07,9072 sq.m (513.75 acres)

7.	Total Residential Area	242.03 (@ 48.30%)	6.41	248.44 (@ 48.4%)
	• Area under Residential Plotted	224.11	10.25	234.36
	• Area under Residential Group Housing	17.92	(-) 3.84	14.08
8.	Area under Commercial	7.01(@ 1.40%)	3.28	10.29(@ 2.00%)
9.	Area Under Parks	42.83(@ 7.21%)	0.88	43.71(@ 7.3%)
10.	Area under Facilities	43.20(@ 7.27%)	(-) 0.2	43.00 (@ 7.18%)
11.	Area under Roads	166.0(@ 27.94%)	2.31	168.31(@ 28.11%)

(ii) Sector wise details of area after expansion

Sector No.	Scheme Area (in acres)	Reserved Area (in acres)	Area under EWS	Area under Residential (in acres)	Area under Commercial	Area under parks	Total Area under Facilities (in acres)	

			(in acres)	Group Housing	Residential Plotted	(in acres)	(in acres)	Area under Facilities	Area under STP, ESS & water works
98	79.73	21.84	-	-	(178 no.) 12.83	0.83	6.71	10.52	0.45
99	17.94	0.37	2.42	-	(115 no.) 5.15	-	0.99	5.11	-
104	21.14	0.66	1.11	-	(180 no.) 9.62	-	1.36	-	-
105	103.73	4.50	-	14.084	(464 no.) 34.80	7.68	9.19	0.89	1.02
106	9.82	0.03	-	-	(80 no.) 5.43	-	0.94	0.51	-
108	148.96	3.63	-	-	(812 no.) 57.32	1.78	8.83	6.54	0.40
109	229.52	9.06	9.06	-	(1540 no.) 109.21	-	15.69	15.11	1.95
110	20.12	0.00	19.62	-	0.00	-	0.00	0.50	-
Total	630.96	40.09	32.21	14.084	234.36	10.29	43.71	39.18	3.82

4.2

Population details:

Description	EC Accorded	Proposed	Total (After Expansion)
Population	77,629 persons	739 persons	78,368 persons

Detailed Population Calculations total after Expansion

Sector No.	Reserved Area (in acres)	Population under reserved area @ 100 persons per acre	No. of Residential Plots	Population under plots @ 15 persons per plot	Area under Group Housing (in acres)	Population under Group Housing @ 800 flats 5 persons per flat	Area under EWS (in acres)	Population EWS @ 450 persons per acre	Total Area under Commercial & Facilities (in acres)	Population under Commercial & Facilities @ 100 persons per acre
98	21.84	2,184	178	2,670	-	-	-	-	11.8	1,180
99	0.37	37	115	1,725	-	-	2.42	1,089	5.11	511
104	0.66	66	180	2,700	-	-	1.11	500	-	-
105	4.50	450	464	6,960	14.08	4,000	-	-	9.59	959
106	0.03	3	80	1,200	-	-	-	-	0.51	51
108	3.63	363	812	12,180	-	-	-	-	8.72	872
109	9.06	906	1,540	23,100	-	-	9.06	4,077	17.06	1,706
110	0.00	-	-	-	-	-	19.62	8,829	0.5	50
Total	40.09	4,009 persons	3,369	50,535 persons		4,000 persons		14,495 persons		5,329 persons
Total-78368 persons										

5 Water

5.1 Comparison of Water Demand & Wastewater Generation Details of EC Accorded and Total (After Expansion)

Description	EC Accorded	Proposed	Total (After Expansion)
Domestic Water Demand	13,744 KLD	(-) 4,005 KLD	9,739 KLD
Wastewater generated	11,374 KLD	(-) 3,583 KLD	7,791 KLD

Based on STPs installed in the sectors, water demand and wastewater generation has been bifurcated as under:

Brief of water demand & wastewater generation

Description	Sectors 98, 99, 104, 105 & 106	Sectors 108, 109 & 110	Total

Total Water Demand	3,059 KLD	6,680 KLD	9,739 KLD
Fresh water	2,012 KLD	4,434 KLD	6,446 KLD
Wastewater Generated	2,447 KLD	5,344 KLD	7,791 KLD
STP Capacity	Existing STP of capacity 2.5 MLD + proposed STP of capacity 0.5 MLD	Existing STP of capacity 5 MLD + proposed STP of capacity 0.5 MLD	STPs of combined capacities of 8.5 MLD; out of which; 2.5 MLD & 5 MLD STPs existing and 2 proposed STPs of capacity 0.5 MLD each

5.2 (i) **Water Demand & Wastewater Generation Details for Sectors- 98, 99, 104, 105 & 106**

S. No	Description	Population	Criteria for water demand (in lpcd)	Water Demand
1.	Residential Population	20,844	@ 135 lpcd	2,814 KLD
2.	Floating Population	5,441	@ 45 lpcd	245 KLD
	Total Water Demand	3,059 KLD	Total Water Demand	3,059 KLD
Total Flushing Water Requirement @ 45 lpcd for residential pop. and @ 20 lpcd for floating Pop.				1,047 KLD
Net Fresh water requirement				3,059 – 1,047 = 2,012 KLD
Sewage generation (@ 80% of 3,059 KLD)				2,447 KLD
Capacity of proposed STP				Existing STP of 2.5 MLD capacity in Sector 105 + proposed STP of capacity 0.5 MLD
Treated wastewater (@ 98% of 2,447 KLD)				2,398 KLD

	<p>Horticulture demand for an area of 77,659 sq.m (or 19.19 acres)</p> <ul style="list-style-type: none"> • Summer (@ 5.5 lt./sq.m./day) • Winter (@ 1.8 lt./sq.m./day) • Monsoon (@ 0.5 lt./sq.m./day) 	<p>427 KLD</p> <p>140 KLD</p> <p>39 KLD</p>		
(ii) Water Demand & Wastewater Generation Details for Sectors 108, 109 & 110				
S. No	Description	Population	Criteria for water demand (in lpcd)	Water Demand
1.	Residential Population	48,186	@ 135 lpcd	6,505 KLD
2.	Floating Population	3,897	@ 45 lpcd	175 KLD
	Total Water Demand	6,680 KLD	Total Water Demand	6,680 KLD
Total Flushing Water Requirement @ 45 lpcd for residential pop. & @ 20 lpcd for floating pop.				2,246 KLD
Net Fresh water requirement				6,680 – 2,246 = 4,434 KLD
Sewage generation (@ 80% of 6,680 KLD)				5,344 KLD
Capacity of proposed STP				Existing STP of 5 MLD capacity in Sector 109 + proposed STP of capacity 0.5 MLD
Treated wastewater (@ 98% of 5,344 KLD)				5,237 KLD
	<p>Horticulture demand for an area of 99,228.92 sq.m (or 24.52 acres)</p> <ul style="list-style-type: none"> • Summer (@ 5.5 lt./sq.m./day) • Winter (@ 1.8 lt./sq.m./day) • Monsoon (@ 0.5 lt./sq.m./day) 			<p>546 KLD</p> <p>179 KLD</p> <p>50 KLD</p>
5.3	Source:	Borewells		

5.4	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>	Yes, permission has been obtained from competent authority vide permission number PWRDA/01/2022/L3/302 dated 19.01.2022, submitted.														
5.5	Utilization/Disposal of excess treated wastewater.	A copy of the request letter for issue NOC/timeline regarding laying of GMADA trunk sewer and storm line for disposal of excess treated wastewater and storm water respectively, disposal of solid waste for the integrated township namely "Mohali Hills" in Sector 98, 99, 104, 105, 106, 109 & 110, Mohali, Punjab.														
5.6	Cumulative Details:															
	<table border="1"> <thead> <tr> <th>Sr. 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>Into GMADA sewer</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>9,739 KLD</td> <td>7,791 KLD</td> <td>7,635 KLD</td> <td>3,293 KLD</td> <td>Summer: 973 KLD Winter: 319 KLD Monsoon: 89 KLD</td> <td>Summer: 3,369 KLD Winter: 4,023 KLD Monsoon: 4,253 KLD</td> </tr> </tbody> </table>	Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Into GMADA sewer	1.	9,739 KLD	7,791 KLD	7,635 KLD	3,293 KLD	Summer: 973 KLD Winter: 319 KLD Monsoon: 89 KLD	Summer: 3,369 KLD Winter: 4,023 KLD Monsoon: 4,253 KLD	
Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Into GMADA sewer										
1.	9,739 KLD	7,791 KLD	7,635 KLD	3,293 KLD	Summer: 973 KLD Winter: 319 KLD Monsoon: 89 KLD	Summer: 3,369 KLD Winter: 4,023 KLD Monsoon: 4,253 KLD										
5.7	Rain water harvesting proposal:	166 rain water recharging pits are proposed, out of which 52 pits will be constructed by individual plot owners and remaining 114 recharge pits (with 342 boreholes) will be constructed by project proponent Presently, 24 pits have been constructed so far.														
6	Air															
6.1	Details of Air Polluting machinery:	13 DG Sets of 11,330 total capacity (i.e. 2 × 380 + 2 × 500 + 7 × 1010 + 2 × 1250) for essential services such as STP, borewell, etc.														
6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG set will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.														
7	Waste Management															

7.1	Total quantity of solid waste generation	Descrip tion	EC Accor ded	Propo sed	Total (After Expans ion
		Solid waste generat ion	28,75 0 kg/da y	729 kg/da y	29,479 kg/day
7.2	Details of management and disposal of solid waste (Mechanical Composter/Compost pits)	Biodegradable waste will be composted by use of composter of size 6 × 2000 and 1 × 500 kg/day. Presently, composter of 500 kg/day capacity is being used for managing biodegradable waste in Sector 105. Inert waste is being dumped to authorized dumping site. The recyclable waste is being sold to resellers.			
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 off to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.			
8	Energy Saving & EMP				
8.1	Power Consumption:	Total power demand for the project will be 65,106 KVA which will be provided by Punjab State Power Corporation Limited (PSPCL).			
8.2	Energy saving measures:	LEDs have been proposed instead of CFLs in the project. Further, solar street lights will be provided within the project premises.			
8.3	Details of activities under Environment Management Plan.	Details of activities under Environment Management Plan is given below:			

S. No.	Title	Capital cost (Rs. in lakhs)	Recurring Cost (Rs. Lakhs/ Annum)
1.	Air & Noise Pollution Control (Acoustic enclosure for DG sets)	10	2
2.	Water Pollution Control (Installation of STP of combined capacities of 8.5 MLD; out of which; 2.5 MLD & 5 MLD STPs	100	10

	existing and 2 proposed STPs of capacity 0.5 MLD each)		
3.	Landscaping and development of green area	25	25
4.	Solid Waste Management	50	5
5.	Rain water recharging pits	75	5
6.	Environmental monitoring	3	5
Total		Rs. 263 Lakhs	Rs. 52 lakhs per annum

Mr. Shishir Lal (Head- Sustainability Excellence Centre) of M/s Emaar India Ltd. will be responsible for implementation of Additional Environmental Activities. Following activities has been proposed as per earlier EC letter:

Additional Environmental Activities (CER as per earlier EC)

S. No.	Activities	Annual expenditure	Timeline	Total expenditure in 7 years
1.	Adoption of Village Raipur Kalan			
	Constructing Public Health services i.e. water supply network, trunk sewer, street light, solid waste management etc.	Rs. 43 lakhs	7 years	Rs. 3.01 Cr
	Adoption of Village Pond & its maintenance	Rs. 20 lakhs	7 years	Rs. 1.4 Cr
2.	Installation of water coolers in common areas for general public in different places	Rs. 1.5 lakh	7 years	Rs. 10.5 lakhs
3.	Woolen Clothes & Blanket distribution & food to needy people during winters	Rs. 1 lakh	7 years	Rs. 7 lakhs
4.	Adoption of Govt. Primary School in Village Moujpur in terms of its maintenance and other necessary facilities	Rs. 2.5 lakhs	7 years	Rs. 17.5 lakhs
5.	Tree plantation drive on World Environment Day-Cost	Rs. 1 lakh	5 years	Rs. 5 lakhs
Total amount to be spent on Additional Environmental Activities		Rs. 69 Lakhs		Rs. 4.81 Crores

The Committee perused the salient features of the application proposal and after detailed deliberations, decided to defer the case till the receipt of reply of the below mentioned observations:

1. The Project Proponent has mentioned area under commercial and mixed land use as 44.91 acres & 10.29 acres respectively in one table whereas the commercial area in other table has been mentioned as 43.71 acres. The same needs to be checked and revised.

2. The Project Proponent shall submit the basis of considering the population for Group Housing @800 Flats per acre.
3. The Project Proponent has not considered floating population while estimating the total population of the project after expansion. The Project Proponent shall submit the details of the same.
4. The Project Proponent shall submit component wise details regarding reduction of domestic water demand by 4005 KLD.
5. The Project Proponent shall submit the detailed scheme for Solid Waste Management and shall also earmark dedicated space for SWM in the layout plan. The cost mentioned in the EMP for SWM also seems to be on lower side and the same needs to be checked.
6. On perusal of reply submitted by the Project Proponent to MoEF&CC vide letter dated 24.02.2022, the Committee felt that the Project Proponent shall submit performance monitoring of the STPs from the third party i.e., NABL Accredited Laboratory.
7. The Project Proponent shall submit the activity-wise details of the expenditure actually incurred on the EMP & CER activities.

Item No. 263.04: Application for Environmental Clearance under EIA Notification dated 14.09.2006 for establishment of Hospital project namely “100 bedded PGI Satellite Centre” at Ferozepur, Punjab by M/s Post Graduate Institute of Medical Education & Research (PGIMER) (Proposal No. SIA/PB/INFRA2/442656/2023).

The Project Proponent has applied for obtaining Environmental Clearance under EIA Notification dated 14.09.2006 for establishment of Hospital project namely “100 bedded PGI Satellite Centre” at Ferozepur, Punjab.

The Project shall comprise of 100 bedded Hospital (100 Census beds + 70 non-census beds 170 beds), Guest House, Bachelor Doctor Hostel, Residential facilities and other ancillary requirements. The total land area of the project is 1,10,403 sqm (27.281 acres) having built up area of 45188.86 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 also deposited Rs. 87,100/- vide NEFT No. SBIN323251957206 dated 08.09.2023 and Rs. 3,290/- vide UTR No. 328347776430 dated 10.10.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide e-mail dated 09.10.2023 furnished the construction status report, relevant portion of the same is as under:

“It is submitted that the proposed site of the project was visited by this office on 09.10.2023 and during visit, it was observed as under: -

- 1. The project proponent has carried out 80% boundary wall of the site and remaining is under process. No office building has been constructed at site and only labour quarters were observed at site. As informed by representative, the total area of the site is 27 acres.*
- 2. No industry (air polluting as well as water polluting), drain, river was observed within 500-meter radius of the site. The front part of the site is located adjacent to Ferozepur-Moga highway, the back part of the site is surrounded by agricultural fields. The right part is located adjacent to Circuit House, Ferozepur Building and the other part lies closed to the commercial shops/ residential houses. A petrol pump, a residential colony and a fishery farm lie within 500-meter radius of the boundary of the site.*
- 3. There is no brick kiln, saila plant, rice sheller, hot mix plant, cement plant within 100-meter radius of the site. Further, there is no MAH event within 250-meter radius of the site. As such, the site is complying with the prescribed criteria for construction projects.*

Regarding classification of land, the report may be obtained from Deptt. of Town & Country Planning.”

Deliberations during 263rd meeting of SEAC held on 16.10.2023.

The meeting was attended by the following:

- (i) Mr. Sushil Kumar, Constructing Engineer M/s Post Graduate Institute of Medical Education & Research (PGIMER).
- (ii) Dr. Sandeep Garg, EC-Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.
- (iii) Mrs. Jyoti Rani, EC- Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

The Committee allowed the Environmental Consultant to present the salient features of the application proposal. The Environmental Consultant apprised the Committee that the built-up area and FAR area of the project have been revised and same has been included in the presentation. Thereafter, Environmental Consultant presented the case as under:

Sr. No.	Description	Details								
1	Basic Details									
1.1	Name of Project & Project Proponent:	Hospital Project namely "100 bedded PGI Satellite Centre" at Ferozepur, Punjab by M/s Post Graduate Institute of Medical Education & Research (PGIMER)								
1.2	Proposal:	SIA/PB/INFRA2/442656/2023								
1.3	Location of Project:	Ferozepur, Punjab.								
1.4	Details of Land area & Built up area:	Plot area: 27.281 acre. Built up area: 45188.86 sq.m.								
1.5	Category under EIA notification dated 14.09.2006	8(a)								
1.6	Cost of the project	Rs. 249 Crores								
2.	Site Suitability Characteristics									
2.1	Whether project is suitable as per the provisions of Master Plan:	As per the Master Plan of Ferozepur, the project falls in the Government/Public Office, Commercial Mix Zone & Residential area (Low Density).								
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	<p>1. A copy of the letter No. V-17020/163/1019-INI-II dated 25.09.2019 issued by Ministry of Health & Family Welfare appended with the minutes of the meeting held under the Chairmanship of Secretary (HFW) on 18.09.2019 for setting up of PGIMER Satellite Centre at Ferozepur, Punjab submitted, wherein, it has been mentioned that the land measuring 25 acres has already been taken in possession by PGIMER on 09.02.2019 from Govt of Punjab. A copy of possession certificate for land area measuring 25 acres issued by Govt of Punjab submitted, with details as under:</p> <table border="1"> <thead> <tr> <th>Name of the Village</th> <th>Land area</th> </tr> </thead> <tbody> <tr> <td>Bajidpur</td> <td>103 Kanal, 2 Marla</td> </tr> <tr> <td>Malewal</td> <td>17 Kanal, 18 Marla</td> </tr> <tr> <td>Satiawala</td> <td>79 Kanal, 0 Marla</td> </tr> </tbody> </table>	Name of the Village	Land area	Bajidpur	103 Kanal, 2 Marla	Malewal	17 Kanal, 18 Marla	Satiawala	79 Kanal, 0 Marla
Name of the Village	Land area									
Bajidpur	103 Kanal, 2 Marla									
Malewal	17 Kanal, 18 Marla									
Satiawala	79 Kanal, 0 Marla									

		Total	199 Kanal 20 Marla
		2. The Project Proponent has also submitted land documents pertaining to remaining land area of 2.281 acres.	
3	Forest, Wildlife and Green Area		
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	No, an undertaking in this regard in prescribed format submitted.	
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	No, an undertaking in this regard in prescribed format submitted.	
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not?	No, an undertaking in this regard in 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: 33,442.98 sq.m. (@ 30.29% of total site area) Proposed trees to be planted: 1,402 trees	
4.	Configuration & Population		
4.1	Proposal & Configuration		
	Area Statement		
	Sl. No.	Description	Area (in sq.m.)
	1.	Plot area	1,10,402.39 sq.m. (27.281 acres)
	2.	Permissible Ground Coverage (@ 40%)	49681.07
	3.	Ground Coverage Achieved (@ 11.84%)	12174.10
	4.	Built up area	45188.86
	5.	Green area (@30.29%)	33,442.98

Built-Up area details						
S. No.	Particulars	No. of beds/ Units/ Rooms	Number of floors	FAR (in sq.m.)	Non-FAR (in sq.m.)	Built-up Area (in sq.m.)
1.	Hospital Block	100 +70 Bedded	G+3	22,888.05	1,241.14	24,129.19
2.	Gas Plant/Central Kitchen Block	-	-	451.97	-	451.97
3.	Mortuary Block	-	-	355.02	-	355.02
4.	HVAC Plant Block	-	-	467.42	30.11	497.53
5.	Waste Management Block	-	-	90.94	-	90.94
6.	Bachelor Doctor Hostel	96 Units	G+9	4,359.73	430.22	4,789.95
7.	Housing Type-III	60 Units	G+9	5,241.25	394.49	5,635.74
8.	Housing Type-IV	32 Units	G+7	4,795.62	125.16	4,920.78
9.	Housing Type-V	12 Units	G+2	2,572.24	99.04	2,671.28
10.	Guest House	30 Rooms	G+2	1,485.68	160.78	1,646.46
Total		-	-	42,707.92 sq.m.	2,480.94 sq.m.	45,188.86 sq.m.

4.2 Population details			
Description	Factors as per NBC (Number of people)	Area (in sq.m.)/ Dwelling Unit	Population
RESIDENTIAL ZONE (H-1)			
TYPE III (G+2) (2 BHK)	5 persons per DU	60 DUs	300
TYPE IV (G+7) (3 BHK)	6 persons per DU	32 DUs	192
TYPE V (G+9) (4 BHK)	7 persons per DU	12 DUs	84

Visitors	10% of the residential population	--	58
Staff	10% of the residential population	--	58
SUB TOTAL			692
BACHELOR DOCTOR HOSTEL (G+9) (H-2)			
Bachelor Doctor Hostel	1 person per Unit	96 Units	96
Visitors	10% of the residential population	--	10
Staff	10% of the residential population	--	10
SUB TOTAL			116
GUEST HOUSE (G+4) (H-3)			
Guest house	1 person per Unit	30 Units	30
Visitors	10% of the residential population	--	3
Staff	10% of the residential population	--	3
SUB TOTAL			36
HOSPITAL & OPD BLOCK (H-4)			
No. of Beds	170 beds	--	170
Visitors	@2 Persons per bed		340
OPD	10 sq.m. per person	5,399 sq.m.	540
Staff (Doctors, Nurses/Ward boys, Housekeeping, Administrative staff, security, attendants, etc.)	--	--	400
SUB TOTAL			1,450

TOTAL POPULATION = 2,294 Persons				
5	Water			
5.1	<u>Water demand & wastewater generation calculations</u>			
Sl. No.	Details	Population	Criteria (lpcd)	Water Demand (KLD)
1.	Residents including Guest House & Hostel (H-1+H-2+H-3)	702	135	95
2.	Visitors	411	15	6
3.	Hospital (No. of beds)	170	450 lt./bed/day	77
4.	Kitchen (4 Meals/day)	680 Meals	15 lt./meal/day	10
5.	Floating population including staff	471	45	21
6.	OPD	540	15	8
7.	Water Requirement			217 KLD
8.	Flushing Water Requirement (@ 45 lpcd for residential, @ 10 lpcd for visitors, @ 150 lpcd for hospital, @ 20 lpcd for floating population & @ 5 lpcd for OPD)			32+4+26+9+3 = 74 KLD
9.	Fresh water demand			217 - 74 = 143 KLD
10.	Clinical water demand (20 litres/bed/day)			3.4 say 4
11.	Laundry water demand (4 kg/bed & 20 lt./kg/day)			14
12.	Make up water for HVAC cooling [4 chillers (3 working+1 standby) of 400 TR capacity each] <ul style="list-style-type: none"> • Summer • Winter (@ 75%) • Monsoon 			<ul style="list-style-type: none"> • 136 • 102 • 136
13.	Green area water demand for 26,562.98 sq.m.			
	<ul style="list-style-type: none"> • Summer (@ 5.5 lt./m²/day) 			146
	<ul style="list-style-type: none"> • Winter (@ 1.8 lt./m²/day) 			48

		<ul style="list-style-type: none"> Monsoon (@ 0.5 lt./m²/day) 	13
14.	Sewage Generation (@ 80% of water requirement at pt. 7)		174 KLD
	<ul style="list-style-type: none"> HVAC blowdown 		Summer@14 KLD Winter@10 KLD Rainy@14 KLD
	<ul style="list-style-type: none"> Effluent Generation (Clinical + Laundry) (10+11) (@ 100%) 		4+14 = 18 KLD
15	Total Wastewater generation and treated wastewater generation		206 KLD and 202 KLD
5.2	Source:	Bore wells	
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>	Not submitted any details in this regard.	
5.4	Total wastewater generation:	206 KLD	
5.5	Treatment methodology: <i>(STP capacity, technology & components)</i>	Wastewater from hospital i.e. clinical & laundry 18 KLD will be generated and treated in proposed ETP of 50 KLD. 206 KLD of wastewater from domestic and HVAC blowdown as well as treated water from ETP will be treated in proposed STP of 250 KLD capacity based on MBR Technology.	
5.6	Treated wastewater for flushing purpose:	74 KLD	
5.7	Treated wastewater for green area in summer, winter and rainy season:	Summer: 146 KLD Winter: 48 KLD Monsoon: 13 KLD	
5.8	Utilization/Disposal of excess treated wastewater.	Treated water from STP will be recycled for flushing, landscaping & excess to 1.7 acres of land reserved for Karnal Technology within the project.	
5.9	Cumulative Details:		
	S. No.	Total water Requirement	Total wastewater generated
			HVAC cooling
			Treated wastewater
			Flushing water requirement
			Green area requirement
			Into Karnal Technology within the project

	1.	Summer: 517 KLD Winter: 385KLD Monsoon: 384 KLD	192 KLD	Summer: 14 KLD Winter: 10 KLD Monsoon: 14 KLD	Summer: 202 KLD Winter: 198 KLD Monsoon: 202 KLD	74 KLD	Summer: 146 KLD Winter: 48 KLD Monsoon: 13 KLD	Winter: 76 KLD Monsoon: 115 KLD
5.10	Rain water harvesting proposal:			25 Rain Water Recharging pits with have been proposed for artificial rain water recharging within the project premises.				
6	Air							
6.1	Details of Air Polluting machinery:			Total 4 DG sets of total capacity 3,020 KVA (2 x 500 KVA and 2 x 1010 KVA) are proposed.				
6.2	Measures to be adopted to contain particulate emission/Air Pollution			DG set will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.				
7	Waste Management							
7.1	Total quantity of solid waste generation			820 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.			Solid waste management area has been provided and earmarked in layout plan attached along with application. biomedical waste generated will be handed over to authorized agency namely M/s MEDWASTE SOLUTIONS PVT. LTD. and disposed of as per Biomedical Waste Management Rules, 2016 and its amendments thereafter. Biodegradable waste will be composted by use of Composter of 350 kg capacity. Non-biodegradable waste will be disposed of through authorized recycler vendors.				
7.5	Details of management of Hazardous Waste.			Hazardous Waste in the form of used oil from DG set will be generated which will be managed & disposed of to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.				
8	Energy Saving & EMP							
8.1	Power Consumption:			Total Power requirement will be 3,396 KVA which will be provided by Punjab State Power Corporation Limited (PSPCL).				
8.2	Energy saving measures:			<ul style="list-style-type: none"> • 260 KW of solar power system has been proposed on the roof top of Buildings. • Solar water heater will be installed in blocks except Hospital Building to fulfil 40% of hot water requirement. • LEDs are proposed in all common areas. 				
8.3	Details of activities under Environment Management Plan.							

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 including anti-smog guns, tarpaulin sheets/ barricading, water sprinklers, etc.)	8	2	0.5
2.	Water Pollution Control (STP of 250 KLD based on MBR technology and ETP of capacity 50 KLD)	160	2	8
3.	Noise Pollution Control (Maintenance of machinery & PPE's)	2	0.5	2
4.	Landscaping (1,402 nos. of trees and green area development)	20	-	5
5.	Solid Waste Management (Composter of 350 kg) & biomedical waste management	80	2	5
6.	Rain water Harvesting (25 pits)	80	2	5
7.	Energy Conservation (LED lights in common areas, solar water heater, 260 KW solar panels, etc.)	150	5	10
8.	Miscellaneous (Environment monitoring cost, Management of Environment Cell, etc.)	5	2	2
Total		Rs. 505 Lakhs	Rs. 15.5 Lakhs	Rs. 37.5 Lakhs

Additional Environment Activities:

1. Ayushman Bharat Scheme: Free access to health insurance coverage for low income earners.

	<p>2. No charges for treatment of patients admitted in emergency during first 24 hours.</p> <p>3. Free treatment to poor patients (Belonging to BPL families).</p>
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During meeting, the Project Proponent apprised the Committee that the 115 KLD of excess treated wastewater shall be utilized in the land area of 5644.77 sqm (1.39 acre) proposed to be developed as per Karnal Technology within the project and submit the layout plan for the same. The Committee noted the same.

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 establishment of Hospital project namely "100 bedded PGI Satellite Centre" at Ferozepur, Punjab, subject to the following standard conditions: -

I. Statutory compliances:

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

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

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

II. Air quality monitoring and preservation

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

construction, and continuous dust/ wind-breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum up to 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

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

III. Water quality monitoring and preservation

- i) The natural drainage system should be maintained for ensuring unrestricted flow of water.
- ii) No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.
- iii) Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done.
- iv) The total 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. The plantation to be carried out under Karnal Technology shall be in addition to the green area plantation of the project.

- 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 following activities under EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority.

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 including anti-smog guns, tarpaulin sheets/ barricading, water sprinklers, etc.)	8	2	0.5
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8.	Miscellaneous (Environment monitoring cost, Management of Environment Cell, etc.)	5	2	2
Total		Rs. 505 Lakhs	Rs. 15.5 Lakhs	Rs. 37.5 Lakhs

Additional Environment Activities:

4. Ayushman Bharat Scheme: Free access to health insurance coverage for low income earners.
5. No charges for treatment of patients admitted in emergency during first 24 hours.
6. Free treatment to poor patients (Belonging to BPL families).

XI. Validity

- i) 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.

Item No.263.05: Application for Environmental Clearance for Residential Project namely “Bollywood Green City” located at Village Landran, Sector 113, District S.A.S. Nagar (Mohali), Punjab by M/s Lark Projects Pvt. Ltd. (Proposal No. SIA/PB/INFRA2/432710/2023)

The Project Proponent was granted Terms of Reference for carrying out EIA study for obtaining Environmental Clearance under EIA notification under **violation category** dated 14.09.2006 vide letter No. SEIAA/MS/2023/604 dated 11.04.2023.

The Project Proponent has submitted final EIA report after incorporating compliance of terms of reference for obtaining Environmental Clearance under EIA notification dated 14.09.2006. The total area of the project is 31.87 acres having built up area 138298.79 sqm. The project is covered under category 8(a) of the schedule appended with the EIA notification 14.09.2006.

The project proponent has also deposited Rs. 69,200/- vide UTR No. 000131167751 dated 11.01.2023 & 000131274834 dated 13.01.2023 and Rs. 2,07,398/- vide UTR No. ICICR52023091200391798 dated 12.09.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Deliberations during 263rd meeting of SEAC held on 16.10.2023.

The meeting was attended by the following:

- (i) Mr. Sanjay Garg, Director M/s Lark Projects Pvt Ltd.
- (ii) Dr. Sandeep Garg, EC-Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.
- (iii) Mrs. Jyoti Rani, EC- Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

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

Sr. No.	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	Residential Project namely “Bollywood Green City” Proponent: M/s Lark Projects Pvt. Ltd. Applicant: Mr. Sanjay Kumar Garg Designation: Director
1.2	Proposal:	SIA/PB/INFRA2/432710/2023
1.3	Location of Project:	Village Landran, Sector 113, District S.A.S. Nagar (Mohali), Punjab.
1.4	Details of Land area & Built up area:	Total plot area: 1,28,973.31 sq.m. (or 31.87 acres) Built up area: 1,38,298.79 sq.m.

1.5	Category under EIA notification dated 14.09.2006	8(a)		
1.6	Cost of the project	Rs. 66.18 Cr		
2.	Site Suitability Characteristics			
2.1	Whether project is suitable as per the provisions of Master Plan:	The location of the project falls in residential zone as per Master plan of SAS Nagar.		
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	<ul style="list-style-type: none"> • Permission for Change of Land Use (CLU) vide Memo No. 1439-CTP(Pb)/ SP-432 (m) dated 12.04.2012 issued by Department of Town and Country Planning, Punjab for land measuring 5 acres, submitted. • Permission for Change of Land Use (CLU) vide Memo No. 4039 CTP(PB)SP-432(m) dated 08.06.2011 issued by Department of Town and Country Planning, Punjab for land measuring 26.87 acres, submitted. 		
3	Forest, Wildlife and Green Area			
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	A copy of the NOC vide no. 5859 dated 18.12.2012 issued by Divisional Forest Officer, Ajitgarh wherein it has been mentioned that the Department has no objection while providing the access road to the project site.		
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900.	A copy of the NOC vide no. 5859 dated 18.12.2012 issued by divisional forest Officer, Ajitgarh submitted.		
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	No, City Bird Sanctuary is located at approx. 12 km; NE & Sukhna Wildlife Sanctuary at approx. 18 km; NE from the project location. An undertaking in the prescribed performa submitted.		
3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No, City Bird Sanctuary & Sukhna Wildlife Sanctuary are located at distance of 12 km & 18 km respectively from the project location. The project does not fall in eco-sensitive zone of wildlife/bird sanctuary.		
3.5	Green area requirement and proposed No. of trees:	Trees to be planted: 1640 no.		
4.	Configuration & Population			
4.1	Area Statement			
	Sl. No.	Description	Area (in acres)	Area (in sq.m.)
				Percentage (%)

1.	Residential Plots	8.4853	34,338.79	26.625
2.	Commercial Area	0.524	2,120.553	1.644
3.	School Area	1.504	6,086.472	4.719
4.	Area under Park*	6.002	24,289.23	18.833
5.	Area under CFC	0.451	1,825.132	1.415
6.	Area under Reserved Area	0.1939	784.6855	0.608
7.	EWS Area	2.077	8,405.321	6.517
8.	Area under water works	0.086	348.0297	0.270
9.	Area under power grid	0.136	550.3725	0.427
10.	Area under STP	0.278	1,125.026	0.872
11.	Roads, open space & Parking	12.1328	49,099.7	38.070
Total Area		31.87 acres	1,28,973.31 sq.m	100.00

Details of Commercial Area

Sl. No.	Plot Nos.	Area of each plot (in sq.yd)	No. of Plots	Total Area (in sq.yd)	Total Area (in sq.m)
1.	1 to 3	137.5	3	412.5	345.027
2.	4	129.25	1	129.25	108.108
3.	5 to 21	117.33	17	1,994.61	1,668.354
Total			21 Plots	2,536.36 sq.yd	2,121.489 sq.m.

Built-up Area

Sl. No.	Description	Built-up Area (in sq.m.)
1.	Residential Plots (133 Plots)	66,972.710

	2.	Plots for Independent Floors (63 Plots)		44,765.422				
	3.	Commercial Plots (21 Plots)		6,364.467				
	4.	School (1 no.)		6,086.472				
	5.	CFC (1 no.)		1,501.733				
	6.	EWS (1 no.)		12,607.9815				
	Total Permissible Built-up Area			1,38,298.79 sq.m.				
4.2	Population details							
	Sl. No.	Description	Units/Area	Criteria	Population (nos.)			
	1.	Residential Plots	133 nos.	13.5 persons per plot	1,796			
	2.	Plots for Independent Floors	63 nos.	18 persons per plot	1,134			
	3.	EWS Plots	2.077 acres	400 persons per acre	831			
	4.	Commercial Plots	0.524 acre	100 persons per acre	53			
	5.	Area under Public Building (i.e. School/CFC)	1.955 acres	100 persons per acre	196			
	Total Estimated Population				4,010 persons			
	Residential Population				3,761 persons			
	Floating Population				249 persons			
5	Water							
5.1	Water Demand & Wastewater Generation Details							
	Sl. No.	Description	No. of Persons	Criteria for total water (lpcd)	Total Water Requirement (KLD)	Criteria for Flushing Water (lpcd)	Flushing Water Requirement (KLD)	Total Fresh Water Requirement (KLD)
	1.	Residential						
		Residential plots	1,796	135	242	45	81	161
		Independent Floors	1,134	135	153	45	51	102
		EWS	831	135	112	45	37	75

2.	Commercial	53	45	2	20	1	1
3.	Public Building (School/CFC)	196	45	9	20	4	5
Total		4010 persons	-	518 KLD	-	174 KLD	344 KLD

Water Demand, Wastewater Generation & Disposal Details

Sl. No.	Details	Demand (KLD)
1.	Total Water Demand (including Swimming Pool Make-up water demand)	528 KLD
2.	Domestic water req.	518 KLD
3.	Flushing water req.	174 KLD
4.	Fresh Water Demand	344 KLD
5.	Make-up water for Swimming Pool	10 KLD
6.	Total Fresh Water Demand	354 KLD (344+10)
7.	Wastewater Generation (@ 80% of total water req.)	414 KLD
8.	<i>Treatment in STP of capacity 1 MLD based on SBR Technology installed within project.</i>	-
9.	Treated wastewater generation (@ 98% of wastewater)	406 KLD
10.	Water req. for green area of 16,195.52 sq.m. (4.002 acres) <ul style="list-style-type: none"> • Summer (@ 5.5 lt./m²/day) • Winter (@ 1.8 lt./m²/day) • Monsoon (@ 0.5 lt./m²/day) 	<ul style="list-style-type: none"> • 89 KLD • 29 KLD • 8 KLD

5.2	Source:	Ground water (Borewell)
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>	Not submitted
5.4	Total wastewater generation:	414 KLD

5.5	Treatment methodology: (STP capacity, technology & components)	414 KLD of sewage will be generated from the project after full occupancy which will be treated in STP of 1 MLD capacity already installed within project in view of future expansion.														
5.6	Treated wastewater for flushing purpose:	174 KLD														
5.7	Treated wastewater for green area in summer, winter and rainy season:	Summer: 89 KLD Winter: 29 KLD Monsoon: 8 KLD														
5.8	Utilization/Disposal of excess treated wastewater.	The project proponent has proposed land of 2 acres (8,093.713 sq.m) in park 1 reserved in karnal technology.														
5.9	Cumulative Details:															
	<table border="1"> <thead> <tr> <th>Sl. 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>Karnal Technology (2 acres)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>528 KLD (including swimming pool demand)</td> <td>414 KLD</td> <td>406 KLD</td> <td>174 KLD</td> <td>Summer: 89 KLD Winter: 29 KLD Monsoon: 8 KLD</td> <td>Summer: 143 KLD Winter: 203 KLD Monsoon: 224 KLD</td> </tr> </tbody> </table>	Sl. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Karnal Technology (2 acres)	1.	528 KLD (including swimming pool demand)	414 KLD	406 KLD	174 KLD	Summer: 89 KLD Winter: 29 KLD Monsoon: 8 KLD	Summer: 143 KLD Winter: 203 KLD Monsoon: 224 KLD	
Sl. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Karnal Technology (2 acres)										
1.	528 KLD (including swimming pool demand)	414 KLD	406 KLD	174 KLD	Summer: 89 KLD Winter: 29 KLD Monsoon: 8 KLD	Summer: 143 KLD Winter: 203 KLD Monsoon: 224 KLD										
5.10	Rain water harvesting proposal:	7 rain water recharging pits with 4 bores each (say 28 pits) have already been constructed for artificial rain water recharging within the project premises.														
6	Air															
6.1	Details of Air Polluting machinery:	Two DG sets of 65 kVA & 125 kVA capacity have already been installed for power backup for essential services such as STP, borewell, etc.														
6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG sets have been equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.														
7	Waste Management															
7.1	Total quantity of solid waste generation	1,554 kg/day														
7.2	Whether Solid Waste Management layout plan	Solid waste management area has not earmarked in the layout plan. The solid waste is duly segregated at														

	by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery Facility submitted or not.	source into biodegradable and non-biodegradable components. Biodegradable waste will be composted in one composter of 700 kg. The recyclable waste is being sold to resellers. Inert waste is being dumped to authorized dumping site.			
7.3	Details of management of Hazardous Waste.	Hazardous Waste in the form of only used oil from DG set is generated which will be managed & disposed off to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.			
8	Energy Saving & EMP				
8.1	Power Consumption:	Total power requirement of the project is 2,883 kW/ 3,203 kVA which is being provided by Punjab State Power Corporation Limited (PSPCL).			
8.2	Energy saving measures:	Use of LEDs is proposed in all common areas and the persons shall be educated about the huge savings in their electricity bills if they use the LED. Space for Solar panels has been proposed on rooftop of buildings.			
8.3	Details of activities under Environment Management Plan:				
		Remaining Construction Phase		Operation Phase	
	Sr. No.	Title	Capital Cost (Rs. Lakhs)	Recurring Cost (Rs. Lakhs/ Annum)	
				Recurring Cost (Rs. Lakhs/ Annum)	
	1.	Air Pollution Control (including anti-smog guns, tarpaulin sheets/ barricading, DG set stack height, water sprinklers, etc.)	10	2	1
	2.	Water Pollution Control/ Sewage Treatment Plant	20 (Rs. 80 lakh have already been spent on 1 MLD STP installation)	5	7
	3.	Noise Pollution Control	5	1	1
	4.	Landscaping (1640 trees)	5 (Rs. 18 lakh have already been spent on landscaping on account	-	7

		of planting of trees)		
5.	Solid Waste Management	5 (Rs. 25 lakh has already been spent on one composter of 700 kg)	4	8
6.	Rain water harvesting	2 (Rs. 40 lakh has already been spent on construction of 7 rain water recharging pits with 4 bore each)	2	5
7.	Energy Conservation (LED fixtures, solar street lights, etc.)	20	2	5
8.	Miscellaneous (Environment Monitoring, etc.)	15	5	5
	Total	82 Lakhs	21 Lakhs	39 Lakhs

Rs. 66 lakhs (@1% of project cost) have been reserved under Additional Environmental Activities as given below:

- Greening Punjab Fund (Rs. 10 lakhs)
- Adoption & Cleaning of Pond (Rs. 21 lakhs)
- Development of Nanak Bagichi (Rs. 30 lakhs)

Distribution of Jute Bags (Rs. 5 Lakhs)

9	Details of the violation		
9.1	Total cost of the project and total cost of project already executed	<ul style="list-style-type: none"> • Total project cost: Rs. 66.18 crores. • Total project cost incurred upto 30.08.2023: Rs. 65.15 Crores. 	
9.2	Description of violation		
	Sl. No.	Description	Ownership
	1.	48 Residential Plots (Plot no.: 1-10, 26-35, 66-75, 76-84,109-117)	M/s Lark Projects Pvt. Ltd.
			Construction Status Construction done by M/s Lark Projects Pvt. Ltd. after obtaining CTE from PPCB.

	2.	45 Residential Plots (Plot no. 11-25, 36-65)	Sold to other developer.	Construction done by other Company as well as by individual plot owner.
	3.	24 Residential Plots (Plot no. 85-95, 96-97, 98-108)	Sold to other developer.	Construction done by other Company as well as by individual plot owner.
	4.	63 Plots for Independent Floors (Plot no. 134-196)	JDA done with M/s Hanumant Buildtech (26 Plots) and with M/s Hanumant Builders & Promoters (37 Plots) for development	Partially constructed by M/s Hanumant Buildtech
	5.	16 Residential Plots (Plot no. 118-133)	Yet to be sold (Plot no. 118-124,127-130 are Hypothecated to GMADA and same will be sold to individual plot owner after the removal of Hypothecation).	No construction done yet.
	6.	EWS Site	Yet to be sold	-
	7.	Commercial Plots (Showrooms) 21 no.	Being sold to individual plot owner.	Only 4 showroom constructed by individual plot owner.
	8.	Public Building <ul style="list-style-type: none"> • School Site • CFC (Club House) 	<ul style="list-style-type: none"> • Yet to be sold • M/s Lark Projects Pvt. Ltd. 	<ul style="list-style-type: none"> • No construction done on School Site. • Construction of CFC done.
9.3	Date of commencement of the project		April, 2016	
9.4	Date of first submission of information of such violation to SEIAA		07.04.2021	
9.5	No. of days of violation		876 days. (Start Date – 07.04.2021) (End Date – 30.08.2023)	
9.6	Recurring and non-recurring cost for environmental damages		Recurring cost = Rs. 0.0033 lakh/day Non-recurring cost = Rs. 6.830 lakhs	
9.7	Cost of remediation plan and natural & community resource augmentation plan		Rs. 9.72 lakhs	
9.8	Details of prosecution		Punjab Pollution Control Board has filed complaint case against the project namely M/s Lark Project Pvt	

		Ltd under section-15, 16, 5 & 19 of Environment Protection Act, 1986.
9.9	Penalty to be deposited with Punjab Pollution Control Board	<p>Rs. 10.235 lakhs</p> <p>Penalty Clause:</p> <p>As per Office Memorandum of Government of India, Ministry of Environment, Forest and Climate Change, Impact Assessment Division dated 07.07.2021 regarding Standard Operating Procedure (SOP) for Identification and handling of violation cases under EIA Notification, 2006 in compliance to order of Hon'ble National Green Tribunal has been prepared. According to which:</p> <p>“For new projects:</p> <p>Where operations have commenced without EC:</p> <p><i>1% of the total project cost incurred up to the date of filing of application along with EIA/EMP report + 0.25% of the total turnover during the period of violation. [Ex.: For Rs.100 Cr project cost and Rs. 100 Cr total turnover, the penalty shall be Rs. 1 Cr + Rs.0.25 = Rs.1.25 Cr]”.</i></p> <ul style="list-style-type: none"> • The total project cost incurred on violation part from 07.04.2021 to 30.08.2023 is Rs. 5.7887 Cr by M/s Lark Projects Pvt. Ltd. and Rs. 1.9140 cr by M/s Hanumant Buildtech. Thus, Overall violation cost comes out to be Rs. 7.7027 cr. • Also, Rs. 10.1280180 Crore is the total turnover of M/s Lark Projects Pvt. Ltd. during violation period. • Thus, Rs. 7.7027 lakh (@ 1% of Rs.7.7027 cr.) + Rs. 2.5320 lakh (@0.25% of Rs. 10.1280180 cr) i.e. Rs. 10.2347 lakhs. • Further, this penalty amount i.e. Rs. 10.235 lakhs will be deposited to Punjab Pollution Control Board (PPCB).

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

1. The Project Proponent has considered the criteria of 13.5 person/plot for estimating residential population, @18 person/plot for independent floors and @400 persons/acre for EWS which needs to be revised @15 persons/plot for residential population, @20 persons/independent floor and @450 persons/acre for EWS. Accordingly, the water demand, waste water generation, water balance, disposal of treated waste water to Karnal Technology etc., also needs to be revised.

2. The Project Proponent shall submit the detailed scheme for Solid Waste Management and earmark dedicated space for SWM in the layout plan.
3. The Project Proponent shall submit the performance efficiency report of the STP from third party i.e., NABL Accredited Laboratory.
4. The Project Proponent shall submit the total project cost incurred upto the date of filing of application along with EIA report i.e., 13.09.2023 which otherwise has been mentioned as 30.08.2023.
5. The Project Proponent has mentioned date of commencement of the project as April, 2016 and date of first submission of information of such violation to SEIAA as 7.04.2021. The Committee observed that there is a gap of 5 years between the commencement of the project and date of submission of information of violation to SEIAA. The Project Proponent shall check & justify the same.
6. The Project Proponent shall submit the distribution of the project cost among various components of the project as mentioned at S. No. 9.2 of the said proceedings.
7. The Project Proponent shall submit the CA certificate mentioning the total cost of the project incurred up to date of filing of application along with EIA report and total turnover of the project during period of violation.
8. The Committee observed that the project is almost completed as per the details submitted by the Project Proponent however the total turnover has been taken as 10.13 crore only for calculating the penalty. The same needs to be checked.
9. The Project Proponent has intimated that 300 families are residing in the project. The Project Proponent shall work out the penalty as per the provisions of Office Memorandum F.No.22-21/2020-IA.III dated 7.07.2021.

Item no.263.06: Application for Environment Clearance under EIA notification dated 14.09.2006 for expansion of steel manufacturing unit by M/s S.S. Concast (P) Limited Unit-III running since 2011 at Village-Panjetta, Tehsil-Koom Kalan, Machhiwara Road, District-Ludhiana, Punjab (SIA/PB/IND1/445665/2023).

The industry is an existing unit and was granted Consent to Operate under the provisions of the Water Act 1974 & Air Act, 1981 for the production of steel ingots alloys and non alloys @ 85 MTD, which are valid upto 30.09.2027.

The industry was granted Terms of Reference vide letter No. SEIAA/MS/2023/256 dated 02.02.2023 for carrying out EIA study.

The industry has submitted final EIA report after incorporating the compliance of Terms of Reference for obtaining Environmental Clearance for expansion of existing steel unit by enhancing capacity of existing Induction furnace 7TPH to 8TPH, addition of another Induction Furnaces of capacity 25TPH, concast and rolling mill in two phases. The total production capacity of the project in terms of Alloys & Non alloys steel Billets/Ingots, Steel round/Hexes/Square (RCS), Flats/Bars/Patra, plates, wire rod and other products after expansion will be 396 TPD (1,38,600TPA). The total plot area of the project is 4.23acre 17123.11 sqm. The total cost of the project after expansion including existing cost will be Rs 25.08 Crores. The industry is covered under category 3(a) of the schedule appended with the EIA notification dated 14.09.2006.

The industry has deposited Rs. 62,700/- vide UTR No: SBIN522335617615 dated 01/12/2022 and Rs. 1,88,100/- vide UTR No- SBIN223268474418 dated 25/09/23 The adequacy of the fee has been checked & verified by the supporting staff SEIAA.

Punjab Pollution Control Board vide letter No. 23634 dated 29.09.2023 furnished the comments on the suitability of site, construction status and pollution control status as under:

“Construction status:

No construction activity w.r.t proposed expansion has been started at site by the project proponent.

Adequacy of pollution control proposals:

The industry has proposed to replace of existing furnaces of 7 ton capacity to 8 ton capacity & installation of new induction furnace of 25 ton capacity. The industry has proposed to install side suction hood with Pulse jet bag filter as APCD on both the furnaces as per design specification of PSCST, Chandigarh. The APCD proposed by the industry is principally adequate.

Suitability of site:

The industry is an existing orange category unit and was established after obtaining Consent to Establish (NOC) under the provisions of Water Act, 1974 & Air Act, 1981 of the Board in the revenue estate of Village Panjetta, Tehsil Koom Kalan, Machhiwara Road, District Ludiana in an area of 4.23 acres. The industry proposed the expansion within the existing machinery i.e. 1 Induction furnace of 7 ton capacity is already running. As per the DTP certificate bearing No. 3083 dated 21.02.2020 site of the industry falls under industrial zone as per Master Plan, Ludhiana (2007-31). The site is suitable for such type of expansion as per policy of the Board.”

Deliberations during 263rd meeting of SEAC held on 16.10.2023.

The meeting was attended by the following:

- (i) Sh. Sachin Gupta, Director M/s S.S Concast (P) Limited Unit-III.
- (ii) Sh. Sital Singh, Environmental Consultant M/s CPTL.

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

Sr. No.	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	Proposed Expansion in steel manufacturing unit M/s S.S. Concast (P) Limited Unit-III Sachin Gupta Director
1.2	Proposal No.:	
1.3	Location of Industry:	Village-Panjetta, Tehsil-Koom Kalan, Machhiwara Road, District-Ludhiana, Punjab
1.4	Details of Land area & Built up area:	4.23 Acre
1.5	Category under EIA notification dated 14.09.2006	3(a)
1.6	Cost of the project	Rs.25.08 Crores
1.7	Compliance of Public Hearing Proceedings	Compliance The EIA report contains proceedings of the public hearing that was conducted on project site on 17 July, 2023 for the proposed expansion in the existing premises by M/s S.S. Concast (P) Limited Unit-III at Village-Panjetta, Tehsil-Koom Kalan, Machhiwara Road, District-Ludhiana, Punjab.

		<p>➤ Public Hearing Notice Published on 16.06.2023 in prominent newspaper namely 'Hindustan Times' and 'Rozana Spokesman (Punjab daily)'.</p> <p>Following issues were raised during public hearing</p> <ol style="list-style-type: none"> 1. Greenbelt 2. Air and Water Pollution 3. Employment <p>Detailed Action Plan along with timeline and Budget allocation is given as Annexure I.</p>
2.	Site Suitability Characteristics	
2.1	Whether site of the industry is suitable as per the provisions of Master Plan:	The industry is an existing unit and has valid consent to operate under Water Act 1974 & Air Act, 1981. The industry has proposed to carryout expansion in the existing premises.
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 (CLU) vide memo no.399 STP(L)/70012A dated 11.02.2021 issued by Senior Town Planner, Ludhiana for land measuring 4.23125 acres submitted.
3	Forest, Wildlife and Green Area	
3.1	Whether the industry required clearance under the provisions of Forest Conservation Act 1980 or not:	No, an undertaking in this regard in prescribed format submitted.
3.2	Whether the industry required clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900:	No, an undertaking in this regard in prescribed format submitted
3.3	Whether industry required clearance under the	No, an undertaking in this regard in prescribed format submitted

	provisions of Wildlife Protection Act 1972 or not:				
3.5	Whether the industry falls within the influence of Eco-Sensitive Zone or not. (Specify the distance from the nearest Eco sensitive zone)	Not applicable			
3.6	Green area requirement and proposed No. of trees:	The green belt requirement is 5657.74 sqm i.e. 33% of total area. With the proposed expansion, a total of 848 trees will be planted. Tree species like Arjun, Amla, Neem, Pilkin, Simbal, Baheda will be planted.			
4.1	Raw material, Products and Machinery details are as under:				
	S. No.	Particulars	Existing	Proposed	Total
	(A)	Proposed Capacity of Furnaces & Rolling Mills			
	1.	Induction Furnace	7.0TPH (Increase capacity to 8.0TPH)	Induction Furnace 25 TPH, Concast and Rolling Mill	Induction Furnace of 1X8TPH & 1X25TPH, Concast and Rolling Mill
	(B)	Products (TPA)			
	1.	Alloys & Non alloys steel Billets/Ingots, Steel round/Hexes/Square (RCS), Flats/Bars/Patra, plates, wire rod and other products	29750 (Alloys & Non alloys Ingots)	108850	138600
	(C)	Raw Material (TPA)			
	1.	MS Scrap, CI, Sponge Iron, Ferro Alloys	32100	120360	152460
	(D)	Generals			
	1.	Project Cost (Cr)	Rs 11.08	Rs 14.0	Rs.25.08
	2.	Land (Sqm.)	4.23 acres or 17123.11m ²	NIL	4.23 acres or 17123.11m ²

	3.	Power (MW)	3.99	10.0	13.99
		Power back up- D.G. Sets	1X250KVA, 1X40KVA		
	4.	Manpower (Nos.)	45	100	145
	5.	Working days	350 working days in year-round the clock		
4.2	Population details	Existing Manpower – 45 Additional - 100 Total- 145			
5	Water				
5.1	Total water requirement:	150 KLD			
5.2	Source:	Tube well			
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) Details thereof	PWRDA application has been submitted			
5.4	Total water requirement for domestic purpose:	7.0 KLD			
5.4.1	Total wastewater generation:	Industrial Effluent – Nil Domestic wastewater – 5.6 KLD			
5.4.2	Treatment methodology for domestic wastewater: (STP capacity, technology & components)	No waste water is generated from the industrial operations. However, 5.6 KLD domestic waste water will be treated through septic tank and used for plantation.			
5.5	Total water requirement	150KLD			
5.5.1	Total effluent generation:	There are no generations of effluents from process.			
5.5.2	Treatment methodology for industrial wastewater:	NA			

	(ETP capacity, technology & components)			
5.6	Details of utilization of treated wastewater into green area in summer, winter and rainy season	The wastewater generated from domestic will be treated through Septic tank and will be used for plantation within premises.		
5.7	Cumulative Details: Water Consumption for Summer (KLD)			
	DESCRIPTION	EXISTING REQUIREMENT	PROPOSED REQUIREMENT	TOTAL REQUIREMENT
	Domestic	2.5 KLD	4.5 KLD	7.0 KLD
	Cooling (makeup water)	18 KLD	125.0 KLD	143.0 KLD
	Total	20.5 KLD	129.5 KLD	150.0 KLD
	Water Consumption for Winter & Rainy (KLD)			
	DESCRIPTION	EXISTING REQUIREMENT	PROPOSED REQUIREMENT	TOTAL REQUIREMENT
	Domestic	2.5 KLD	4.5KLD	7.0KLD
	Cooling (makeup water)	18 KLD	70.0 KLD	88.0KLD
	Total	20.5 KLD	74.5 KLD	95.0 KLD
5.8	Rain water harvesting proposal:	<p>Outside: The industrial unit has adopted one village pond for rain water harvesting in village panjeta, Macciwara Road, Kohara, Ludhiana, Punjab-141126. NOC is issued by gram panchayat, village panjeta, ludhaiana.</p> <p>Inside: - 1 tank of 10 KLD is proposed for inside rain water harvesting using roof top of the project site.</p>		
6	Air			
6.1	Details of Air Polluting Machinery and APCDs installed are as under:			
	EXISTING			
	S.No.	Source	Existing	APCD
	1.	Induction Furnace	7.0TPH (Increase capacity to 8.0TPH)	Pulse Jet Bag filters with offline Technology having efficiency more than 99.9%.

	2.	DG Set	1X250KVA, 1X40KVA	Stack with adequate height			
	AFTER EXPANSION						
	S.No.	Source	After Expansion	APCD			
	1.	Induction Furnace	Induction Furnace of 1X8TPH & 1X25TPH, Concast and Rolling Mill	Pulse Jet Bag filters with offline Technology having efficiency more than 99.9%.			
7	Waste Management						
7.1	Details of management of Hazardous Waste.		Solid/ Hazardous Waste				
			S.No.	Waste Category	Existing	After Expansion	Disposal
			1.	35.1 Flue gas cleaning residue	0.004 TPD	4.4 TPD	Send to M/s Madhav KRG Environmental Solutions Private Limited for final disposal under proper agreement.
			2.	Used Oil	0.02 kl/annum	NIL	Used as Lubricant within the industry/sent to authorized recyclers.
	3.	Slag	3.4 TPD	17.4 TPD	Send to M/s Singla Buildcon Tiles Manufacturer for final disposal under proper agreement.		
8	Energy Saving & EMP						
8.1	Power Consumption:		Description	Existing Requirement	Additional	After Expansion	
			Power Requirement (MW)	3.99 MW	10.0 MW	13.99 MW	

		Source	Punjab State Power Corporation Limited, Punjab																	
8.2	Energy saving measures:	i) LED shall be used in place of inter lighting. ii) Street lighting shall be done completely with solar energy, likely saving of energy will be as follows:																		
9.	CER Activities	<p>CER activities- Based on Public hearing issues the following CER activity will be carried out In lieu of Corporate Environmental Responsibility, the OM dated 30th Sept., 2020 issued by MOEF&CC superseding OM dated 1st May, 2018, Provision of 14.0 lakhs has been made for development of village Panjetta under CER activity.</p> <table border="1"> <thead> <tr> <th>S.No.</th> <th>CER Activities</th> <th>Budget Allocation</th> <th>Timeline</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Rejuvenation of Village Pond (Rampur)</td> <td>Rs 11 Lakhs</td> <td>Within one year of grant of EC.</td> </tr> <tr> <td>2.</td> <td>Rooftop Rainwater harvesting</td> <td>Rs 2.0 Lakhs</td> <td>Along with the project operations.</td> </tr> <tr> <td>3.</td> <td>Single use plastic</td> <td>Rs 1.0 Lakhs</td> <td>Within three months of grant of EC.</td> </tr> </tbody> </table>			S.No.	CER Activities	Budget Allocation	Timeline	1.	Rejuvenation of Village Pond (Rampur)	Rs 11 Lakhs	Within one year of grant of EC.	2.	Rooftop Rainwater harvesting	Rs 2.0 Lakhs	Along with the project operations.	3.	Single use plastic	Rs 1.0 Lakhs	Within three months of grant of EC.
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3.	Single use plastic	Rs 1.0 Lakhs	Within three months of grant of EC.																	
10.	EMP BUDGET																			
	S. No	Title	Capital Cost Rs. Lakh	Recurring Cost Rs. Lakh/Cost annum																
	1.	Pollution Control during construction stage	5.0	2.0																
	2.	Air Pollution Control (Installation of APCD)	130.0	10.0																
	3.	Water pollution Control (installation of Septic tank)	2.0	0.25																
	4.	Green Belt development	10.5	8.5																
	5.	Noise Pollution Control	3.0	0.50																

6.	Solid/ Hazardous Waste Management	4.0	0.25
7.	Occupational Health, Safety and Risk Management	5.0	1.0
8.	Energy Conservation	3.0	1.0
9.	RWH	10.0	2.0
	TOTAL	172.5Lakh	25.5 Lakhs

Action Plan for The Issues Rose During Public Hearing				
Sr. No.	Name & Address of the Person	Detail of query/ statement/ information/ clarification sought by the person present	Reply of the query/statement information/clarification given by the Project Proponent	Action Plan
1.	Gurdeep Singh, Village Panjetta.	He enquired about the increase in quantity of smoke and heat after the proposed expansion of the project. He further informed that they are having problem with the units already operational in their village.	The representative of the industry informed that they will provide proper Air Pollution Control Device on their proposed induction furnaces. The designs of these APCDs will be as per the design and guidelines of PSCST, Chandigarh. the representative informed that no effect of heat will be there, as the induction furnaces will be provided with refractory bricks to minimize heat loss.	In APCS will be operation along with the commercial production after the grant of EC. All the required design consideration will be made for Induction furnace to minimize the decapitation of heat to the atmosphere. Moveable suction hood for contain of fugitives will be in place as part of APCS.
2.	Angrej Singh, Village Panjetta	He enquired of waste industrial water. He further informed that the distance of the upcoming expansion project has been falsely mentioned as a 5km from village, but actually the distance of the village is much lesser than	The representative of the industry informed that there is no source of trade effluent, only domestic effluent will be discharged onto land for plantation after treatment through Septic Tank and sludge from domestic effluent will be used as manure. The project proponent clarified that the distance which has been mentioned in project synopsis is regarding distance of project from critically polluted area and not that of distance from nearest village. The project proponent further informed that their unit is an existing unit and is meeting with the sitting guidelines framed for such type of unit. The copy of the project synopsis was also handed over.	No trade influent will be generated. Existing Septic tank will be upgraded to meet the additional wastewater treatment. Being an expansion proposal with existing facilities, sitting criteria stands already fulfill.

		that. He also demanded the copy of synopsis of the project.		
3.	Sh. Gagandeep Singh, village Samrala	He enquired that how much plantation has been made by the industry and in future how many plants will be planted by the industry and the total area under plantation proposed by the industry.	The project proponent informed that 33% area of the project will be dedicated for plantation. Around 800 fresh plants will be planted after the grant of Environment clearance.	Plantation will be taken up immediately after the grant of EC & completed within one year.

The Committee perused the salient features of the application proposal and observed that the monitor lizard has been mentioned in the EIA report. After detailed deliberations, the Committee decided to defer the case till the Environmental Consultant furnish the details of fauna specifying the scientific name and schedule of Wildlife Protection Act, 1986 to which the fauna belongs.

Item No. 263.07: Application for amendment in Environmental Clearance under EIA Notification dated 14.09.2006 for Hospital project namely “Multi Speciality Hospital” located at Sector 89, SAS Nagar, Punjab by M/s Metaphysical Healthcare Pvt Ltd (Proposal No. SIA/PB/MIS/305310/2023).

The project proponent was granted Environmental Clearance vide letter No. EC20B038PB194477 dated 03.07.2022 for establishment of Hospital project namely “Multi Speciality Hospital” located at Sector 89, SAS Nagar, Punjab. The total land area of project is 7486.62 sqm having built up area 25578.84 sqm.

The Project Proponent has applied for amendment in Environmental Clearance under EIA notification dated 14.09.2006 for Hospital project namely “Multi Speciality Hospital” located at Sector 89, SAS Nagar, Punjab by M/s Metaphysical Healthcare Pvt Ltd. The project is covered under category 8(a) of the schedule appended with the EIA notification dated 14.09.2006. The Project Proponent has deposited Rs. 6952/- vide UTR No. N274232664715963 dated 01.10.2023 and Rs. 4000/- vide UTR No. N283232682398171 dated 10.10.2023.

The Project Proponent has mentioned that no construction activity has been started. Only excavation started at site.

Deliberations during 263rd meeting of SEAC held on 16.10.2023.

The meeting was attended by the following:

- (i) Sh. Saksham Jain, CEO M/s Metaphysical Healthcare Pvt Ltd.
- (ii) Mr. Deepak Gupta, Environmental Advisor.
- (iii) Sh. Sital Singh, Environmental Consultant M/s CPTL.

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

Sr. No.	Description	As per Environmental Clearance	As per proposal	Total
1.	Size of project	7486.62 sqm	--	7486.62 sqm
2.	Built up area	25578.84 sqm	+ 5475.16	31054 sqm
3.	Total bed in Hospital	200 and 30 (Emergency)	--	200 and 30 (Emergency)
4.	Estimated Population	2330 Persons	--	2330 Persons
5.	Power Requirement & Source	2900 KW from State grid	--	2900 KW from stat grid

The Committee perused amendment proposal and observed that there is increase in the built-up area with no increase in other environmental parameters. The overall increase in the total built up area is due to increase in the FAR & Non-FAR area as under:

Description	As per Environmental Clearance	As per the proposal
FAR area	11220.71 sqm	12207.50 sqm
Non-FAR area	14358.13 sqm	18845.86 sqm
Built up area	25578.84 sqm	31054 sqm

After detailed deliberations, SEAC decided to forward the application to SEIAA with recommendation to grant amendment in Environmental Clearance.

Item No. 263.08: Application for amendment in Environmental Clearance under EIA Notification dated 14.09.2006 for commercial project namely “Prism” located at Village Daun Majra, Kharar, Tehsil & District SAS Nagar by M/s SRG Builders and Promoters Pvt Ltd. (Proposal No. SIA/PB/MIS/305310/2023).

The project proponent was granted Environmental Clearance vide letter No. EC20B038PB194477 dated 03.07.2022 for establishment of commercial project namely “Prism” located at Village Daun Majra, Kharar, Tehsil & District SAS Nagar by M/s SRG Builders and Promoters Pvt Ltd. The total land area of project is 12737 sqm having built up area 25251 sqm.

The Project Proponent has applied for amendment in Environmental Clearance under EIA notification dated 14.09.2006 for commercial project namely “Prism” located at Village Daun Majra, Kharar, Tehsil & District SAS Nagar. The project is covered under category 8(a) of the schedule appended with the EIA notification dated 14.09.2006.

The details of the construction activity as under:

Sr. No.	Description (Tower/Blocks)	Construction activity (Stilt/basement) in sqm
1.	1 Block (Basement+ LG, UG, FF, 2 nd and 3 rd)	Construction started approximately 40 % structural work has been completed.

Deliberations during 263rd meeting of SEAC held on 16.10.2023.

The meeting was attended by the following:

- (i) Sh. Rajiv Vasudev, Manager M/s SRG Builders and Promoters Pvt Ltd.
- (ii) Mr. Deepak Gupta, Environmental Advisor.
- (iii) Sh. Sital Singh, Environmental Consultant M/s CPTL.

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

Sr. No.	Description	As per Environmental Clearance	As per proposal
1.	Name of the project	Prism	Prism Plaza
2.	Built up area	25251 sqm	22176 sqm
3.	Population	2650	5221
4.	Fresh Water	17 KLD	36 KLD
5.	Domestic water	47 KLD	93 KLD
6.	Flushing	30 KLD	57 KLD
7.	STP	50 KLD	125 KLD
8.	MSW	530 Kg/day	1044 Kg/day

The Committee observed that the overall decrease in the built-up area is due to lesser increase in the FAR area and substantial decrease in Non-FAR area, details of the same are mentioned as under:

Description	As per Environmental Clearance	As per the proposal
FAR area	18938 sqm	22176 sqm
Non-FAR area	6316 sqm	Nil
Built up area	25251 sqm	22176 sqm

The Committee further asked the Project Proponent to explain the reasons for increase in population, water demand, flushing water requirement and Solid Waste generation despite decrease in built up area. In this regard, the Project Proponent submitted the details as under:

Description	Details as per earlier Environment Clearance		Details as per amendment proposal	
Total built up area of UG, LG floor	7594 sqm (@1 Person /10sqm)	760 persons	9140 sqm (@1 person / 3 sqm)	3047 persons
Total built up area on rest of floors	11343 sqm (@1 Person/6sqm)	1890 Persons	13036 sqm (@1 person / 6 sqm)	2174 persons
Total Population		2650 Persons		5221 persons
Water requirement for permanent population (Commercial)	265 persons @ 45 lpcd	12 M ³ /day	522 persons @45 lpcd	23 M ³ /day
Water requirement for floating population	2385 persons @ 15 lpcd	35 M ³ /day	4699 persons @15 lpcd	70 M ³ /day
Total Domestic water required		47 M³ /day		93 M³/day
Total Discharge @ 80% to STP		38 M ³ /day		74 M ³ /day
Water requirement for flushing	265 persons @20 lpcd 2385 persons @10 lpcd	6 M ³ /day 24 M ³ /day Total - 30 M ³ /day	522 persons @20 lpcd 4699 persons @10 lpcd	10 M ³ /day 47 M ³ /day Total - 57 M ³ /day
MSW generation @ 0.2 Kg / person/day	2650 @ 0.2 kg	530 kg/Day	5221 @ 0.2 kg	1044 kg/Day

After detailed deliberations, SEAC decided to forward the application to SEIAA with recommendation to grant amendment in Environmental Clearance

Item No.263.09: Application for Environmental Clearance under EIA notification dated 14.09.2006 for area development project namely “Amoha Leaf” by M/s Aggarwal Builder & promoters at Bathinda, Tehsil & District-Bathinda, Punjab (Proposal No. SIA/PB/INFRA2/443298/2023).

The Project Proponent was granted Terms of Reference vide letter No. 887 dated 25.07.2023 under EIA notification dated 14.09.2006 for carrying out EIA study.

The project proponent has submitted application for obtaining Environmental Clearance under EIA notification dated 14.09.2023 for establishment of area development project namely “Amoha Leaf” located at Bathinda, Tehsil & District-Bathinda, Punjab. The total land area of project is 457881 sq.m. having built up area is 592761 sq.m.

The Project Proponent proposes to develop 1077 residential plots, 209 commercial plots and develop EWS plots in an area of 5.65 acres. The total built up area of project is 592761 sq.m. The project is covered under category 8(b) of the schedule appended with EIA notification dated 14.09.2006. The Project Proponent has deposited Rs 592761/- vide UTR no. YESBR5203042697388561 dated 26.04.2023.

Punjab Pollution Control Board vide letter no. 2903 dated 22.09.2023 furnished construction status report, the salient features of the same are reproduced as under:

“The project site was visited by AEE of Regional Office, Bathinda of the Board on 16.09.2023 and it was observed that:

- 1. The project proponent has secured the land and has started the construction of boundary wall at site. The Boundary wall construction was underway during visit along the periphery of the proposed site of the project. No other construction activity was on going at site.*
- 2. There is no MAH unit within 500m of the site. There is no air polluting industry within 100m of the site and the site is majorly surrounded by agricultural fields. There is a marriage palace M/s Vivaan Resort adj. to the site and a vehicle washing & service station opposite to the site across the road. There is an eco-sensitive zone i.e. Bir Talab having a mini zoo and deer safari at approx. 2 Kms from the site of the project. There are 2 No. previously established structures (one farm house and one No. godown which are existing in the land of the project, the Project Proponent informed that the farm house will be dismantled and godown will be converted to the temporary office/equipment or material storage area. The site is suitable for its establishment.*
- 3. The Project Proponent has obtained license to develop a colony from MC Bathinda vide No. 11/2023 dated 06.09.2023 under PAPRA Act, 1995 for the developing a residential colony namely Amoha Leaf in an area of 114.22 acres.”*

Deliberations during 262nd meeting of SEAC held on 05.10.2023.

The meeting was attended by the following:

- (i) Mr. Puneet, Partner M/s Aggarwal Builder & Promoter
- (ii) Mr. Deepak Gupta, Environmental Advisor.
- (iii) Sh. Sital Singh, Environmental Consultant M/s CPTL

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

Sr. No.	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	Residential Project namely "Amoha Leaf" developed by M/s Aggarwal Builder & Promoters.
1.2	Proposal:	SIA/PB/INFRA2/443298/2023
1.3	Location of Project:	Bathinda, Tehsil & District-Bathinda, Punjab
1.4	Details of Land area:	
	S. NO.	DESCRIPTION
		TOTAL AREA IN SQM
	A	TOTAL SITE AREA
		462245.54
	B	AREA LEFT FOR ROAD WIDENING
		1513.70
	C	RESERVED AREA FOR FUTURE PLANNING
		2850.21
	D	SITE AREA
		457881.63
	E	AREA LEFT FOR EWS
		22895.22
	F	NET SITE AREA (BALANCE AREA)
		434986.41
	H	COMMUNITY CENTER AREA
		7695.76
	I	COMM. SALEABLE AREA
		15569.53
	J	RESI. SALEABLE AREA
		211062.45
	K	TOTAL SALEABLE AREA
		226631.97
	L	TOILET BLOCK
		266.03
	(i)	TOILET BLOCK - A
		133.60
	(ii)	TOILET BLOCK - B
		107.58
	(iii)	TOILET BLOCK - C
		24.85
	M	W.W. $[(129.33+136.00)/2 \times (18.50+34.50)/2]$
		326.61

N	S.T.P.	421.22
O	S.W.M. (72.87+84.38)/2 X (45.00+45.92)/2	332.06
P	E.G.S. (1914.57+1555.72)	322.40
Q	TEMPLE	1001.31
R	GURUDWARA SAHIB	809.78
S	RAMP AREA (26'-0" X 6'-0") X 17 NOS.	217.39
T	PLAYGROUND AREA	5972.12
U	DISPENSARY AREA	2025.50
V	PARKING AREA	17846.67
W	AREA UNDER PAVEMENT AND ROADS	148849.74
X	TOTAL AREA	434986.41

The details are as per the layout plan approved from Municipal Town Planner, Bathinda

1.5	Category under EIA notification dated 14.09.2006	8(b)
1.6	Cost of the project	Rs. 56 Crores
2.	Site Suitability Characteristics	
2.1	Whether project is suitable as per the provisions of Master Plan:	The site falls in residential zone as per master plan of Bathinda
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	Approved layout Plan submitted.
3	Forest, Wildlife and Green Area	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	Forest NOC has been submitted. Permission for forest NOC issued by Department Forest officer, vide no. 824 and dated 09.05.2023.
3.2	Whether the project required clearance under the provisions of Punjab	No, an undertaking in the prescribed format has been submitted

	Land Preservation Act (PLPA), 1900.																					
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	No, an undertaking in the prescribed format has been submitted.																				
3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No, an undertaking in the prescribed format has been submitted.																				
3.6	Green area requirement and proposed No. of trees:	Total proposed green area = 22268 sq.m. Total no. of trees to be planted – 5779																				
4.	Configuration & Population																					
4.1	Configuration As per the column (1.4)																					
4.2	Population details <ul style="list-style-type: none"> Total Population = 19115 persons <table border="1"> <thead> <tr> <th>S. No.</th> <th>DESCRIPTION</th> <th>NO. OF UNITS</th> <th>POPULATION NO.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Residential Flats</td> <td>Plots 1077 @ 15 persons/plot=16155 persons</td> <td>16155</td> </tr> <tr> <td>2</td> <td>Commercial Plots</td> <td>Plots 209 @ 2 persons/shop =418 persons</td> <td>418</td> </tr> <tr> <td>3</td> <td>EWS</td> <td>EWS 5.65 acres @450 person / acres</td> <td>2543</td> </tr> <tr> <td colspan="3">TOTAL POPULATION</td> <td>19115</td> </tr> </tbody> </table>		S. No.	DESCRIPTION	NO. OF UNITS	POPULATION NO.	1	Residential Flats	Plots 1077 @ 15 persons/plot=16155 persons	16155	2	Commercial Plots	Plots 209 @ 2 persons/shop =418 persons	418	3	EWS	EWS 5.65 acres @450 person / acres	2543	TOTAL POPULATION			19115
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TOTAL POPULATION			19115																			
5	Water																					
5.1	Source:	Borewell																				
5.2	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>	Not submitted																				
5.3	Total water requirement: 2543KLD Fresh water requirement:- 1694KLD																					
	S.no	Activity	Persons	KLD																		

	1	Plots 1077 @ 15 persons/plot	16155 @ 135 ltr/person/day	2181	
	2	Plots for commercial 209@ 2 persons/shop =418 persons	418 @ 45 ltr/person/day	19	
	3	EWS 5.65 Acres= 2542 persons	2542 @135 person / acres	343	
	4	Domestic water required		2543	
		Flushing for residential	18697@45 ltr/person/day	841	
		Flushing for commercial	418@20 lpcd	8	
		Green area		122	
5.4	Utilization/Disposal of excess treated wastewater.		Sewer NOC has been not submitted.		
5.5	Cumulative Details:				
	Total water Requirement KLD	Total wastewater generated KLD	Treated wastewater KLD	Flushing water requirement KLD	Green area(22268 sq.m) requirement KLD
	2543	2034	2034	849	Summer-122 KLD Winter-40 KLD Monsoon-11 KLD
					Into sewer KLD Summer-1063KLD Winter-1145 KLD Monsoon-1174 KLD
5.6	Rain water harvesting proposal:		114 Rain water recharging pits have been proposed for artificial rain water recharging within the project premises.		
6	Air				
6.1	Details of Air Polluting machinery:		DG Sets 2x240, 2X125 KVA		
6.2	Measures to be adopted to contain particulate emission/Air Pollution		DG sets will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.		
7	Waste Management				
7.1	Total quantity of solid waste generation		Total solid waste generation = 7563 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		Solid Waste Management has not been earmarked in the approved layout plan.		

	Material Recovery Facility submitted or not																															
7.3	Details of management of Hazardous Waste.	Hazardous Waste in the form of used oil from DG sets 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	Energy Saving & EMP																															
8.1	Power Consumption:	Total Power load =8MW																														
8.2	Details of activities under Environment Management Plan. Construction Phase																															
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S R · N O ·	PARTICULARS	APPROX.CAPIT L COST (Rs LAC)	APPROX. RECURRIN G COST (Rs LAC)	ITEMS COVERED																												
1.	Medical Cum First Aid	1.0	1.5	First aid medical facility with first aid kit																												
2.	Toilets for workers	3.0	0.5	Toilets with septic tank																												
3.	Wind breaking curtains	4.0	3.0	Wind breaking walls at vulnerable areas																												
4.	Sprinklers for suppression of dust and smoke gun	10.0	4.0	Sprinklers, Pipeline																												
5.	Sewage Treatment Plant	250.00	---	Construction of STP up to tertiary level																												

6.	Solid waste Management	50.0	--	Making arrangement for solid waste segregation & disposal
7.	Green belt development	70.0	--	Land scaping & tree plantation
8.	Rain water harvesting	20.0	--	Construction rain water harvesting well & channel
Total Cost		358.00	9.00	

Operation Phase

SR. NO.	PARTICULARS	RECURRING COST (Rs. LAC)	ITEMS COVERED
1.	Sewage Treatment Plant	8.0	Operation & maintenance of sewage treatment plant including salary of operators
2.	Solid Waste segregation & disposal	15.0	Colored Bins at appropriate Locations
3.	Green Belt including Lawn's coverage	70.0	Development of green belt, watering & manuring
4	RWH	5.0	Cleaning of channels & harvesting pits
TOTAL		Rs 98.0	

8.3	<p>Additional Environmental Activities:</p> <ul style="list-style-type: none"> • Solar light, RWH, Toilets and 15 KW Solar power in the Government School = 26 Lac • Pawan Dham, B.K Ashram, Badal Road, Bathinda 0.5 acre green belt= 30 Lac • Total= 56 Lacs
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During meeting, the Committee observed that the Project Proponent proposed to utilize excess treated wastewater in the land area adjoining to the project to be developed as per Karnal Technology. The Committee observed that the ownership of the adjoining land to be developed as per Karnal Technology doesn't have on the name of the Project Proponent. The Committee asked the Project Proponent to submit an alternative scheme for the utilization of the excess treated wastewater generated from the project. The Project Proponent agreed to the same.

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

1. The Project proponent shall submit the alternative scheme within the project for the utilization of excess treated waste water till the project sewer is connected with the main sewer of MC, Bathinda.
2. The Project Proponent shall submit letter from MC Bathinda regarding their planning for laying down sewerage system & storm line near to the project site.
3. The capital cost for installation of STP in EMP seems to be on lower side. The Project Proponent shall check the same.
4. The Project Proponent shall submit the detailed scheme for Solid Waste Management being generated from the project and earmark dedicated space of SWM on the layout plan.
5. The Project Proponent shall submit the details of Additional Environmental Activities.

Deliberations during 263rd meeting of SEAC held on 16.10.2023.

The meeting was attended by the following:

- (i) Mr. Puneet, Partner M/s Aggarwal Builder & Promoter
- (ii) Mr. Deepak Gupta, Environmental Advisor on behalf of Project Proponent.
- (iii) Sh. Sital Singh, Environmental Consultant M/s CPTL

The Committee allowed the Environmental Consultant to present the reply of the aforementioned observations. Thereafter, the Environmental Consultant presented the case

as under:

Sr. No.	Observation	Reply
1	The Project proponent shall submit the alternative scheme within the project for the utilization of excess treated waste water till the project sewer is connected with the main sewer of MC, Bathinda	The Project Proponent shall reserve 10 acres of land in the approved plan which will be used for on to land for irrigation as per karnal technology till we get the sewer connection.
2	The Project Proponent shall submit letter from MC Bathinda regarding their planning for laying down sewerage system & storm line near to the project site	As per the LOI issued by the MC in which they have mention that they will give us the connection but right now the sewer is not available in the locality for which we are giving 10 acres of land for disposal of excess treated waste water and for storm the competent authority has already approved the layout for storm. Copy of approved storm layout plan is submitted offline as the size is large.
3	The capital cost for installation of STP in EMP seems to be on lower side. The Project Proponent shall check the same.	Cost of the STP will be 2.5 Cr
4	The Project Proponent shall submit the detailed scheme for Solid Waste Management being generated from the project and earmark dedicated space of SWM on the layout plan.	The MRF facility has been earmarked on the approved plan by the competent authority. The biodegradable waste will be converted into manure by providing mechanical composter of 2000 and 1700 kg/day. Recyclable waste will be sold to the recycler and inert waste will be disposed off at approved site.
5	The Project Proponent shall submit the details of Additional Environmental Activities.	Submitted

The Committee observed that the Project Proponent has proposed the EWS area to be developed as per the Karnal Technology. The Committee was not satisfied with the proposal and further asked the project proponent to provide the alternative scheme for disposal of excess treated waste water till the time the project sewer is connected with MC, sewer.

In this regard, the Project Proponent apprised the Committee that he shall carry out the construction of the project in phases. The project proponent proposed to develop 952 residential plots, 209 commercial plots and EWS plots (103.14 acres) in First Phase and

remaining 125 residential plots (10 acres) in the Second Phase. The Project Proponent submitted the layout plan with revised water demand by considering the construction of Phase 1 only. The area of 10 acres earmarked for 125 residential plots is proposed to be developed under Karnal Technology till the time the project sewer is connected with the MC, Sewer with details as under:

First Phase

(A) Estimation of Population & Water Demand

Sr. No.	Description	Population (No. of Persons)	Criteria for water demand	Water demand (KLD)	Flushing Water Criteria	Flushing Water Requirement
1	Residential Plots 952 plots @ 15 persons	14280	135 LPCD	1928	45 LPCD	643
2	Commercial Plots 209 plots @ 2 persons	418	45 LPCD	19	20 LPCD	8
	Total	14698		1947		651

(B) Cumulative details:

S.No	Total water Requirement KLD	Total wastewater generated KLD	Treated wastewater KLD	Flushing water requirement KLD	Green area requirement KLD	Onto land area proposed to be developed as per Karnal Technology KLD
1.	1947 KLD	1558 KLD	1558 KLD	651 KLD	Summer-122 KLD Winter-40 KLD Monsoon-11 KLD	Summer-785 Winter-867 KLD Monsoon-896 KLD

The Committee was satisfied with the revised proposal submitted by the Project Proponent and after detailed deliberations decided to award silver grading and forward the case to SEIAA with a recommendation to grant Environmental Clearance for establishment of Residential

plotted Project namely “Amoha Leaf” at Bathinda, Tehsil & District-Bathinda, Punjab subject to the standard and specific conditions:

Specific Condition:

- (i) **The Project Proponent shall not develop the Second Phase i.e 125 residential plots (10 acres) and shall maintain this area under Karnal Technology till the final outlet of the project carrying excess treated wastewater is connected with the MC, sewer.**

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.
- 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. The plantation to be carried out under Karnal Technology shall be in addition to the green area plantation of the project.

- 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

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

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 following activities under EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority.

Construction Phase				
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XI. Validity

- i) 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

- ii) 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.
- iii) The project proponent shall comply with the conditions of CLU, if obtained.
- iv) 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.
- v) 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.
- vi) 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.
- vii) 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.

- viii) 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.
- ix) 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.
- x) The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- xi) 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.
- xii) 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.
- xiii) 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.
- xiv) 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.

Item No.263.10: Application for Environment clearance under EIA notification dated 14.09.2006 for Group Housing Project namely “Golden Era Home” at Nagla Road, near Eden Estate, Singhpura, Zirakpur, Distt. Mohali, Punjab by M/s ABS Infra Developers (Proposal No. SIA/PB/INFRA2/435755/2023).

The project proponent has submitted application for Environmental Clearance under EIA notification dated 14.09.2006 for establishment of group housing project namely “Golden ERA Home” at Nagla Road, near Eden Estate, Village Singhpura, Zirakpur, Distt. Mohali. The net plot area of the project is 19461.2 sq.m having built up area of 70659.09 sq.m. The Project is covered under category 8(a) of the schedule appended with the EIA Notification dated 14.09.2006.

The Project Proponent has also deposited Rs. 141320/- vide UTR No. / Reference ID AXSK232200002639 dated 08.08.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter No. 7617 dated 01.10.2023 furnished the latest construction status report is as under:

“The project site was visited by officer of the Board on 30.09.2023 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. However, a temporary office site has been provided along with new temporary labour huts.*
2. *As physically observed, the distance of the proposed site from the various approved existing operational industries/units (for which specific siting guidelines has been issued by the Board for time to time), is more than the required distance as per the siting criteria given as under:*

Sr. No.	Type of industrial unit	Required distance as per siting criteria
1.	Cement plant/grinding unit	300m
2.	Rice sheller/saila plant	500m
3.	Stone crushing/screening cum washing plant	500m
4.	Hot mix plant	300m
5.	Brick kiln	300m
6.	CBWTF	500m
7.	Poultry Farm	500m
8.	Jaggery unit	200m

3. *There is no drain, river, eco-sensitive structure within 500m boundary of the project site.*
4. *The site is complying with general siting criteria as per policy dated 30.04.2013 and specific siting guidelines as per the Department of Science, Technology, Environment, Government of Punjab notification No. 3/6/07/STE(4)/2274 dated 25.07.2008."*

Deliberations during 263rd meeting of SEAC held on 16.10.2023.

The meeting was attended by the following:

- (i) Mr. Tarun Goyal, Partner M/s ABS Infra Developers.
- (ii) Mr. Deepak Gupta, Environmental Advisor on behalf of Project Proponent.
- (iii) Sh. Sital Singh, Environmental Consultant M/s CPTL

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

Sr. No	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	Residential G Project namely "Golden Era Home" by ABS Infra Developers .
1.2	Proposal:	SIA/PB/INFRA2/435755/2023
1.3	Location of Project:	Nagla Road, near Eden Estate, Village Singhpura, Zirakpur, Distt. Mohali
1.4	Details of Land area & Built up area:	Total Plot area is 19461.2 sq.m having built-up area of 70659.09 Sqm
1.5	Category under EIA notification dated 14.09.2006	8(a)
1.6	Cost of the project (Rs. in crores)	79.88 cr
2.	Site Suitability Characteristics	
2.1	Whether project is suitable as per the provisions of Master Plan:	The location of the project has been earmarked in the Master Plan of Zirakpur.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	Permission for utilizing the Land for residential purpose (CLU) not submitted however land ownership documents submitted.
3	Forest, Wildlife and Green Area	

3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	An undertaking in the regard submitted in the prescribed format.																																														
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	An undertaking in the regard submitted in the prescribed format																																														
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not?	An undertaking in the regard submitted in the prescribed format																																														
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.																																														
3.5	Green area Requirement and proposed No. of trees:	Total green area: 2920 sqm Proposed trees to be planted: 250 nos.																																														
4.	Population & Configuration																																															
4.1	Details of Population	<table border="1"> <tr> <td>Flats</td> <td colspan="3">Total population</td> </tr> <tr> <td>352 flats @ 5 Residents each per flat</td> <td colspan="3">1760</td> </tr> </table>			Flats	Total population			352 flats @ 5 Residents each per flat	1760																																						
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5.1	Source:	Bore wells																																														
5.2	Whether Permission obtained for abstraction/supply of the	Not submitted																																														

	fresh water from the Competent Authority (Y/N) <i>Details thereof</i>															
5.3	Total wastewater generation:	190 KLD														
5.4	Treatment methodology: <i>(STP capacity, technology & components)</i>	190 KLD of wastewater will be generated from the project which will be treated in proposed STP of 285 KLD capacity based on MBBR Technology followed by UF.														
5.5	Treated wastewater for flushing purpose:	79 KLD														
5.6	Treated wastewater for green area in summer, winter and rainy season:	Summer: 16 KLD Winter: 5 KLD Monsoon: 1 KLD														
5.7	Utilization/Disposal of excess treated wastewater.	<ol style="list-style-type: none"> The excess treated waste water will be disposed of into MC, sewer. A copy of the MC letter vide No. 2641 dated 01.08.2023 submitted, wherein it has been mentioned that the treated water line of project may be connected with main sewer line of Zirakpur after deposition of the requisite charges submitted. 														
5.8	Cumulative Details:															
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5.9	Rain water harvesting proposal:	6 Rain Water Recharging pits with dual bore have been proposed for artificial rain water recharging within the project premises.														
6	Air															

6.1	Details of Air Polluting machinery:	DG set of 1 X 500, 1x240, 1x 125 KVA capacity will be installed for essential services such as STP, borewell, etc.															
6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG set will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.															
7	Waste Management																
7.1	Total quantity of solid waste generation	704 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.	Solid waste management area has been provided and earmarked in conceptual layout plan attached along with application. Recyclable component will be disposed off through authorized recycler vendors. Inert waste will be dumped to 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 off to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.															
8.	Energy Saving & EMP																
8.1	Power Consumption:	<table border="1"> <thead> <tr> <th>Description</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Electrical Power requirement (KW)</td> <td>1850</td> </tr> <tr> <td>Source</td> <td>PSPCL</td> </tr> </tbody> </table>		Description	Total	Electrical Power requirement (KW)	1850	Source	PSPCL								
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8.2	Energy saving measures:	Use of LEDs is proposed in all common areas and the residents shall be educated about the huge savings in their electricity bills, if they use the LED.															
8.3	Details of activities under Environment Management Plan.																
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1.	Medical Cum First Aid	0.50	1.0	--													

2.	Toilets for workers	3.0	1.5	--
3.	Wind breaking curtains	10.0	2.0	--
4.	Sprinklers for suppression of dust	2.0	2.0	--
5.	Sewage Treatment Plant	80.0	---	4.5
6.	Solid waste Management	12.0	--	4.0
7.	Green belt development	18.0	--	10.0
8.	Rain water harvesting	7.0	--	2.0
9.	Smog gun	4.0	1.5	--
Total		Rs. 136.50 Lakhs	Rs. 8.0 Lakhs	Rs. 20.50 Lakhs
Additional Environmental Activities				
1. Jute bags through PPCB/government functions 20000= 30 Lakhs 2. Composter in the Gurudwara Sahib of Village Nabha-1 Ton/day and maintenance for 3 years= 50 Lakhs Total = 80 Lakhs				

The Committee, on perusal of letter No. 2641 dated 01.08.2023 issued by E.O, MC Zirakpur regarding disposal of excess treated waste water to MC, Sewer, asked the project proponent to provide the alternative scheme for disposal of excess treated waste water till the time the project sewer is connected with MC, sewer.

In this regard, the Project Proponent apprised the Committee that he shall carry out the construction of the project in phases. The project proponent has proposed to construct Block-2 to 28 (296 flats) in First Phase and Block-1 (56 flats) in 4000 square yards in the Second Phase. Further, the Project Proponent proposed to develop the land area of Second Phase i.e., 4000 square yards under Karnal Technology for utilization of excess treated waste water and revised the population and water demand by considering the development of first phase only. In this regard, the Project Proponent submitted the revised layout plan. He further submitted that he shall not carry out the construction of the second phase till the time the project sewer is connected with the MC, Sewer with details as under:

First Phase

(C) Estimation of Population & Water Demand

Sr. No.	Description	Population (No. of Persons)	Criteria for water demand	Water demand (KLD)	Flushing Water Criteria	Flushing Water Requirement
1	Residential Towers (Block-2 to Block-28) – 296 DUs @ 5 Persons/DU	1480	135 LPCD	200	45 LPCD	67
	Total	1480		200		67

(D) Cumulative details:

S.No	Total water Requirement KLD	Total wastewater generated KLD	Treated wastewater KLD	Flushing water requirement KLD	Green area requirement KLD	Onto land for plantation in area of 4000 sq.yards to be developed as per Karnal Technology
1.	200 KLD	160 KLD	160 KLD	67 KLD	Summer-16 KLD Winter-5 KLD Monsoon-1 KLD	Summer-77 KLD Winter-88 KLD Monsoon 92 KLD

The Committee was satisfied with the revised proposal submitted by the Project Proponent and after detailed deliberations decided to award silver grading and forward the case to SEIAA with a recommendation to grant Environmental Clearance for establishment of Residential Group Housing Project namely “Golden Era” at Nagla Road, near Eden Estate, Singhpura, Zirakpur, Distt. Mohali, Punjab by M/s ABS Infra Developers subject to the standard and specific conditions:

Specific Condition:

- (i) **The Project Proponent shall not carry out the development of the Second Phase i.e 56 flats (Block-1) measuring 4000 square yard and shall maintain this area under**

Karnal Technology for the disposal of excess treated waste water till the final outlet of the project carrying excess treated wastewater is connected with the MC, sewer.

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. The plantation to be carried out under Karnal Technology shall be in addition to the green area plantation of the project.

- 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 following activities under EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority.

S. No.	Title	Construction Phase		Operation Phase
		Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)
1.	Medical Cum First Aid	0.50	1.0	--
2.	Toilets for workers	3.0	1.5	--
3.	Wind breaking curtains	10.0	2.0	--
4.	Sprinklers for suppression of dust	2.0	2.0	--
5.	Sewage Treatment Plant	80.0	---	4.5
6.	Solid waste Management	12.0	--	4.0
7.	Green belt development	18.0	--	10.0
8.	Rain water harvesting	7.0	--	2.0
9.	Smog gun	4.0	1.5	--
Total		Rs. 136.50 Lakhs	Rs. 8.0 Lakhs	Rs. 20.50 Lakhs
Additional Environmental Activities				
<ul style="list-style-type: none"> 1. Jute bags through PPCB/government functions 20000= 30 Lakhs 2. Composter in the Gurudwara Sahib of Village Nabha-1 Ton/day and maintenance for 3 years= 50 Lakhs <p>Total = 80 Lakhs</p>				

XI. Validity

- i) 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.