

Proceedings of 159thmeeting of State Environment Impact Assessment Authority held on 08.01.2020 at 11:00 AM in the Conference Hall-3, PSCST, MGSIPA Complex, Sector- 26, Chandigarh.

The following were present:

- 1) Sh. Kuldip Singh, IFS (Retd.),
Chairman, SEIAA
- 2) Dr. Sunil Mittal
Expert Member, SEIAA
- 3) Sh. Charandeep Singh, PCS
Member Secretary, SEIAA

At the outset, the Member Secretary, SEIAA welcomed the Chairman and member of the State Environment Impact Assessment Authority (SEIAA) in its 159thmeeting.

Item No. 159.01: Confirmation of the minutes of 158th meeting of SEIAA held on 23.12.2019.

SEIAA was apprised that the proceedings of 158thmeeting of SEIAA held on 23.12.2019 were circulated vide email dated 07.01.2019. No observation was received from any member of SEIAA. SEIAA noted the same and confirmed the said proceedings

Item No. 159.02: Action on the proceedings of 158thmeeting of SEIAA held on 23.12.2019.

SEIAA was apprised that Action on the proceedings of 158th meeting held on 23.12.2019 is being taken and action taken report will be placed in the next meeting. SEIAA noted the same and asked to place the same in the next meeting of SEIAA.

Item No.159.03: Regarding CWP No. 27115 of 2019 in the matter of M/s Surya Land Promoters Pvt. Ltd. v/s UOI and Others in the Hon'ble Punjab and Haryana High Court at Chandigarh.

SEIAA observed as under:

A civil Writ petition was received through e-mail by the Chairman, SEIAA. After perusal of the said writ petition, it was observed that the said CWP was filed by M/s Surya Land Promoters Pvt. Ltd. and titled as M/s Surya Land Promoters Pvt. Ltd. v/s Union of India . The said CWP was filed for the following:

1. For issuance of appropriate writ, direction or order particularly in the nature of Certiorari for quashing clarification dated 25.03.2019 issued by MoEF&CC whereby it has been incorrectly stated that projects with land area less than 50 ha, but built up area more than 20,000 sqm may be appraised as per the provisions of Schedule 8 (a) and Schedule 8(b) and the petitioner being State Developer/ Town Planner and not a builder cannot be included under Schedule 8(a).
2. For issuance of appropriate writ, direction or order particularly in the nature of Certiorari for quashing clarification by SEIAA dated 09.07.2019 wherein the learned authority has incorrectly placed reliance on the clarification dated 25.03.2019 issued by MoEF&CC and thereby incorrectly concluding that the total built up area in the case of petitioner is more than 20,000 sqm and thus, the project of the petitioner will be approsed under Schedule 8(a)- Building and Construction Projects.
3. For issuance of appropriate writ order or direction in the nature of mandamus declaring the Environmental Clearance is not mandatory in the case of the petitioner as the same is not covered by the EIA Notification, 14.09.2006 as amended from time to time.
4. For issuance of any other appropriate writ, order or direction which this Hon'ble Court may deem fit and proper under the facts and circumstances of the case.

The relevant part of the order of Hon'ble Punjab & Haryana High Court, Chandigarh dated 25.09.2019 (Annexure-1) in the matter is as under:

"Accordingly, in view of the statement made by the learned counsel appearing on behalf of the State of Punjab, No Objection Certificate be issued to the petitioner within six weeks by the State of Punjab."

During the course of hearing of the above said CWP, Sh. Meetinder Singh Mann, District Town Planner, Ludhiana submitted before the Hon'ble High Court through the learned counsel appearing on behalf of the State of Punjab that

"... the petitioner company is not required to obtain any clearance from the Ministry of Environment, Forest and Climate Change.."

In pursuance to the said order, Dy. DGF (Central), MoEF&CC vide letter no. 19-366/2019-ROC dated 01.10.2019 (Annexure-1A) has written to the Chief Secretary, Punjab to direct the concerned department to provide the documentary evidence or statutory authority authorizing Sh. Meetinder Singh Mann, District Town Planner, Ludhiana to make above averments before the Hon'ble High Court at an early.

Earlier, Govt. Of Punjab, Deptt. of Forests & Wildlife Preservation O/o Principal Chief Conservator of Forests (HoFF), SAS Nagar vide letter No. FCA/1980/19/2013/4928 dated 26.12.2018 sought clarification in the case of M/s Surya Land Promoters Pvt. Ltdas to whether the Project Proponent was required to obtain Environment Clearance for their project or not.

Northern Regional Office of MoEF&CC, Chandigarh vide letter no. 164 dated 05.04.2019 forwarded a copy of the letter no. 22-8/2019-IA-III dated 25.03.2019 of the Ministry wherein MoEF&CC has clarified that as on date, projects with land area less than 50 ha but built-up area more than 20,000 sqm may be appraised as per the provisions of schedule 8(a) of the EIA notification, 2006 as amended from time to time and the said letter was taken on record by SEIAA.

Accordingly, the Addl. PCCF & Nodal Officer (FCA), Department of Forests & Wildlife Preservation, O/o Principal Chief Conservator of Forests (HOFF), Forests Complex, Sector- 68, SAS Nagar was informed vide this office letter no. 518 dated 09.07.2019 to the effect that the project attracted the provisions of EIA Notification dated 14.09.2006 with activity listed at 8(a)- Building & Constructions

Project in light of clarification dated 25.03.2019 issued by MoEF&CC. Copy of the same was also endorsed to the project proponent.

The matter was considered by SEIAA in its 153rd meeting held on 17.10.2019, wherein, it was apprised that M/s Abohar Developers LLP., Sukhbir, Bhawan Block- K 2, No. 501, Room No. 22, Tarachand Colony, Near Mata Chowk, Mahipalpur Extension, New Delhi – 1100337 vide letter dated 07/10/2019 has made request along with copy of orders of the Hon'ble High Court to Deputy Director General- Forests and Dy. Inspector General of Forests for the issuance of NOC for removal of Trees from PWD Roads & Diversion of 0.018618 ha of forest land for approach road to proposed colony.

In view of above, SEIAA observed that DTP, Ludhiana was not competent to decide whether any project require EC or not. Also his statement was not in consonance with the clarification issued by the MoEF& CC in such cases.

After detailed deliberations, SEIAA decided that Directorate of Environment & Climate Change be requested to engage advocate on behalf of SEIAA in the matter to file a review petition in the Hon'ble Punjab & Haryana High Court.

In compliance to the above mentioned decision, the matter was taken up with the DECC and it was decided that PPCB be requested to engage an advocate in the matter as no legal cell is available with DECC. Accordingly, the Member Secretary, PPCB was requested vide letter no. 945 dated 26.11.2019 to engage a senior advocate on behalf of SEIAA, Punjab so as to file review in the subject cited matter.

PPCB has now suggested Sh. SuveerSheokand, Additional Advocate General, Punjab as the counsel in the matter. He was contacted on 03.01.2020 and again on 06.01.2020 and accordingly review petition has been prepared and the same is annexed as Annexure-I of the agenda

The matter was discussed in 159th meeting of SEIAA held on 08.01.2019. The SEIAA examined the Review Petition prepared in consultation with advocate, in detail. The SEIAA suggested some additions / amendments in the Review Petition & approved the same, which is enclosed as **Annexure-A**. The SEIAA decided that

Member Secretary, SEIAA shall file the Review Petition on behalf of SEIAA, Punjab in the Hon'ble Punjab & Haryana High Court, Chandigarh.

Item no. 159.04: Application of grant of Environmental Clearance Exemption Certificate for proposed Cold Store Project cum Industrial Warehouse Project at village Tepla, Tehsil Rajpura, District Patiala.

SEIAA observed as under:

Sh. Deepak Mittal S/o Sh. Ashok Kumar Mittal has submitted a request to grant exemption for proposed Cold Store Project cum Industrial Warehouse Project at village Tepla, Tehsil Rajpura, District Patiala alongwith documents such as co-ownership deed, project report of the project, EIA Notification amendment dated 22/12/2014 and clarification given by MoEF to the Principal Secretary, Environment Department, Maharashtra.

The matter was placed in the 154th meeting of SEIAA and SEIAA decided that the matter be placed in the next meeting of SEIAA.

The matter was placed in 158th meeting of SEIAA held on 23.12.2019. SEIAA was apprised that the project proponent has a proposal to set up a cold storage project consisting of Industrial Warehousing. As per the project report the project proponent will provide refrigerators in the cold storage project and will have industrial warehousing facility for repacking of goods alongwith air conditioners for re-packing of perishable goods under freezing temperature. The items handled in the warehouse will be perishable goods like potatoes, fruits, vegetables, mineral water bottles, packed juices, perishable cosmetic products, dairy products, bakery products, poultry products etc. Total installed capacity of the cold store will be 10000 MT in proposed four sheds.

SEIAA was further apprised that the project proponent has referred to the amendment in the EIA Notification, 14.09.2006 dated 22.12.2014 so as to exempt the project from obtaining EC under the said notification after considering the project as Industrial Shed. SEIAA observed that as per OM dated 05.03.2015 the definition of industrial shed is given as under:

“ The word '*Industrial Shed*' implies (Whether RCC or otherwise) which is being used for housing plant & machinery of industrial units include Godowns and buildings connected with production related and other associated activities of the unit in the same premises.”

SEIAA felt that before deciding the applicability of EIA Notification, 14.09.2006 for such project as industrial shed, it is pertinent to have detailed list of activities to be carried out by the project proponent.

SEIAA decided that the matter be placed in the next meeting of SEIAA and the project proponent be asked to attend the next meeting along with detailed list of activities to be carried out by him so as to decide the applicability of EIA Notification, 14.09.2006.

The matter was again placed in 159th meeting of SEIAA held on 08.01.2019 which was attended by Sh. Saurabh Mittal, co-owner of the project.

SEIAA asked the project proponent to inform about the project alongwith all the processes to be carried out.

The project proponent submitted that he has a proposal to set up a cold storage project consisting of warehousing. As per the project report the project proponent will provide refrigerators in the cold storage project and will have warehousing facility for repacking of goods alongwith air conditioners for re-packing of perishable goods under freezing temperature. The items handled in the warehouse will be perishable goods like potatoes, fruits, vegetables, mineral water bottles, packed juices, perishable cosmetic products, dairy products, bakery products, poultry products etc. Total installed capacity of the cold store will be 10000 MT in proposed four sheds.

The project proponent further submitted that the process will be consisting of various steps i.e. sorting, cleaning, grading, packaging, refrigeration and dispatch. Sorting will entail the removal of all the fruits and vegetables that do not have uniform characteristics compared to the rest of the lot. After sorting, manual cleaning will be carried out. In grading, the fruits and vegetables are classified into groups to set criteria of quality and size recognized by governments and the industry.

This step includes waxing the fruits to reduce dehydration, improve their postharvest life and also to act as carriers of some fungicides as well as to increase the shine and improve appearance. Waxing is followed by refrigeration. The material is thereafter dispatched after packaging.

SEIAA queried the project proponent as to whether permission has been obtained from the Forest Department for diversion of forest land for laying out the approach road. In reply to the same, the project proponent informed that he had already applied for obtaining permission from the Forest Department for the same and submitted a copy of the application in this regard, which was taken on record by SEIAA.

SEIAA observed that as per MoEF OM dated 05.03.2015, the definition of Industrial Shed is given as under:

“The word '*Industrial Shed*' implies (Whether RCC or otherwise) which is being used for housing plant & machinery of industrial units include Godowns and buildings connected with production related and other associated activities of the unit in the same premises.”

SEIAA observed that the activities to be carried out by the project proponent are industrial in character. Thus, the project as proposed by the project proponent falls in the definition of the “Industrial Shed” as per OM dated 05.03.2015 and thus, proposed project is exempted from obtaining Environmental Clearance under EIA Notification dated 14.09.2006 as per MoEF&CC Notification SO 3252 (E) dated 22.12.2014.

After detailed deliberations, SEIAA decided to inform the project proponent that proposed project (cold storage cum industrial warehousing) is exempted from obtaining Environmental Clearance under EIA Notification dated 14.09.2006 as per MoEF&CC Notification SO 3252 (E) dated 22.12.2014.

Item No. 159.05 Application for Environmental Clearance under EIA notification dated 14.09.2006 for the establishment of warehouse located at Plot Nos. B-3 to B-8 and A-4, Focal Point, Ludhiana by M/s Nahar Industrial Enterprises Ltd. (Proposal No. SIA/PB/MIS/108792/2019).

SEIAA observed as under:

The project proponent has filed an application for obtaining Environment Clearance under EIA notification, 2006 for establishment of a warehouse at Plot Nos. B-3 to B-8 and A-4, Focal Point, Ludhiana. The project proponent submitted Form 1, Form 1A and other relevant documents.

The project proponent was raised EDS online on 18.09.2019 and the reply given by the project proponent is as under:

Sr. No.	Observations	EDS Reply
1.	EC processing fee is required to be paid @ Rs. 2/ sq.m of the built up area. (DD No. & date) For B1 projects : At the time of TOR 25% and at the time of EC 75% For B2 project At the time of time of EC 100%	Processing fees for Environmental Clearance application @ Rs. 2 / sq.mi.e. Total built up area x Rs. 2 sq.m = Rs. 1,24,568.14 i.e. approx. Rs. 1,24,570/- has been submitted through RTGS vide UTR No. SBIN41926655995 dated 23.09.2019.
2.	Whether the project falls in the critical polluted area notified by MoEF&CC	The project falls in Ludhiana which has been notified as critically polluted by MOEF&CC. But, the moratorium has been uplifted vide F.No. J-11013-5/2010-IA.II(I) dated15.02.2011. Copy of office memorandum has been submitted. Further as per Office Memorandum F.No. J-11013- 5/2010-IA.II(I) dated24.05.2011; General conditions are not applicable on Construction projects. Copy of OM isenclosed

The project proponent was raised EDS online on 09.10.2019 and the reply given by the project proponent is as under:

S.No.	Observations	EDS Reply
1.	In Form 1 and Drawing 4, the built up area is 62,684.07 sq.m. But in Form 1A thesame is	Built-up area for the proposed project is 62,684.07 sq.m. However, due to typographical error wrong

	mentioned as 66,284.07 sq.m. Please clarify.	built-up area was inadvertently mentioned in Form IA. The same has been corrected now.
2.	Existing built-up area is not submitted.	As such, there is no existing building at the site. However, there are some existing structures of Punjab Concast Steels Ltd. that needs to be demolished and the same is reflected in contour plan.
3.	As per letter dated 15.10.2012 at annexure 1(b), new lease deed has been made after 30.09.2019, but the same has not been attached.	As per letter dated 15.10.2012 at Annexure 1(b), reference of letter dated 30.09.2012 is there in place of letter dated 30.09.2019. A copy of letter dated 30.09.2012 has been submitted.
4.	As per photographs submitted by the project proponent in Annexure-12, it has been observed that a significant level of construction is going on.	As mentioned in point no. 2; there are some existing structures of Punjab Concast Steels Ltd. which needs to be demolished and the same is reflected in contour plan in an area of 25.57 acres of project. Copy of contour plan has been submitted
5.	<p>After pursuing the application submitted by the project proponent, it is observed that the total land area with NIEL is 44.10 acres. Out of this, land of 10.04 acres has been leased to M/s Cotton County Retail Limited which is already existing project.</p> <p>You are also constructing a warehouse in a land of 8.49 acres for M/s Instakart Services Pvt. Ltd. Since, the land is owned by the same promoter company i.e. M/s NIEL and the construction activity is going on at the site for warehousing project by the same projectproponent and the</p>	<p>Total land area of 44.10 acres is divided into:</p> <p>a) 10.04 acres has been leased to M/s Cotton County Retail Limited which is already an existing project for which Consent to Operate (Air & Water) has been granted by PPCB. Copy of CTO has been submitted. Copy of approved drawing has also been submitted.</p> <p>b) 8.49 acres of land for which Consent to Establish has already been obtained from PPCB for garments industry by NIEL; copy of CTE dated 24.04.2019 has been submitted Later on, same was leased to M/s</p>

<p>promoter company is also applying for obtaining Environmental Clearance for the same component i.e. warehouse project for 25.57 acres only, separately, not as a consolidated project of land area of 34.85 acres, it seems to be a violation of Environmental Clearance project. Whether any building plan has been got approved for construction activity which is going on at the site before carrying out construction activity. Please submit approved building plan of the area for which construction activity is going on, which should be approved from the competent authority before the date of application of Environmental Clearance for the project of 25.57 acres.</p>	<p>InstakartServices Pvt. Ltd. vide dated 23.05.2019; copy of lease deed has been submitted. Copy of approved drawing has been submitted.</p> <p>c) Later on, planning was made for 25.57 acres for which application has been submitted for Environmental clearance.</p> <p>Thus, both (b) & (c) are separate projects and owned by different developers i.e. M/s Instakart Services Pvt. Ltd. and M/s Nahar Industrial Enterprises Ltd. Thus, proposed warehouse project in an area of 25.57 acres of land should not be considered under violation case. Further, layout has not been approved by competent authority.</p>
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Environmental Engineer, PPCB, RO-1, Ludhiana was requested vide email dated 31.10.2019 to send the construction status of the project site.

Environmental Engineer, PPCB, RO-1, Ludhiana vide letter no 2841 dated 01.11.2019 has intimated that the subject cited site was visited by the officer of this office on 17.10.2019 & construction status of site & physical structure within 500 mtr including the status of industry is as under:

1. There are Industries all around the site within 500 m of site which are all in Designated Industrial, Focal Point developed by PSIEC.
2. Also, adjoining to the site, there is a warehouse of Flipkart & garment manufacturing unit i.e. M/s Nahar Industrial Enterprises Ltd. (Garment Unit) Leased to Cotton County Retails Ltd., Phase-4, Focal Point, Ludhiana.
3. There are some illegal residences adjacent to the boundary wall of site.
4. Also, there are following major type of industries/ physical structures.

- i. M/s Vardhman Special Steels Ltd, C 58, industrial Focal Point, Phase-3, Ludhiana, which is a 17 category large scale (NC Furnace) red category unit within the 500 mtrs of proposed site.
- ii. M/s United Breweries Ltd., C-60, Phase 3, Focal Point, Ludhiana, which is a large scale red category unit within 500 mtrs of proposed Site.
- iii. M/s Rockman Cycle Industries Ltd (Auto Division), A-7, Phase-5, Focal Point, Ludhiana, which is a large scale red category unit within 500 mtrs of proposed site.
- iv. M/s Upper India Steel Manufacturing & Engineering Company Ltd., Phase 3, Dhandari Industrial Focal Point, Ludhiana, which is a 17 category (Arc Furnace) large scale red category unit within 500 mtrs of proposed site.
- v. There is PSPCL Office within 500 mtrs of proposed site.
- vi. There is Railway Line within 500 mtrs of proposed site.

No Construction has been started at the project site yet. The general guidelines are applicable to the project & the project is meeting with the general siting guidelines.

The case was considered in 185th meeting of SEAC held on 29.11.2019, which was attended by the following on behalf of the project proponent:

- (i) Sh.Suman Kumar, VP (Purchase and projects) of the promoter company.
- (ii) Sh. Sandeep garg, Environmental Consultant, M/s Eco Laboratories and Consultants pvt. Ltd.

SEAC allowed the project proponent to present the salient features of the project.

The project proponent and the Environment consultant of the promoter company presented the same as under:

- ❖ M/s Nahar Industrial Enterprises Ltd. has been allotted Industrial plots i.e. Plot Nos. B-3 to B-8 and A-4 at Focal Point, Ludhiana, Punjab measuring 44.10 acres by Greater Ludhiana Area Development Authority (GLADA) vide Letter No. A/Glada/Ludhiana/2015/2056 dated 29.04.2015.

- ❖ Originally, this land was owned by Punjab Con-cast Steels Ltd. (PCSL) which was incorporated on 27th June, 1970. The name of the company was changed from Punjab Con-cast Steels Ltd. to Nahar International Ltd. (NINL) and a fresh certificate of Incorporation consequent on change of name of Company was issued by the Registrar of Companies, Punjab, H.P. and Chandigarh on 6th October, 1994.
- ❖ Later, Nahar International Ltd. (NINL) was amalgamated with Nahar Industrial Enterprises Ltd. (NIEL) vide order dated 4.3.2005 passed by the Hon'ble Punjab & Haryana High Court at Chandigarh.
- ❖ Out of the total area of project 44.10 acres, 10.04 acres has been leased to M/s Cotton County Retail Limited and 8.49 acres to M/s Instakart Services Pvt. Ltd. for development of warehouse.
- ❖ Consent to Operate for Air and water has been granted to M/s Cotton County Retail Limited from PPCB vide Certificate No. CTOA/Renewal/LDH1/2018/713677 and CTOW/Renewal /LDH1/2018/7138197 dated 23.04.2018 and is valid upto 30.09.2022 respectively.
- ❖ Consent to Establish has been granted to M/s Instakart Services Pvt. Ltd. from PPCB vide certificate No. CTE/Fresh/LDH1/2019/9669707 dated 24.04.2019 and is valid upto 23.04.2020.
- ❖ The change in land use has been issued to M/s Nahar Industrial Enterprises Ltd. by General Industries, District Industries Centre, Ludhiana vide Letter No. DIC/LDH/595 dated 04.02.2019.
- ❖ Now M/s Nahar Industrial Enterprises Ltd. is planning to develop warehouse in the remaining land of 25.57 acres for which application has been filed for grant of EC.

Other details are given as under:

S.No.	Item	Details																														
1.	OnlineProposal No.	SIA/PB/MIS/108792/2019																														
2.	NameandLocationof theproject	Warehouse Project located at Plot Nos. B-3 to B-8 and A-4, Focal Point, Ludhiana, Punjab by M/s Nahar Industrial Enterprises Ltd.																														
3.	Latitude&Longitude	Corners coordinates: <table border="1" style="margin-left: 20px;"> <thead> <tr> <th>Corner</th> <th>Latitude</th> <th>Longitude</th> </tr> </thead> <tbody> <tr> <td>Corner-A</td> <td>30°52'59.55"N</td> <td>75°54'09.72"E</td> </tr> <tr> <td>Corner-B</td> <td>30°52'53.74"N</td> <td>76°54'20.69"E</td> </tr> <tr> <td>Corner-C</td> <td>30°52'54.36"N</td> <td>76°54'21.39"E</td> </tr> <tr> <td>Corner-D</td> <td>30°52'53.24"N</td> <td>76°54'23.70"E</td> </tr> <tr> <td>Corner-E</td> <td>30°52'53.76"N</td> <td>76°54'24.01"E</td> </tr> <tr> <td>Corner-F</td> <td>30°52'53.48"N</td> <td>76°54'24.87"E</td> </tr> <tr> <td>Corner-G</td> <td>30°53'02.41"N</td> <td>76°54'27.79"E</td> </tr> <tr> <td>Corner-H</td> <td>30°53'07.09"N</td> <td>76°54'21.07"E</td> </tr> <tr> <td>Corner-I</td> <td>30°53'06.50"N</td> <td>76°54'20.34"E</td> </tr> </tbody> </table>	Corner	Latitude	Longitude	Corner-A	30°52'59.55"N	75°54'09.72"E	Corner-B	30°52'53.74"N	76°54'20.69"E	Corner-C	30°52'54.36"N	76°54'21.39"E	Corner-D	30°52'53.24"N	76°54'23.70"E	Corner-E	30°52'53.76"N	76°54'24.01"E	Corner-F	30°52'53.48"N	76°54'24.87"E	Corner-G	30°53'02.41"N	76°54'27.79"E	Corner-H	30°53'07.09"N	76°54'21.07"E	Corner-I	30°53'06.50"N	76°54'20.34"E
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		Corner-J	30°53'06.84"N	76°54'19.10"E
		Corner-K	30°53'01.09"N	76°54'15.05"E
		Corner-L	30°53'03.02"N	76°54'12.04"E
4.	Project/activity covered under item of scheduled to the EIA Notification, 14.09.2006	The project falls under Sr .No. 8(a) 'Building & Construction Project'		
5.	Whether the project is in critical polluted area or not.	The project falls in Ludhiana which has been notified as critically polluted by MOEF&CC. But, the moratorium has been uplifted vide F.No. J-11013-5/2010-IA.II(I) dated 15.02.2011. Further as per Office Memorandum F.No. J-11013-5/2010-IA.II(I) dated 24.05.2011; General conditions are not applicable on Construction projects.		
6.	If the project involves diversion of forest land. If yes, a. Extent of the forest land. b. Status of the forest clearance.	No. Project does not involve any diversion of forest land.		
7.	a. Is the project covered under PLPA, 1900, if No but located near to PLPA area then the project proponent is required to submit NOC from the concerned DFO to the effect that project area does not fall under the provision of PLPA Act, 1900. b. Is the project covered under PLPA, 1900, if yes then Status of the NOC w.r.t PLPA, 1900.	Project is not covered under PLPA, 1900.		
8.	If the project falls within 10 km of eco-sensitive area/ National park/Wild Life Sanctuary. If yes, a. Name of eco-sensitive area/ National park/Wild Life Sanctuary and distance from the project site. b. Status of clearance from National Board for Wild Life (NBWL).	No wildlife or bird sanctuary falls within 10 km of project site, thus, there is no requirement of NBWL clearance.		
9.	Classification/Land use patterns as per Master Plan	Industrial zone as per Master plan of Ludhiana.		
10.	Cost of the project	Rs. 73.4193 Crores		

11.	Total Plot area, Built-up Area and Green area	The details of project is as under:						
		S.No.	Description	Area				
		1.	Plot area (Total scheme area)	1,03,477 (or 25.57 acres)				
		2.	Built-up area	62,284.07 m ²				
		3.	Green area	11,400 m ²				
12.	Population (when fully operational)	Estimated population: 148 Persons.						
13.	Water Requirements & source in Construction Phase	Water demand of 20 KLD may be there depending upon phases of construction. The water requirement will be provided by treated water from STP installed at Instakart Services Pvt. Ltd.						
14.	Breakup of Water Requirements & source in Operation Phase (Summer, Rainy, Winter):							
	S.No.	Season	Fresh water		Reuse water		Total (KLD)	
			Domestic (KLD)	Others (Green area) (KLD)	Flushing (KLD)	Green area (KLD)	HVAC (KLD)	
	1.	Summer	4.0	60.5	2.5	2.5	-	69.5
	2.	Winter	4.0	18.5	2.5	2.5	-	27.5
	3.	Rainy	4.0	3.5	2.5	2.5	-	12.5
	S.No.	Description		Source of water				
	1.	Domestic		Borewell				
	2.	Others		-				
	3.	Flushing purposes		Treated waste water				
	4.	Green area		Treated waste water & Borewell				
	5.	HVAC		-				
15.	Treatment & Disposal arrangements of waste water in Construction Phase	Wastewater generated will be treated in septic tank.						
16.	Disposal Arrangement of Waste water in Operation Phase	Total wastewater generation will be 5.2 KLD which will be treated in proposed STP of 10 KLD capacity to be installed within the project premises.						
		Season	Flushing (KLD)	Green area (KLD)	Sewer (KLD)			
		Summer	2.5	63	-			
		Winter	2.5	21	-			
		Monsoon	2.5	6	-			
17.	Rain water recharging detail	3564 m ³ /hr rain water will be collected in 14 no. of Rain water recharging pits.						

18.	Solid waste generation and its disposal	a) 29 kg/day b) Solid wastes will be appropriately segregated (at source by providing bins) into recyclable, Bio-degradable Components and non-biodegradable. c) 13 Kg/day Bio-degradable will be Converted into Manure in compost pit d) 15 Kg/day Non-biodegradable or dry waste will be Handed over to authorized waste pickers e) 1 Kg/day Domestic hazardous waste will be Disposed off to authorized vendors as per Solid Waste Management Rules, 2016.			
19.	Hazardous Waste & E- Waste	Used oil from DG sets will be sold to registered recyclers and E-waste will be disposed off as per the E-waste (Management) Amendment Rules 2018.			
20.	Energy Requirements & Saving	a) 165 KW from PSPCL. b) 1 DG set of capacity 250 KVA (silent DG set) <u>Energy Saving measures:</u> Solar panels have been proposed on the roof top of all the warehouse blocks. The total area covered by solar panels is 33,092.035 m ² (which is 50% of covered area i.e. 66,184.07 m ²) which will generate 2,757 KW of power generation. <ul style="list-style-type: none"> i) Roof top area = 66,184.07 m² ii) Space available for solar panel = 33,092.035 m² iii) Area Req. per K.W = 12 m² iv) Solar Power Generated = 2,757 KW v) Cost approx. Rs. 80,000 per KW vi) Total Cost approx. = Rs. 20 Crores 			
21.	Environment Management Plan along with Budgetary breakup phase wise and responsibility to implement	Description	Capital cost (lakhs)	Recurring cost (lakhs)	Monitoring of Air, Noise, water (per annum) Rs.
		Construction	50	3.35	1
		Operation	-	8.6	1
22.	CER activities along with budgetary break up and responsibility to implement Mr. Suman Kumar Thakur of M/s Nahar Industrial Enterprises Ltd. will be responsible for implementation of CER (Corporate Environment Responsibility). The estimated cost of the project is Rs. 73.41 Crores. Thus, Rs. 73.41 lakhs (@ 1% of project cost) is required for C.E.R activities as per Office Memorandum vide F. No. 22-65/ 2017-IA.III dated 01.05.2018. However, Rs. 73.5 Lakhs has been proposed under following CER activities as mentioned below:				

S.No.	CER Activities	Fund Allocated (Lakhs)	Time Schedule	
			Start	Completed
1.	<p>Education: Adoption of Government Primary School, Giaspura and Government Blind School, College Road, Ludhiana for their better regulation and expansion of facilities as per their needs such as :</p> <ul style="list-style-type: none"> • Construction and maintenance of toilets. • Installation of solar panels for power generation. • Renovation of buildings. • Providing computers in the schools. • Providing of clean drinking water through water filters. 	73.5	After grant of EC	1 years

SEAC asked the project proponent and his Environmental Consultant to clarify the following observations to which he replied as under: -

Sr. No.	Observations	Reply submitted by the project proponent and his Environmental Consultant
1.	As to whether the permission from Deptt. of Forest under the Forest (Conservation) Act, 1980 and Wildlife (Protection) Act, 1972 has been obtained.	The project does not fall in any notified reserved forest area and notified sanctuary area.
2.	What is land use pattern as per the Master Plan?	The site falls in industrial zone as per the Master Plan.
3.	What will be the treatment proposal for the sewage expected from the labours / employees during the construction phase?	Septic tank will be provided for the treatment of waste water generated during construction phase.
4.	What is the proposal for rainwater harvesting.	14 no. pits have been proposed by the project proponent for the recharging of groundwater. Construction of the pits and their maintenance shall be strictly carried out as per the CGWA norms. The

		project proponent has submitted the revised design of recharging pit.
5.	There are two more existing projects in the same premises out of which one warehouse has been recently constructed and has been leased out to M/s Instakart Services Pvt. Ltd. Why the project should not be considered as a combined project with existing one.	The project proponent informed that all three projects have separate entity. First project, having 10.04 acres land leased to M/s Cotton County Retail Limited (CTO valid upto 30.09.2022). 2nd project having land 8.49 acres land leased to M/s Instakart Services Pvt. Ltd. for development of warehouse (CTE valid upto 23.04.2020). Both the project having built up area less than 20,000 sqm (each) and do not required Environmental Clearance. Third project, is a new proposal for construction of warehouse in an area of 25.57 acres, having built-up area more than 20,000 sqm and covered under EIA Notification. Thus, a separate application for obtaining EC was filed.
6.	SEAC observed that the building plan submitted by the project proponent has been approved by the Director of Factories, Punjab. Whether any layout plan has been got approved by the Local Govt. or the development authority concerned before the date of application of EC.	The project proponent informed that building plan has been approved by the Director of Factories, Punjab. However, plan has not been got approved by the Local Govt. or the development authority concerned.
7.	Whether online application for obtaining NOC for abstraction of ground water has been applied CGWA?	Online application has been submitted on the portal of CGWA for obtaining permission for abstraction of ground water and a copy of the same has been submitted.
8.	SEAC observed that as per the application filed with CGWA for abstraction of groundwater the project proponent has mentioned it as an existing project and not as a new project. SEAC further queried as to why the project proponent has not applied to the Distt. Advisory Committee, Ludhiana for obtaining	The project proponent informed that while applying for obtaining permission from CGWA, the project as a new project was not being accepted and the application was accepted only after showing as an existing project. He also submitted undertaking to the effect as under: i) The domestic effluent requirement for the project is 6.5 KLD, which will

	<p>permission for abstraction of ground water.</p>	<p>be met either through tanker or dispensable water bottles.</p> <p>ii) There will be no abstraction of any groundwater from the existing borewell, unless approval from DC, Ludhiana is obtained.</p> <p>iii) The maximum water demand for the green area is 63 KLD and no fresh/ groundwater will be used for green area development and the treated wastewater from the adjacent industrial units namely M/s Cotton County Retail Ltd. (25 KLD) and M/s Instakart Services Pvt. Ltd. (40 KLD) will be utilized for horticulture purposes.</p>
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SEAC took a copy of presentation, design of rainwater recharging plan along with undertaking given by the project proponent and his environmental consultant on record.

After deliberations SEAC decided to award '**Silver Grading**' to the project proposal and to forward the application of the project proponent to SEIAA with the recommendations to grant Environmental Clearance for establishment of a warehouse having built up area 62284.07 sqm in total land area of 1,03,477 sqm at Plot No. B-3 to B-8 and A-4, Focal Point, Ludhiana, Punjab as per the details mentioned in the Form 1, 1A, EMP & subsequent presentation / clarifications made by the project proponent and his consultant with, proposed measures, conditions:

I. Special Condition:

The project proponent shall not abstract any groundwater from the existing borewell for the proposed project, unless approval from District Advisory Committee (DAC), Ludhiana constituted by CGWA, is obtained.

II. Statutory compliance:

- i) The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.

- ii) The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightening etc.
- iii) The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
- iv) The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- v) The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board / Committee.
- vi) The project proponent shall obtain the necessary permission for drawl of ground water/ surface water required for the project from the competent authority.
- vii) A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
- viii) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
- ix) The provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, Construction & Demolition Waste Rules,2016 and the Plastics Waste (Management) Rules, 2016 shall be followed.
- x) The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
- xi) The project site shall confirm to the suitability as prescribed under the provisions laid down under the master plan of respective city/ town. For that, the project proponent shall either to submit the NOC/ land use conformity certificate from Deptt of Town and Country Planning or other concerned Authority under whom jurisdiction, the site falls.
- xii) Besides above, the project proponent shall also comply with siting criteria / guidelines, standard operating practices, code of practice and guidelines if any prescribed by the SPCB/CPCB/MoEF&CC for such type of projects.
- xiii) The project proponent shall get the layout plans approved from the Competent Authority for the activities / establishments to be set up at project site in consonance of the project proposal for which this environment clearance is applied.

II. Air quality monitoring and preservation

- i) Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii) A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii) The project proponent shall install system to carryout Ambient Air Quality monitoring for common /criterion parameters relevant-to the main pollutants released (e.g. PM₁₀ and PM_{2.5}) covering upwind and downwind directions during the construction period.
- iv) Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
- v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). 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) Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
- vii) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- viii) Wet jet shall be provided for grinding and stone cutting.
- ix) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- x) All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- xi) The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- xii) The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

- xiii) For indoor air quality the ventilation provisions as per National Building Code of India.

III. Water quality monitoring and preservation

- i) The natural drain system should be maintained for ensuring unrestricted flow of water.
- ii) No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
- iii) Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- iv) The total water requirement for the project will be 6.5 KLD, which will be met either through tanker or dispensable water bottles.
- v) The treated water generated from the adjacent industrial units namely M/s Cotton County Retail Ltd., (25 KLD) and M/s Instakart Services Pvt. Ltd. (40 KLD) will be utilized for horticulture purposes alongwith treated wastewater from the STP of the project.
- vi) a)The total wastewater generation from the project will be 5.2 KL/day, which will be treated in STP of capacity @10 KLD within the project premises. As proposed, reuse of treated wastewater and discharge of surplus treated wastewater shall be as under:-

S. No.	Season	For Flushing purposes (KLD)	Green Area (KLD)	Into sewer (KLD)
1.	Summer	2.5	2.5	--
2.	Winter	2.5	2.5	--
3.	Rainy	2.5	2.5	--

- b) During construction phase, the project proponent shall ensure that the waste water being generated from the labour quarters/toilets shall be treated and disposed in environment friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately design septic tanks for the treatment of such waste water and treated effluents shall be utilized for green area/plantation
- vii) The project proponent shall ensure safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.
- viii) The waste water generated from swimming pool(s) shall not be discharged and the same shall be reused within the premises for purposes such as horticulture, HVAC etc.
- ix) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

- x) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
- xi) 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.
- xii) Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
- xiii) The respective project proponent shall discourage the installation of R.O. plants in their projects in order to save the wastage in form of RO reject. However, in case the requirement of installing RO plant is utmost necessary then the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component i.e. (Tower/Mall) or in a common place in the project premises.
- xiv) The project proponent shall also adopt the new/innovating technologies like less water discharging taps (faucet with aerators)/urinals with electronic sensor system /water less urinals / twin flush cisterns/ sensor based alarming system for overhead water storage tanks and make it a part of the environmental management plans / building plans so as to reduce the water consumption/ground water abstraction in their Building Construction & Industrial projects.
- xv) The project proponent will provide plumbing system for reuse of treated wastewater for flushing/ HVAC/ other purposes etc. and colour coding of different pipe lines carrying water/wastewater from different sources / treated wastewater as follows:

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

- xvi) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- xvii) The CGWA provisions on rain water harvesting should be followed. Rain water harvesting recharge pits (14 Nos) /storage tanks shall be provided for ground water recharging as per the CGWB norms.
- xviii) A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
- xix) All recharge should be limited to shallow aquifer.
- xx) No ground water shall be used during construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and available at site.
- xxi) Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
- xxii) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- xxiii) Sewage shall be treated in the STP with tertiary treatment. STP shall be installed in phased manner viz a viz in module system designed in a such a way so as to efficiently treat the waste water with increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. No treated water shall be disposed in to municipal stormwater drain.
- xxiv) No sewage or untreated effluent water would be discharged through storm water drains. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
- xxv) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxvi) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

IV. Noise monitoring and prevention

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

V. Energy Conservation measures

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

VI. Waste Management

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

- ii) Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- iii) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- iv) Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed for treatment and disposal of the waste.
- v) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- vi) Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- vii) Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
- viii) Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
- ix) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- x) Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VII. Green Cover

- i) No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
- ii) At least single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. A minimum of one tree for every 80 sqm of total project land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water

intensive and/or invasive species should not be used for landscaping. The plantation should be provided as per SEIAA guidelines.

- iii) Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
- iv) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
- v) The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.
- vi) The green belt along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use.

VIII. Transport

- i) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
 - a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
 - b) Traffic calming measures.
 - c) Proper design of entry and exit points.
 - d) Parking norms as per local regulation.
- ii) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
- iii) A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent

to the implementation of components of the plan which involve the participation of these departments.

- iv) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.

IX. Human health issues

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

X. Corporate Environment Responsibility

- i) The project proponent shall comply with the provisions contained in this Ministry's OM vide F.No. 22-65/2017-IA.III dated 1st May 2018, as applicable, regarding Corporate Environment Responsibility. The project proponent shall adhere to the commitments made in the proposal for CER activities for spending at least minimum amount of Rs. 73.41 Lacs towards following CER activities. The details are given below: -

S.No.	CER Activities	Fund Allocated (Lakhs)	Time Schedule	
			Start	Completed
1.	Education: Adoption of Government Primary School, Giaspura and Government Blind School, College Road, Ludhiana for their better regulation and expansion of facilities as per their needs such as : • Construction and maintenance of toilets.	73.5	After grant of EC	1 years

	<ul style="list-style-type: none"> • Installation of solar panels for power generation. • Renovation of buildings. • Providing computers in the schools. • Providing of clean drinking water through water filters. 			
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- ii) The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
- iii) A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
- iv) Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. The project proponent shall spend minimum amount of Rs 50 Lacs towards capital cost and Rs 3.35 Lacs/annum towards recurring cost in Construction phase of the project including the environmental monitoring cost and shall spend minimum amount of Rs 8.6 Lacs/annum towards recurring cost in operation phase of the project including the environmental monitoring cost. The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of environmental management plan is transferred to the occupier/residents society under proper MOU under intimation to SEIAA, Punjab. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

XI. Validity

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

XII. Miscellaneous

- i) The project proponent before allowing any occupancy shall obtain completion

and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab.

- ii) The project proponent shall comply with the conditions of CLU, if obtained.
- iii) The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
- iv) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
- v) The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
- vi) The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
- vii) The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
- viii) The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
- ix) The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- x) The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during Public Hearing and also that during their presentation to the Expert Appraisal Committee.
- xi) No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC).
- xii) Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.

- xiii) The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- xiv) The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- xv) The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data/information/monitoring reports.
- xvi) The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
- xvii) Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

The case was placed in the 159th meeting of SEIAA on 08.01.2020 and it was attended by the following:

1. Ms. Suman Thakur, Vice President, on behalf of the project proponent.
2. Ms. Priyanaka Madan, EIA-co-ordinator, M/s Eco Laboratories & Consultants Ltd., Mohali.

Before allowing the presentation, SEIAA queried to the project proponent as under:

- i) There is one more warehouse within the same premises in an area of 8.49 acres and the same has been leased to M/s Instakart Services Pvt. Ltd. The project proponent has not submitted any approved plan for the said project from the Department of Town & Country Planning.
- ii) The project proponent has not submitted any authentic document mentioning the built-up area of the project.
- iii) Why the project proponent did not apply for obtaining Environmental Clearance for whole of the project including the warehousing project.

After detailed deliberations, SEIAA decided that case be deferred for the next meeting till the time project proponent submits reply to the aforesaid observations.

Item No. 159.06 Application for obtaining Environmental Clearance (EC) under EIA notification dated 14.09.2006 for expansion of a Group Housing Project "City Of Dreams-II" located at Village Sante Majra, Sector-116, Kharar, Distt. SAS Nagar (Greater Mohali), Punjab by M/s. Credo Assets Private Limited (Proposal no SIA/PB/NCP/107771/2019).

SEIAA observed as under:

The project proponent has filed an application for obtaining Environmental Clearance (EC) under EIA notification dated 14.09.2006 for expansion of a Group Housing Project "City Of Dreams-II" located at Village Sante Majra, Sector- 116, Kharar, Distt. SAS Nagar (Greater Mohali), Punjab by M/s Credo Assets Private. The project proponent submitted Form 1, Form 1A and other required documents.

Environmental Engineer, PPCB, Regional Office, SAS Nagar was requested vide e-mail dated 10.09.2019 to send the report on the following:

- 1) Construction status at the site along with physical structures within 500 mt radius of the site including the status of industries if any.
- 2) As to whether the site of the project is meeting with the siting guidelines framed by Punjab Pollution Control Board for such type of projects.

Environmental Engineer, PPCB, Regional Office, SAS Nagar, vide letter no. 5579 dated 17.09.2019 has intimated that the site of the subject cited project was visited by AEE of this office on 16.09.2019 and Mr. Balwinder Singh Kalsi, Project Head of the project site was contacted and it was observed as under:

1. That the project is adjoining to the already existing project COD 2 by M/s Credo Assets Private Limited.
2. He submitted that the promoter company has added more land in the left hand side of the existing project & has applied for revised environmental clearance.
3. In the land added by the promoter company, no construction activity has been started and only the boundary has been earmarked by providing MS sheets. It was observed that there is no industry such as rice sheller/sailapIant/brick kiln/stone crushing] screening cum washing unit/hot mix plant/cement unit etc. within a radius of 500 m. There is no air polluting industry within a radius of 100 m from

the boundary of the project site and there is no MAH industry within a radius of 250 m radius from the boundary of the proposed site. Therefore, the site of the project is conforming to the siting guidelines laid down by the Govt. of Punjab, Department of Science Technology and Environment vide order dated 25/07/2008 as amended on 30/10/2009.

MoEF, Regional office, Chandigarh, has submitted the compliance report of the previous Environmental Clearance granted to the industry, which was annexed as **Annexure-1** of the agenda.

The case was considered in 185th meeting of SEAC held on 29.11.2019, which was attended by the following on behalf of the project proponent:

- (i) Sahil Bansal, CEO of the promoter company.
- (ii) Sh. Sandeep Singh, FAE, M/s CPTL- EIA Mohali.

Sh. Sahil Bansal, submitted an authority letter wherein, he and Sh. Deepak Gupta, Environmental Advisor of the Company have been authorized by the Director of the promoter company to submit any reply, documents on behalf of company. Any commitment made by him during the presentation will be binding / acceptable to the company. The said letter was taken on record by SEAC.

SEAC observed that certified compliance report from MoEF has been received vide No. 293 dated 14.10.2019 and observed that the following conditions are either partially complied with or not complied with, to which project proponent replied as under:-

Part A. Conditions common for all the three phases i.e. Pre- construction phase, Construction Phase and Operation Phase and Entire Life.

Sr. No.	Condition	Compliance status	Reply by the project proponent
v.	Ambient air and noise levels should conform to prescribed standards both during day and night. Incremental pollution loads on the ambient air quality, noise especially ruing worst noise generating activities, weather quality and soil life phase as per the Ministry of Environment, Forests & Climate Change guidelines and all the mitigation	Partially Complied. The unit has submitted analysis reports form accredited laboratory. The unit has done some plantation at entrance and within the premises but there is still scope of plantation so as to achieve proper green belt of 2 meters vide.	The project proponent submitted to provide the same.

	measures including but not limited to providing 2 m wide green belt of ever green broad leaved trees all along the boundary should be taken to bring down the levels within the prescribed standards.		
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Part B. Specific Conditions

Sr. No.	Condition	Compliance status	Reply by the project proponent
(I)	Pre-construction Phase		
i	"Consent to Establish" shall be obtained from Punjab Pollution Control Board under Air (Prevention & Control of Pollution) Act, 1981 and Water (Prevention & Control of Pollution) Act, 1974 and a copy of the same shall be submitted to the Ministry of Environment & Forests/State Level Environment Impact Assessment Authority before the start of any construction work at site.	Partially Complied. The unit has taken consent to establish from PPCB but the same was valid upto 24/01/2019. Renewal of the same is pending.	The project proponent informed that the renewal is not mandatory as per the CPCB guidelines. However, the SEAC ask the project proponent to obtain the same.
iv	Provision shall be made for the housing of construction labor within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, disposal of waste water and solid waste in an environmentally sound manner, safe drinking water, medical health care, creche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.	Partially Complied Temporary housing has been provided. Basic drinking water facilities, bathing facilities and common toilets with septic tank sock pit have been provided.	Toilets and bathrooms are provided but as per the observations the project proponent will provide mobile toilets.
(II)	Construction Phase		
ix	The project proponent shall provide electromagnetic flow	Not Complied.	The project proponent

	meter at the outlet of water supply, outlet of the STP and any pipeline to be used for re-using the treated waste water back to be system for flushing and for horticulture purpose/ green etc.	Electromagnetic Flow meter has not been provided.	informed that simple water meter is provided at the outlet and EMF meter will be provided in due course of time.
x	The project proponent will provide dual plumbing system for reuse of treated wastewater for flushing/HV AC purposes etc. and color coding of different pipe lines carrying water/ wastewater/ treated wastewater as follows: a) Fresh water- Blue b) Untreated wastewater- Black c) Treated wastewater (for reuse)- Green d) Treated wastewater (for discharge)- Yellow e) Storm Water- Orange	Partially Complied Provisions of dual plumbing have been provided but due to less occupancy and limited treated effluent availability (as it is being also used in plantation and construction activity), it is not in operation. Exact color coding of pipes were not there.	The project proponent informed that once the project is operational and effluent is generated, the colour coding will be done before the completion of the project.
xv	Chute system, separate wet and dry bins at ground level and for common areas for facilitating segregation of waste, collection centre and mechanical (with a minimum capacity of 0.3 kg/ tenement/ day) shall be provided for proper collection, handling, storage, treatment and disposal of solid waste.	Yet to be installed after achieving adequate occupancy.	The project proponent informed that the chute system will be installed after adequate occupancy.
xvi	A rainwater harvesting plan shall be designed where the re-charge hores (minimum one per 5000 sq.m of built up area) shall be provided. Recharg in wells for roof top run-off shall have provision of adequate treatment for removing suspended matter etc. before recharging as per the CGWA guidelines. Run-off from areas other than roof top such as green areas other	Partially Complied. Only One RWH structure was observed. The unit representative appraised that they have plans for more RWH Structures.	The project proponent informed that adequate no. of RWH structure will be provided as per the CGWA norms.

	than roof top such as green areas and roads/pavement etc. may also be recharged but only after providing adequate treatment to remove suspended matter, oil and grease etc. and ensuring that rainwater being recharged from these areas is not contaminated with pesticides, insecticides, chemical fertilizer etc.		
xvii	Green belt of adequate Width as proposed shall be provided so as to achieve attenuation factor conforming to the day and night standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered With vegetation of indigenous species/variety. A minimum of one tree for every 80 sqm of land shall be planted and maintained. The existing trees may be counted for this purpose. Preference should be given to planting native species. Where the trees need to be cut, compensatory plantation in the ration of 1:3 (i.e. planting of three trees for every one tree that is cut) shall be done with the obligation to continue maintenance.	Partially Complied at present and being worked upon by the unit. The unit has done some plantation at entrance and Within the premises but there is still scope of plantation. Plantation planning was available during the visit.	The project proponent agreed to provide more plantation.
IV	Operation Phase and Entire Life		
vii	Rainwater harvesting/recharging systems shall be operated and maintained properly as per CGWA guidelines.	Partially Complied. The unit is having only one RWH Structure which was maintained properly.	The project proponent informed that they will provide more RWH pits will maintain the same.
xii	The green belt along the periphery of the plot shall achieve attenuation factor	Partially Complied at present and being	The project proponent agreed

	conforming to the day and night noise standards prescribed for residential land use.	worked upon by the unit.	to provide the same.
xiv	A report on the energy conservation measures conforming to energy conservation norms should be prepared incorporation details about machinery of air conditioning, lifts, lighting, building materials and R&U Factors etc. and submitted to the respective Regional office of MoEF, the Zonal Office of CPCB and SPCB/SEIAA in three months time.	Not Complied. No report on energy conservation measures conforming to energy conservation norms has been prepared by the unit.	The project proponent agreed to provide the same.
Part C General Conditions			
iii	The project proponent shall obtain permission from the CGWA for abstraction of groundwater and digging of bore well(s) and shall not abstract any ground water without prior written permission of the CGWA, even if any borewell(s) exist at site.	Partially Complied. The unit has applied for the NOC of CGWA and application is pending at the level of CGWA.	The project proponent agreed in this regard.
(II) Construction Phase			
i	The project proponent shall adhere to the commitment made in the Environment Management Plan for the Construction Phase and Corporate Social Responsibility and shall spend minimum amount of Rs. 145.5 lacs towards capital investment and Rs. 11.85 lacs/ annum towards recurring expenditure and Rs. 90 lacs towards CSR activities as proposed in addition to the amount to be spent under the provisions of the Companies Act, 1956.	Partially Complied. The unit has submitted the documents that they have minimum CER Commitment of Rs. 66 lacs (@0.6%) upto March 2021. However, itemized details of expenditure done under various heads of CSR/CER have not been submitted.	The project proponent informed that school of village Santemajra has been adopted and an amount of Rs. 70 lacs has to be spent within two years.

	w.r.t PLPA,1900.						
8.	If the project falls within 10 km of ecosensitive area/ National park/Wild Life Sanctuary. If yes, a) Name of ecosensitive area/ National park/Wild Life Sanctuary and distance from the project site. b) Status of clearance from National Board for Wild Life (NBWL).		No No				
9.	Classification/Land use pattern as per Master Plan		Residential and CLU attached				
10.	Cost of the project		110 Cr				
11.	Total Plot area, Built up Area						
	Land	31565 Sqm	+7684 sqm	39249 sqm			
	Built up area	45878Sqm	+11974 sqm	57852 sqm			
	Flats	629 Flats	+156 flats	785 flats			
	Shops	8 Nos	+4 shops	12			
12.	Population (when fully operational)		4011				
13.	Water Requirements & source in Construction Phase		10-15 KLD septic tank further the treated waste water will be used for green area				
14.	Break up of Water Requirements & source in Operation Phase (Summer, Rainy, Winter):						
	Sr. No.	Season	Fresh Water		Reuse water		
			Domestic	Fresh water) KLD	For Flushing purposes KLD	Green Area KLD	HVAC If any KLD
	1	Summer	534	357	177	38	--
	2	Winter	534	357	177	12	
	3	Rainy	534	357	177	0	
15.	Source of Water		Purposes		Source		
			Domestic		ground water		
			For Flushing purposes		Treated waste		
			water Green Area		Treated		
			waste water				

16.	Treatment & Disposal arrangements of waste water in Construction Phase	Septic Tank of capacity 10 KLD In green area																				
17.	Disposal Arrangement of Waste water in Operation Phase	Total =427 KLD, which will be treated in the STP of capacity 650 KLD to be installed in the project premises. <table border="1"> <thead> <tr> <th>Sr.No.</th> <th>Season</th> <th>For Flushing purposes (KLD)</th> <th>Green Area sqm (KLD)</th> <th>MC Sew if at (KL)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Summer</td> <td>177</td> <td>38</td> <td>212</td> </tr> <tr> <td>2.</td> <td>Winter</td> <td>177</td> <td>12</td> <td>238</td> </tr> <tr> <td>3.</td> <td>Rainy</td> <td>177</td> <td>0</td> <td>250</td> </tr> </tbody> </table>	Sr.No.	Season	For Flushing purposes (KLD)	Green Area sqm (KLD)	MC Sew if at (KL)	1.	Summer	177	38	212	2.	Winter	177	12	238	3.	Rainy	177	0	250
Sr.No.	Season	For Flushing purposes (KLD)	Green Area sqm (KLD)	MC Sew if at (KL)																		
1.	Summer	177	38	212																		
2.	Winter	177	12	238																		
3.	Rainy	177	0	250																		
18.	Rain water recharging detail	15153 m3/year rain water will be collected and/or 9 no. of recharging pits will be provided to recharge the rooftop rainwater of buildings after treatment through oil & Grease traps																				
19.	Solid waste generation and its disposal	a) 1587 kg/day b) Solid wastes will be appropriately segregated (at source. by providing bins) into recyclable, Bio-degradable Components, and non- biodegradable.																				
20	Hazardous Waste &EWaste	1) Cat 5.1 Qty 25 ltr. 2) Any other Category Used oil from DG sets will be sold to registered recyclers and E-waste will be disposed off as per the E-waste (Management) Amendment Rules, 2018.																				
21	Energy Requirements & Saving	a) 7000 KW from PSPCL. b) 1x 500 KVA & 1 x125 KVA & 1X 63 KVA (silent DG sets) Energy Saving measures: <ul style="list-style-type: none"> Solar Light 15 No = 22 KWHD Common area (250) lights replaced with LED = 135 KWHD Total Energy saved/day =157 KWHD 																				
22	Environment Management Plan along with Budgetary break up phase wise and responsibility to implement	During construction phase director will be responsible for implementation of the EMP till the handing over of the project to MC or to the Resident's association. <table border="1"> <thead> <tr> <th>Description</th> <th>Capital Cost (Rs)</th> <th>Recurring Cost (Rs)</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Description	Capital Cost (Rs)	Recurring Cost (Rs)																	
Description	Capital Cost (Rs)	Recurring Cost (Rs)																				

		Construction	142.0 lac	10.90	
		Operation		17.15	
23	CER activities along with budgetary break up and responsibility to implement	Director will be responsible for implementation of the CER activities. The details of the various CER activities, fund allocated and its completion schedule are as under:			
		Proposed CER activity	Amount (INR)	Likely date of completion	
		1. School of santemejra has been adopted	7000000/-	With in two years	
		Total	70,00,000/-		
24	Other important facts (Applicable to EC projects only)	<p>a) Whether all the environmental monitoring parameter are within permissible limits prescribed for such type of projects. (Applicable to EC projects) yes</p> <p>b) The MC Kharar , has issued the certificate vide letter no.965 dated 31/05/2019 to the effect that in the adjoin sewer they can connect there sewer line with the main sewer of MC kharar</p> <p>c) The MC Kharar has issued certificate vide letter no 1098 dated 08/08/2016 that the mc has no objection if PP dispose ther MSW at the approved site of the MC kharar or the MC Kharar will lift the same.</p>			

SEAC asked the project proponent and his Environmental Consultant to clarify the following observations to which he replied as under: -

Sr. No.	Observations	Reply submitted by the project proponent and his Environmental Consultant
1.	As to whether the permission from Deptt. of Forest under the Forest (Conservation) Act, 1980 and Wildlife (Protection) Act, 1972 has been obtained.	The project does not fall in any notified reserved forest area and notified sanctuary area.
2.	Whether online application for obtaining NOC for abstraction of ground water has been applied CGWA?	Online application has been submitted on the portal of CGWA for obtaining permission for abstraction of ground water and a copy of the same has been submitted.
3.	What will be the treatment proposal for the sewage expected from the labours / employees during the construction phase?	Septic tank will be provided for the treatment of waste water generated during construction phase.

4.	As to whether provision for segregating grey and black streams of waste water and separate treatment for both the streams and utilization has been made.	No requirement being commercial project.
5.	What is the proposal for rainwater harvesting.	09 no. pits have been proposed by the project proponent are sufficient.

SEAC took a copy of presentation along with reply given by the project proponent and his environmental consultant on record.

After deliberations SEAC decided to award '**Silver Grading**' to the project proposal and to forward the application of the project proponent to SEIAA with the recommendations to grant Environmental Clearance for expansion of Group Housing Project namely "City of Dreams II" having built up area 57852 sqm (after expansion) in total land area of 39249 sqm (after expansion) at Village Santemajra, Kharar, District SAS Nagar, Punjab as per the details mentioned in the Form 1, 1A, EMP & subsequent presentation / clarifications made by the project proponent and his consultant with, proposed measures, conditions:

I. Statutory compliance:

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

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

II. Air quality monitoring and preservation

- i) Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii) A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii) The project proponent shall install system to carryout Ambient Air Quality monitoring for common /criterion parameters relevant-to the main pollutants released (e.g. PM₁₀ and PM_{2.5}) covering upwind and downwind directions during the construction period.
- iv) Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
- v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for

the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). 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) Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
- vii) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- viii) Wet jet shall be provided for grinding and stone cutting.
- ix) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- x) All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- xi) The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- xii) The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xiii) For indoor air quality the ventilation provisions as per National Building Code of India.

III. Water quality monitoring and preservation

- i) The natural drain system should be maintained for ensuring unrestricted flow of water.
- ii) No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
- iii) Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- iv) The total water requirement for the project will be 534 KL/day, out of which 357 KL /day shall be met through own tube well and remaining 177 KL/day through recycling of treated waste water. Total fresh water use shall not exceed the proposed requirement as provided in the project details.
- v) a)The total wastewater generation from the project will be 427 KL/day, which will be treated in STP of capacity @650 KLD on SBR technology within the project

premises. As proposed, reuse of treated wastewater and discharge of surplus treated wastewater shall be as under:-

S. No.	Season	For Flushing purposes (KLD)	Green Area (KLD)	Into sewer (KLD)
1.	Summer	177	38	212
2.	Winter	177	12	283
3.	Rainy	177	Nil	250

- b) Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.
- c) During construction phase, the project proponent shall ensure that the waste water being generated from the labour quarters/toilets shall be treated and disposed in environment friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately design septic tanks for the treatment of such waste water and treated effluents shall be utilized for green area/plantation
- vi) The project proponent shall ensure safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.
- vii) The waste water generated from swimming pool(s) shall not be discharged and the same shall be reused within the premises for purposes such as horticulture, HVAC etc.
- viii) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- 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 water available. This should be specified separately for ground water 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) Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
- xii) The respective project proponent shall discourage the installation of R.O. plants in their projects in order to save the wastage in form of RO reject. However, in case the requirement of installing RO plant is utmost necessary then the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component i.e. (Tower/Mall) or in a common place in the project premises.

- xiii) The project proponent shall also adopt the new/innovating technologies like less water discharging taps (faucet with aerators)/urinals with electronic sensor system /water less urinals / twin flush cisterns/ sensor based alarming system for overhead water storage tanks and make it a part of the environmental management plans / building plans so as to reduce the water consumption/ground water abstraction in their Building Construction & Industrial projects.
- xiv) The project proponent will provide plumbing system for reuse of treated wastewater for flushing/ HVAC/ other purposes etc. and colour coding of different pipe lines carrying water/wastewater from different sources / treated wastewater as follows:

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

- xv) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- xvi) The CGWA provisions on rain water harvesting should be followed. Rain water harvesting recharge pits (09 Nos) /storage tanks shall be provided for ground water recharging as per the CGWB norms.
- xvii) A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
- xviii) All recharge should be limited to shallow aquifer.
- xix) No ground water shall be used during construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and available at site.
- xx) Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.

- xxi) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- xxii) Sewage shall be treated in the STP with tertiary treatment. STP shall be installed in phased manner viz a viz in module system designed in a such a way so as to efficiently treat the waste water with increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. No treated water shall be disposed in to municipal stormwater drain.
- xxiii) No sewage or untreated effluent water would be discharged through storm water drains. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
- xxiv) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxv) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

IV. Noise monitoring and prevention

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

V. Energy Conservation measures

- i) Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.

- ii) Outdoor and common area lighting shall be LED.
- iii) Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased. day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
- iv) Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
- v) Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1 % of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
- vi) Solar power by utilizing at least 30% of the roof top area shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

VI. Waste Management

- i) A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
- ii) Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- iii) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- iv) Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed for treatment and disposal of the waste.
- v) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- vi) Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- vii) Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime

Gypsum blocks, Compressed earth blocks, and other environment friendly materials.

- viii) Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
- ix) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- x) Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VII. Green Cover

- i) No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
- ii) At least single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. A minimum of one tree for every 80 sqm of total project land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be provided as per SEIAA guidelines.
- iii) Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
- iv) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
- v) The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.
- vi) The green belt along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use.

VIII. Transport

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

IX. Human health issues

- i) All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
- ii) For indoor air quality the ventilation provisions as per National Building Code of India.
- iii) Emergency preparedness plan based on the Hazard identification and Risk Assessment (HJRA) and Disaster Management Plan shall be implemented.
- iv) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, creche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- v) Occupational health surveillance of the workers shall be done on a regular basis.

- vi) A First Aid Room shall be provided in the project both during construction and operations of the project.

X. Corporate Environment Responsibility

- i) The project proponent shall comply with the provisions contained in this Ministry's OM vide F.No. 22-65/2017-IA.III dated 1st May 2018, as applicable, regarding Corporate Environment Responsibility. The project proponent shall adhere to the commitments made in the proposal for CER activities for spending at least minimum amount of Rs. 70.00 Lacs towards following CER activities. The details are given below: -

	Proposed CER activity	Amount (INR)	Likely date of completion
1.	School of santemejra has been adopted	7000000/-	With in two years
Total		70,00,000/-	

- ii) The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
- iii) A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
- iv) Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. The project proponent shall spend minimum amount of Rs 142 Lacs towards capital cost and Rs 10.90 Lacs/annum towards recurring cost in Construction phase of the project including the environmental monitoring cost and shall spend minimum amount of Rs 17.15 Lacs/annum towards recurring cost in operation phase of the project including the environmental monitoring cost. The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of environmental management plan is transferred to the occupier/residents society under proper MOU under intimation to SEIAA, Punjab. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

XI. Validity

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

XII. Miscellaneous

- i) The project proponent before allowing any occupancy shall obtain completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab.
- ii) The project proponent shall comply with the conditions of CLU, if obtained.
- iii) The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
- iv) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
- v) The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
- vi) The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
- vii) The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
- viii) The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
- ix) The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- x) The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during Public Hearing and also that during their presentation to the Expert Appraisal Committee.
- xi) No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC).

- xii) Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- xiii) The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- xiv) The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- xv) The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data/information/monitoring reports.
- xvi) The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
- xvii) Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

The case was placed in the 159th meeting of SEIAA on 08.01.2020 and it was attended by the following:

1. Sh. Vikas Sharma, Legal Manager, on behalf of the project proponent.
2. Sh. Sital Singh, EIA-co-ordinator cum CEO, M/s CPTL Pvt. Ltd., Mohali, Environment Consultant of the promoter company.

Sh. Vikas Sharma submitted an authority letter dated 08.01.2010, wherein, he and Sh. Deepak Gupta S/o Late Sh. Hardyal Gupta, Environmental Advisor of the Company have been authorized by the Director of the promoter company to submit any reply, documents on behalf of company. Any commitment made by them during the presentation will be binding / acceptable to the company. The said letter was taken on record by SEIAA.

Environmental Consultant of the promoter company presented the salient features of the project and requested for grant of environmental clearance.

During discussions, representative of the promoter company agreed to

comply with fully all the conditions as mentioned by SEAC.

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

Therefore, the Authority decided to accept the recommendations of SEAC and grant environmental clearance for expansion of Group Housing Project namely "*City of Dreams- II*" having a built-up area 57852 sqm in total land area of 39249 sqm located at village SanteMajra, Sector- 116, Kharar, Distt. SAS Nagar, as per the details mentioned in Form 1, 1A, EMP & subsequent presentations/clarifications made by the project proponent and his Environmental Consultant, proposed measures and with following conditions to be removed:

Condition no. vii) of III. Water quality monitoring and preservation

- vii) The waste water generated from swimming pool(s) shall not be discharged and the same shall be reused within the premises for purposes such as horticulture, HVAC etc.

Item No. 159.07 Application for obtaining Environmental Clearance (EC) under EIA notification dated 14.09.2006 for establishment of a Group Housing Project located at located at sector 74 A Mohali, Distt. SAS Nagar by M/s Vera Developers Pvt. Ltd., (Proposal No. SIA/PB/MIS/110787/2019).

SEIAA observed as under::

The project proponent has filed an application for obtaining Environmental Clearance (EC) under EIA notification dated 14.09.2006 for establishment of a Group Housing Project located at located at sector 74 A Mohali, Distt. SAS Nagar by M/s Vera Developers Pvt. Ltd. The project proponent also submitted Form 1, Form 1A and other documents.

Environmental Engineer, PPCB, Regional Office, SAS Nagar was requested vide e-mail dated 10.09.2019 to send the report on the following:

- a. Construction status at the site along with physical structures within 500 mt radius of the site including the status of industries if any
- b. As to whether the site of the project is meeting with the siting guidelines framed by Punjab Pollution Control Board for such type

of projects

Regional office, PPCB, SAS Nagar vide letter no 5574 dated 17.09.2019 apprised about the latest construction status of the project and details are given as under:

- a) The project proponent has constructed the main gate and earmarked the boundary of the project site with brick walls. It has provided an RMC plant at the site and has piled up the raw material i.e concrete, sand and cement bags. The promoter company has also constructed 3-4 labour hutments at the proposed site. During visit, JCB was seen working at the site also.
- b) The Common Biomedical Waste Treatment Facility also exists at the distance of 150-200 feet from the boundary wall of the proposed project site. The site is otherwise surrounded by open fields on all sides.
- c) It was observed that there is no industry such as rice sheller/saila plant/brick kiln/stone crushing/ screening cum washing unit etc. within a radius of 500m. There is Common Biomedical Waste Treatment Facility which is a red category, air polluting industry within a radius of 100 m from the boundary of the project site and there is no MAH industry within a radius of 250 m radius from the boundary of the proposed site.
- d) The site of the project is not conforming to the siting guidelines laid down by the Govt. of Punjab, Department of Science Technology and Environment vide order dated 25/07/2008 as amended on 30/ 10/2009.

Report from the Regional Office, SAS Nagar was awaited.

The case was placed in 184th meeting of SEAC held on 21.09.2019, wherein, SEAC decided to defer the case till the clarification from PPCB, is received with respect to order dated 25.06.2008 for providing minimum buffer of 15 m green belt of broadleaf trees towards the air polluting industry for allowing the industry to meeting with siting guidelines.

Regional Office, SAS Nagar, PPCB has sent the report vide letter no. 7286 dated 25.1.2019 which is placed at Annexure-2 of the agenda.

The case was considered in 185th meeting of SEAC held on 29.11.2019, which was attended by the following on behalf of the project proponent:

- (i) Ms. Rajni Mehra, CEO of the promoter company.
- (ii) Sh. Sandeep Singh, FAE, M/s CPTL- EIA Mohali.

Ms. Rajni Mehra submitted an authority letter dated 29.11.2019 wherein, she and Sh. Deepak Gupta, Environmental Advisor of the Company have been authorized by the Director of the promoter company to submit any reply, documents on behalf of company. Any commitment made be him during the

presentation will be binding / acceptable to the company. The said letter was taken on record by SEAC.

SEAC perused the report sent by the PPCB, Regional Office, SAS Nagar vide letter no 7286 dated 25.11.2019. SEAC observed that as per the report the project can be allowed to setup in case it provides a proper 15 m green buffer zone towards the common bio-medical waste treatment facility till the time the said facility gets shifted to some designated area.

SEAC allowed the project proponent to present the salient features of the project and the Environment consultant of the promoter company presented the same as under:

S.No.	Item	Details
1.	Online Proposal No.	SIA/PB/MIS/110787/2019
2.	Name and Location of the project	Project Name Lok Awas" located at sector 74 A Mohali
3.	Latitude & Longitude	30.718791 76.674148
4.	Project/activity covered under item of scheduled to the EIA Notification, 14.09.2006	8(a)
5.	Whether the project is in critical polluted area or not.	None
6.	If the project involves diversion of forest land. If yes, a) Extent of the forestland. b) Status of the forest clearance.	No

7.	<p>a) Is the project covered under PLPA,1900, if No but located near to PLPA area then the project proponent is required to submit NOC from the concerned DFO to the effect that project area does not fall under the provision of PLPA Act, 1900.</p> <p>b) Is the project covered under PLPA, 1900, if yes then Status of the NOC w.r.t PLPA,1900.</p>	No								
8.	<p>If the project falls within 10 km of ecosensitive area/ National park/Wild Life Sanctuary. If yes,</p> <p>a) Name of ecosensitive area/ National park/Wild Life Sanctuary and distance from the project site.</p> <p>b) Status of clearance from National Board for Wild Life (NBWL).</p>	No No No								
9.	Classification/Land use pattern as per Master Plan	Residential and CLU attached								
10.	Cost of the project	146 cr								
	Fee Details	Amount Rs 235880 DD No. 016492 dated 26.07.2019 , which is adequate as per Notification dated 27.06.2019								
11.	Total Plot area, Built up Area and Green area	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>Land</td> <td>101208 sqm</td> </tr> <tr> <td>Built-up area</td> <td>117940 sqm</td> </tr> <tr> <td>Green area</td> <td>5673 sqm</td> </tr> </tbody> </table>	Description	Area	Land	101208 sqm	Built-up area	117940 sqm	Green area	5673 sqm
Description	Area									
Land	101208 sqm									
Built-up area	117940 sqm									
Green area	5673 sqm									
12.	Population (when fully operational)	6740								
13.	Water Requirements	10-20 KLD								

	& source in Construction Phase	met by STP Mohali					
14.	Break up of Water Requirements & source in Operation Phase (Summer, Rainy, Winter):						
	Sr. No.	Season	Fresh Water		Reuse water		
			Domestic	Fresh water) KLD	For Flushing purposes KLD	Green Area KLD	HVAC If any KLD
	1	Summer	909	606	303	31	--
	2	Winter	909	606	303	9	
	3	Rainy	909	606	303	0	
15.	Source of Water		Purposes		Source		
			Domestic	For Flushing purposes	Green Area	Ground water Treated waste water Treated waste water	
16.	Treatment & Disposal arrangements of waste water in Construction Phase		Septic Tank of capacity 10 KLD In green area				
17.	Disposal Arrangement of Waste water in Operation Phase		Total=727KLD, which will be treated in the STP of capacity 1100 KLD to be installed in the project premises.				
	Sr.No.	Season	For Flushing purposes (KLD)	Green Area sqm (KLD)	MC Sewer if any (KLD)		
	1.	Summer	303	31	393		
	2.	Winter	303	9	415		
	3.	Rainy	303	0	424		
18.	Rain water recharging detail		46526 m ³ /year rain water will be collected and/or 28 no. of recharging pits will be provided to recharge the rooftop rainwater of buildings after treatment through oil & Grease traps				
19.	Solid waste generation and its disposal		a) 2696kg/day b) Solid wastes will be appropriately segregated (at source. by providing bins) into recyclable, Bio-degradable Components, and non- biodegradable.				

20	Hazardous & EWaste	Waste	1) Cat 5.1 Qty 25ltr. 2) Any other Category Used oil from DG sets will be sold to registered recyclers and E-waste will be disposed of as per the E-waste (Management) Amendment Rules, 2018.			
21	Energy Requirements & Saving		a) 7000 KW from PSPCL. b) 1x 500 KVA, 1x 240 KVA & 2 x125 KVA (silent DG sets) Energy Saving measures: • Solar Light 20 No =30 KWHD • Common area (700) lights replaced with LED = 378 KWHD • Total Energy saved/day= 408 KWHD			
22	Environment Management Plan along with Budgetary break up phase wise and responsibility to implement		During construction phase GM will be responsible and during operation phase, Director Will be responsible for implementation of the EMP.			
			Description	Capital Cost (Rs)	Recurring Cost (Rs)	
			Construction	208.50 lac	14.40	
			Operation		22.40	
23	CER activities along with budgetary break up and responsibility to implement		Director will be responsible for implementation of the CER activities. The details of the various CER activities, fund allocated and its completion schedule are as under:			
			Sr.no.	CER activities	Fund Allocated (Rs.)	Time Schedule
						Start
			1.	500 trees to be plants in village, Balyali activity to be started In July 2020.	6,000,00/-	Started on 01/06/2020 upto 31/05/2022
			2	Rain water harvesting in Village School, balyali	10,00,000/-	April, 2021

		3	50 solar lights in village balyali	10,00,000/-	May 2022
		4	Sewerage piping & STP for village Balyali	62,00,000/-	December 2022
		Total			8800000.00
24	Other important facts (Applicable to EC projects only)	<p>a) It has been reported that all the environmental monitoring parameter are within permissible limits prescribed for such type of projects.</p> <p>b) GMADA , has issued the certificate vide letter no.887 dated 14/05/2019 to the effect that the GMADA has designed the master trunk services network for water, sewerage & storm water drainage after taking into account the requirements of the land following in the proposed site ,but this is not available at this stage but no services has yet been laid by GMADA. But GMADA will have no objection for allowing the promoter to connect the internal networks of the sewerage etc.</p> <p>c) GMADA has issued certificate vide letter no 887 dated 14/05/2019 to the effect that they are in process of setting of common municipal Solid waste facility for the GMADA cluster and will take care of MSW likely to be generated from this project in due course of time.</p>			

SEAC asked the project proponent and his Environmental Consultant to clarify the following observations to which he replied as under: -

Sr. No.	Observations	Reply submitted by the project proponent and his Environmental Consultant
1.	As to whether the permission from Deptt. of Forest under the Forest (Conservation) Act, 1980 and Wildlife (Protection) Act, 1972 has been obtained.	The project does not fall in any notified reserved forest area and notified sanctuary area.
2.	Whether online application for obtaining NOC for abstraction of ground water has been applied CGWA?	Online application has been submitted on the portal of CGWA for obtaining permission for abstraction of ground water and a copy of the same has been submitted.

3.	What will be the treatment proposal for the sewage expected from the labours / employees during the construction phase?	Septic tank will be provided for the treatment of waste water generated during construction phase.
4.	As to whether provision for segregating grey and black streams of waste water and separate treatment for both the streams and utilization has been made.	No requirement being commercial project.
5.	What is the proposal for rainwater harvesting.	The project proponent submitted that the total built up area of the project is 117940 Sqm. Accordingly, 28 no. pits proposed by the project proponent are sufficient.
6.	Of what capacity the tank will be provided for storage of treated wastewater during construction phase?	10 KL concrete tank will be provided.
7.	What is the status of sewer in the area.	GMADA has laid down sewer in the area. The existing sewer line is at a distance of about 774 m from the project site. The connection with the sewer line will be done by the project proponent .

SEAC took a copy of presentation along with reply given by the project proponent and his environmental consultant on record.

After detailed deliberations SEAC decided to award '**Silver Grading**' to the project proposal and to forward the application of the project proponent to SEIAA with the recommendations to grant Environmental Clearance for establishment of Group Housing Project namely "Lok Awas" having built up area 117940 sqm in total land area of 101208 sqm located at Sector 74 A , Mohali, Distt. SAS Nagar, Punjab as per the details mentioned in the Form 1, 1A, EMP & subsequent presentation / clarifications made by the project proponent and his consultant with, proposed measures, conditions:

I. Statutory compliance:

- i) The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.

- ii) The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightening etc.
- iii) The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
- iv) The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- v) The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board / Committee.
- vi) The project proponent shall obtain the necessary permission for drawl of ground water/ surface water required for the project from the competent authority.
- vii) A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
- viii) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
- ix) The provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, Construction & Demolition Waste Rules,2016 and the Plastics Waste (Management) Rules, 2016 shall be followed.
- x) The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
- xi) The project site shall confirm to the suitability as prescribed under the provisions laid down under the master plan of respective city/ town. For that, the project proponent shall either to submit the NOC/ land use conformity certificate from Deptt of Town and Country Planning or other concerned Authority under whom jurisdiction, the site falls.
- xii) Besides above, the project proponent shall also comply with siting criteria / guidelines, standard operating practices, code of practice and guidelines if any prescribed by the SPCB/CPCB/MoEF&CC for such type of projects.
- xiii) The project proponent shall get the layout plans approved from the Competent Authority for the activities / establishments to be set up at project site in consonance of the project proposal for which this environment clearance is applied.
- xiv) The project proponent shall provide dedicated cement tank of capacity 10 kl for storage of treated wastewater for construction phase.

II. Air quality monitoring and preservation

- i) Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii) A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii) The project proponent shall install system to carryout Ambient Air Quality monitoring for common /criterion parameters relevant-to the main pollutants released (e.g. PM₁₀ and PM_{2.5}) covering upwind and downwind directions during the construction period.
- iv) Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
- v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). 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) Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
- vii) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- viii) Wet jet shall be provided for grinding and stone cutting.
- ix) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- x) All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- xi) The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- xii) The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The

location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

- xiii) For indoor air quality the ventilation provisions as per National Building Code of India.

III. Water quality monitoring and preservation

- i) The natural drain system should be maintained for ensuring unrestricted flow of water.
- ii) No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
- iii) Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- iv) The total water requirement for the project will be 909 KL/day, out of which 606 KL /day shall be met through own tube well and remaining 303 KL/day through recycling of treated waste water. Total fresh water use shall not exceed the proposed requirement as provided in the project details.
- v) a)The total wastewater generation from the project will be 727 KL/day, which will be treated in STP of capacity @1100 KLD on SBR technology within the project premises. As proposed, reuse of treated wastewater and discharge of surplus treated wastewater shall be as under:-

S. No.	Season	For Flushing purposes (KLD)	Green Area (KLD)	Into sewer (KLD)
1.	Summer	303	31	393
2.	Winter	303	09	415
3.	Rainy	303	Nil	424

- b) Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.
- c) During construction phase, the project proponent shall ensure that the waste water being generated from the labour quarters/toilets shall be treated and disposed in environment friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately design septic tanks for the treatment of such waste water and treated effluents shall be utilized for green area/plantation
- d) The project proponent shall ensure that the sewer connection is made with the sewer line of GMADA before the operationalization of the project.
- vi) The project proponent shall ensure safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.
- vii) The waste water generated from swimming pool(s) shall not be discharged and the same shall be reused within the premises for purposes such as horticulture,

HVAC etc.

- viii) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- 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 water available. This should be specified separately for ground water 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) Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
- xii) The respective project proponent shall discourage the installation of R.O. plants in their projects in order to save the wastage in form of RO reject. However, in case the requirement of installing RO plant is utmost necessary then the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component i.e. (Tower/Mall) or in a common place in the project premises.
- xiii) The project proponent shall also adopt the new/innovating technologies like less water discharging taps (faucet with aerators)/urinals with electronic sensor system /water less urinals / twin flush cisterns/ sensor based alarming system for overhead water storage tanks and make it a part of the environmental management plans / building plans so as to reduce the water consumption/ground water abstraction in their Building Construction & Industrial projects.
- xiv) The project proponent will provide plumbing system for reuse of treated wastewater for flushing/ HVAC/ other purposes etc. and colour coding of different pipe lines carrying water/wastewater from different sources / treated wastewater as follows:

Sr. No	Nature of the Stream	Color code
a)	Fresh water	Blue Color
b)	Untreated wastewater from Toilets/ urinal & from Kitchen	Black color
c)	Reject water streams from RO plants & AC condensate (this is to be implemented wherever centralized AC system and common RO has been proposed in the Project).	White color
d)	Treated wastewater (for reuse only for plantation purposes) from the STP treating black water	Green
e)	Treated wastewater (for reuse for flushing purposes or any other activity except plantation) from the STP treating grey water	Green with strips
f)	Storm water	Orange Color

- xv) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- xvi) The CGWA provisions on rain water harvesting should be followed. Rain water harvesting recharge pits (28 Nos) /storage tanks shall be provided for ground water recharging as per the CGWB norms.
- xvii) A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
- xviii) All recharge should be limited to shallow aquifer.
- xix) No ground water shall be used during construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and available at site.
- xx) Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
- xxi) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- xxii) Sewage shall be treated in the STP with tertiary treatment. STP shall be installed in phased manner viz a viz in module system designed in a such a way so as to efficiently treat the waste water with increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. No treated water shall be disposed in to municipal stormwater drain.
- xxiii) No sewage or untreated effluent water would be discharged through storm water drains. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
- xxiv) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxv) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

IV. Noise monitoring and prevention

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

V. Energy Conservation measures

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

VI. Waste Management

- i) A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their

adequacy to cater to the M.S.W. generated from project shall be obtained.

- ii) Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- iii) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- iv) Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed for treatment and disposal of the waste.
- v) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- vi) Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- vii) Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
- viii) Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
- ix) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- x) Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VII. Green Cover

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

species/variety. A minimum of one tree for every 80 sqm of total project land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be provided as per SEIAA guidelines.

- iii) Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
- iv) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
- v) The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.
- vi) The green belt along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use.

VIII. Transport

- i) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
 - a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
 - b) Traffic calming measures.
 - c) Proper design of entry and exit points.
 - d) Parking norms as per local regulation.
- ii) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
- iii) A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the

project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

- iv) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.

IX. Human health issues

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

X. Corporate Environment Responsibility

- i) The project proponent shall comply with the provisions contained in this Ministry's OM vide F.No. 22-65/2017-IA.III dated 1st May 2018, as applicable, regarding Corporate Environment Responsibility. The project proponent shall adhere to the commitments made in the proposal for CER activities for spending at least minimum amount of Rs. 88.00 Lacs towards following CER activities. The details are given below: -

	Proposed CER activity	Amount (INR)	Likely date of completion
1.	500 trees to be plants in village, Balyali activity to be started in July 2020.	6,000,00/-	Started on 01/06/2020 upto 31/05/2022
2.	Rain water harvesting and power generation in Village School, balyali	10,00,000/-	April, 2021

3.	50 solar lights in village balyali	10,00,000/-	May 2022
4.	Sewerage piping & STP for village Balyali	62,00,000/-	December 2022
	Total	88,00,000/-	

- ii) The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
- iii) A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
- iv) Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. The project proponent shall spend minimum amount of Rs 208.50 Lacs towards capital cost and Rs 14.40 Lacs/annum towards recurring cost in Construction phase of the project including the environmental monitoring cost and shall spend minimum amount of Rs 22.40 Lacs/annum towards recurring cost in operation phase of the project including the environmental monitoring cost. The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of environmental management plan is transferred to the occupier/residents society under proper MOU under intimation to SEIAA, Punjab. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

XI. Validity

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

XII. Miscellaneous

- i) The project proponent before allowing any occupancy shall obtain completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab.

- ii) The project proponent shall comply with the conditions of CLU, if obtained.
- iii) The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
- iv) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
- v) The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
- vi) The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
- vii) The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
- viii) The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
- ix) The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- x) The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during Public Hearing and also that during their presentation to the Expert Appraisal Committee.
- xi) No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC).
- xii) Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- xiii) The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.

- xiv) The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- xv) The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data/information/monitoring reports.
- xvi) The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
- xvii) Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

The case was placed in the 159th meeting of SEIAA on 08.01.2020 and it was attended by the following:

1. Ms. Rajni Mehra, CEO, on behalf of the project proponent.
2. Sh. Sital Singh, EIA-co-ordinator cum CEO, M/s CPTL Pvt. Ltd., Mohali, Environment Consultant of the promoter company.

Ms. Rajni Mehra submitted an authority letter dated 08.01.2010, wherein, she and Sh. Deepak Gupta S/o Late Sh. Hardyal Gupta, Environmental Advisor of the Company have been authorized by the Director of the promoter company to submit any reply, documents on behalf of company. Any commitment made by them during the presentation will be binding / acceptable to the company. The said letter was taken on record by SEIAA.

Environmental Consultant of the promoter company presented the salient features of the project and requested for grant of environmental clearance.

During discussions, representative of the promoter company agreed to comply with fully all the conditions as mentioned by SEAC.

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

was taken on record by SEIAA.

Therefore, the Authority decided to accept the recommendations of SEAC and grant environmental clearance for establishment of a Group Housing Project having a built up area 117940 sqm in total land area of 101208 sqm located at Sector-74 A, Mohali, Distt. SAS Nagar, as per the details mentioned in Form 1, 1A, EMP & subsequent presentations/ clarifications made by the project proponent and his Environmental Consultant, proposed measures and with following conditions to be removed:

Condition no. vii) of III. Water quality monitoring and preservation

- vii) The waste water generated from swimming pool(s) shall not be discharged and the same shall be reused within the premises for purposes such as horticulture, HVAC etc.

Table Item no. 1: Construction of 100 ft wide road to PR-4 at Mullanpur (New Chandigarh), Punjab, in the matter of OA No. 980/2019 titled as Harminder Singh & Others Vs Union of India & Others before the National Green Tribunal, New Delhi.

SEIAA observed as under:

1. M/s Omaxe New Chandigarh Developer Pvt.Ltd has submitted explanation to GMADA in reference to letter issued by GMADA vide letter No. GMADA/CE/2019/819 dated 02-12-19 with regard to clear the debris dumped in the water way of natural drain within three days of issuance of this letter.
2. The Chief Engineer, GMADA vide letter dated 17.12.2019 addressed to M/s Omaxe New Chandigarh Developer Pvt. Ltd in reference to his letter no ONCDPL/DM/2019-19 dated 04.12.2019 informed that since the final report of the committee already stands submitted on NGT on 05.12.2019 and now M/s Omaxe New Chandigarh Developer Pvt.Ltd can submit their point of view regarding removing the debris dumped in the water way of natural drain to Chairman, SEIAA, Punjab.
3. However, GMADA has directed M/s Omaxe New Chandigarh Developer Pvt. Ltd should take immediate action to clear the debris as already instructed vide his office letter dated 02.12.2019

SEIAA was apprised that the present status of the said OA on the website of NGT is showing pending, neither any order after the order of 25.09.2019 nor any next date of hearing is available online.

SEIAA observed that since the matter relates to the Hon'ble NGT, the reply submitted by the project proponent vide letter no ONCDPL/DM/2019-19 dated 04.12.2019 to GMADA, be obtained from GMADA, so that further action in the matter can be taken.

Table Item no. 2: Violation of provisions of EIA Notification dated 14.09.2006 for establishment of Group Housing Project namely Rail Vihar at VIP Road, Zirakpur, Punjab by M/s Indian Railway Welfare Organisation (Proposal No. SIA/PB/ NCP/ 37409/ 2015).

SEIAA observed as under:

PPCB vide its letter no. 9412 dated 18.11.2019 has forwarded the legal opinion given by Senior Law Officer of PPCB.

It has been intimated that that a complaint was filed against the subject cited promoter company and its responsible persons u/s 15, 16 of Environment Protection Act, 1986 in the court of Sub Divisional Judicial Magistrate, Dera Bassi on 4/1/2018. The Hon'ble Court vide its order dated 8/10/2018, discharged all the accused from the allegations levelled against them. Their previous bailhonds and surety bonds were also discharged.

It has also been informed that the said order of the Hon'ble Court dated 8/10/2018 was legally examined by the Senior Law Officer of the Punjab Pollution Control Board and opined as under :

1. On the directions issued by State Level Environment Impact Assessment Authority (SEIAA), Punjab, The Punjab Pollution Control Board had filed a criminal complaint u/s 15, 16 of the Environment (Protection) Act, 1986 read with section 19 of the said Act, 1986 for violation of the provisions of the EIA Notification dated 14/9/2006, against M/s Indian Railway Welfare Organisation for its group housing project 'Rail Vihar' at VIP Road; Zirakpur, Distt. SAS Nagar.
2. Now, the court of Ms. Balwinder Kaur Dhaliwal, PCS, Sub-Divisional Judicial Magistrate, Dera Bassi vide judgement dated 08/10/2018 has discharged the accused mainly on the ground that the Indian Railways Welfare Organisation (IRWO) did not intentionally and deliberately violated the notification dated 14/9/2006, as they were not aware of this notification and while getting approval of different projects at any point of time, any of the authorities, while granting approval to the projects or granting various NOC; brought to the knowledge of IRWO mentioned in the para no. 5. This fact was also mentioned in the Chairman's letter no. 2339 dated 21/4/2016 granting permission to apply for consent to establish. It was also fact that the violation is only of the notification of 2006 and not regarding the endangering the environment. The Hon'ble Court had thus discharged the allegations levelled against the accused.

3. Upon examination of the case, it is observed that IRWO i.e. Indian Railway Welfare Organisation has now obtained the Environmental Clearance (EC). State Level Environment Impact Assessment Authority (SEIAA), Punjab has granted Environmental Clearance to the promoter on 24/12/2019. In the given circumstances, I do not find any reason to challenge the judgement dated 8/10/2018 of the SDJM, Dera Bassi, as the only reason for discharge of the accused is that they have not intentionally and deliberately violated the provisions of EIA notification dated 14/9/2006. Though the judgement dated 8/10/2018 of the Sub Divisional Judicial Magistrate can be challenged by way of filing revision Petition in the Court of Sessions at SAS Nagar, but in my opinion, no fruitful purpose will be served by filing the same.
4. May be the Hon'ble Court of Sub Divisional Judicial Magistrate, Dera Bassi has discharged the Indian Railways Welfare Organisation (IRWO) in the complaint case filed by the Board, but IRWO is bound to comply with the conditions of the NOC/Consent granted by the Punjab Pollution Control Board under the Water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981 as well as the conditions of Environmental clearance granted by SEIAA, Punjab under the provisions of EIA Notification dated 14/9/2006.
5. Opined accordingly.

SEIAA perused the legal opinion forwarded by the PPCB. After detailed deliberations, SEIAA agreed with the opinion (regarding not filing the revision petition in the matter in the competent Court of Law) and decided that at this stage no intervention is required.

Table Item no. 3: Monitoring report of the project named as Environment Clearance under establishment of group housing project namely "Rajgarh Estates Phase -II" in the revenue estate of village Birmi, Sidhwan Canal, Ludhiana, Punjab by M/s Dev Arjuna Promoters and Developers (P) Ltd- reg.

SEIAA observed as under:

Regional Office, MoEF, Chandigarh vide letter no. 424 dated 04.12.2019 has intimated that the subject cited project was visited by their office on 18.04.2019 and has sent the compliance report of the conditions of Environmental Clearance granted by SEIAA and has reported some of the non compliances / partial compliances.

SEIAA went through the observations as reported by the Regional Office, MoEF. After deliberations, SEIAA decided that the project proponent be asked to send the action taken report on the observations as reported by the MoEF, within one month time, before proceeding further in the matter.

Table Item no. 4: Monitoring report of the project named as Environment Clearance for construction of Residential Apartment Complex namely "Jalandhar Heights – Phase-3" in the revenue estate of villages Pholriwal and Alipur, Tehsil & District, Jalandhar by M/s AGI Infra Ltd. Birmi, Sidhwan (SEIAA/MS/66 dt. 07.01.2015)- reg.

SEIAA observed as under:

Regional Office, MoEF, Chandigarh vide letter no. 370 dated 08.11.2019 has intimated that the subject cited project was visited by their office on 28.08.2019 and has sent the compliance report of the conditions of Environmental Clearance granted by SEIAA and has reported some of the non compliances / partial compliances.

SEIAA went through the observations as reported by the Regional Office, MoEF. After deliberations, SEIAA decided that the project proponent be asked to send the action taken report on the observations as reported by the MoEF, within one month time, before proceeding further in the matter.

Table Item no. 5: Monitoring report of the project named as Environment Clearance for construction of Residential Apartment Complex namely "AGI Palace" in the revenue estate of villages Pholriwal, Jalandhar, Punjab by M/s AGI Infra Ltd. C/o Jalandhar Heights 66' Road, village Pholriwal, Jalandhar (SEIAA/2018/ 241 dt. 26/02/2018)- reg.

SEIAA observed as under:

Regional Office, MoEF, Chandigarh vide letter no. 342 dated 07.11.2019 has intimated that the subject cited project was visited by their office on 28.08.2019 and has sent the compliance report of the conditions of Environmental Clearance granted by SEIAA and has reported some of the non compliances / partial compliances.

SEIAA went through the observations as reported by the Regional Office, MoEF. After deliberations, SEIAA decided that the project proponent be asked to send the action taken report on the observations as reported by the MoEF, within one-month time, before proceeding further in the matter.

Table Item no. 6: Environmental Clearance for the Establishment of Indian Institute of Science Education and Research at Sector-81, SAS Nagar, Mohali, Punjab by M/s Indian Institute of Science Education and Research – Monitoring reg.

SEIAA observed as under:

Regional Office, MoEF, Chandigarh vide letter no. 389 dated 20.11.2019 has sent the compliance report of the conditions of Environmental Clearance granted by SEIAA and has reported some of the non compliances / partial compliances.

SEIAA went through the observations as reported by the Regional Office, MoEF. After deliberations, SEIAA decided that the project proponent be asked to send the action taken report on the observations as reported by the MoEF, within one month time, before proceeding further in the matter.

Table Item no. 7: Extension of Environmental Clearance of the project Mining of Minor Minerals (Sand) in the revenue Estate of village Rurewal, Tehsil Ajnala, District Amritsar, Punjab from validity period of 5 years to 7 years as per OM No. 22-27/2015- IA-III, MoEFCC (IA Division) dated 12.04.2016.

SEIAA observed as under:

GM-cum-Mining Officer, District Industries Centre, Amritsar was granted Environmental Clearance by SEIAA vide letter no. SEIAA/MS/2015/453 dated 04.02.2015 for mining of Minor Minerals (Sand) in an area of 4.04.hectares from the Ravi river bed in the revenue Estate of village Rurewal, Tehsil Ajnala, District Amritsar, Punjab, which was valid for a period of five years. Said Environmental Clearance was transferred in the name of Sh. Dildeep Singh S/o Sh. Mandeep Singh, r/o village Baluana, Tehsil Abohar, Distt. Fazilka by DEIAA vide no. DEIAA/ECT/2017/06 dated 05.02.2018 upto 03.02.2020.

Now, the contractor vide its letter dated 23/11/2019 has sought clarification regarding the validity period of the said Environmental Clearance in light of the OM No. 22-27/2015- IA-III, MoEFCC (IA Division) dated 12.04.2016, issued by the MoEF.

SEIAA perused the said OM and observed that the Environmental Clearance of the projects which had not completed five (5) years on the date of 29.04.2015, their validity will stand automatically extended to seven (7) years. Since, the said project was granted EC on 04.02.2015 and the said EC had not completed five years on 29.04.2015, the validity of Environmental Clearance granted by SEIAA vide letter no. SEIAA/MS/2015/453 dated 04.02.2015, is deemed valid for seven years i.e. upto 03.02.2022.

After detailed deliberations, SEIAA decided that project proponent be informed as above.

Table Item no.8:Application for obtaining Environmental Clearance under EIA Notification dated 14.09.2006 for development of a Residential project namely "Falcon View" at Sector 66 A, Distt. Mohali by M/s Janta Land Promoters Limited. (Proposal No. SIA/PB/NCP/10626/2013).

SEIAA observed as under:

M/s JLPL vide letter no. JLPL/82/2019/3875 daed 16.12.2019 has submitted as under:

1. They have already been accorded environmental clearance for our Super Mega Mixed Used Integrated Industrial Park Project at Sector 66 A, 82 & 83 Mohali which includes Falcon View Project as well. All critical components considered for Super Mega Project include parameters for Falcon View as well. The same has been reiterated by us earlier too stating that statute does not ask for separate environmental clearance for built up project (which is a sub-part of landdevelopment project) once land development project has been accorded environmental clearance.
2. They have subsequently submitted revised environmental clearance for SuperMega Mixed Use Integrated Industrial Park Project vide dated 17.01.2019 which is under consideration of the competent authority for approval.
3. Both SEAC and SEIAA have at their level found Falcon View Project fit for construction, in spite of the alleged violation and there is no irregularity and infirmity in the implementation of the project duly approved by the State Government.
4. Moreover, the application submitted by the company for environmental clearance in respect of Falcon View Project was withdrawn by the applicant promoter.

In view of the above submissions, the project proponent has requested not to take any further action on the letter of SEIAA issued vide no. 611 dated 11.05.2018.

It was apprised to the SEIAA that lastly, the matter was discussed in 151st meeting of SEIAA and it was decided that approved status report be handed over to the standing counsel for filing the same. Sh. Aman Arora, counsel in the matter was contacted and he informed that notice of motion is yet to be issued for the CM. The status report shall be filed as and when Hon'ble Court issues notice in the matter.

If required, latest status shall be apprised to the Hon'ble Court on the next date of hearing. The next date of hearing is 19.02.2020. (No order of last hearing)

After detailed deliberations, SEIAA decided to consult advocate engaged in the matter for the following: -

- i) Fresh application filed by the Petitioner for expansion of Super Mega Mixed Land Use Integrated Industrial Park" which includes group housing project namely "Falcon view".
- ii) Petitioner request submitted vide letter no 3875 dated 16.12.2009 regarding no further action is required on the SEIAA letter no. 609-611 dated 11.05.2018 by which additional specific TOR issued to him.

Meeting ended with a vote of thanks to the Chair.
