

Proceedings of the 277th meeting of the State Environment Impact Assessment Authority (SEIAA) held on 15.01.2024 (Monday) at 10:00 AM in the Conference Hall, 2nd Floor, PBTI Complex, Sector-81, Mohali.

The meeting was attended by the following members:

- 1) Sh. H S Gujral,
Chairman, SEIAA
- 2) Sh. Harjeet Singh Sandhu, PCS
Member Secretary, SEIAA
- 3) Dr. Adarsh Pal Vig, Member SEIAA -cum
Chairman, Punjab Pollution Control Board, Patiala

Er. Rantej Sharma, Environmental Engineer SEIAA along with other supporting staff of SEIAA also attended the meeting.

Item No. 01: Confirmation of the proceedings of the 276th meeting of the State Environment Impact Assessment Authority.

The proceedings of the 276th meeting of State Environment Impact Assessment Authority (SEIAA) held on 09.01.2024 were prepared and circulated to members through email on 11.01.2024 after obtaining their comments and the same have been uploaded on Parivesh Portal on 12.01.2024.

Item No. 02: Action taken on the proceedings of the 265th, 273rd, 275th and 276th meetings of State Environment Impact Assessment Authority held on 26.10.2023, 26.12.2023, 03.01.2024 and 09.01.2024 respectively.

Requisite action as per the proceedings of the 265th meeting of SEIAA has been completed except filing of reply in Supreme Court as approved in item no. 265.10. Necessary action as per the proceedings of the 273rd, 275th and 276th meetings is being completed shortly.

SEIAA directed the supporting staff to complete the pending actions as detailed above expeditiously.

Item No. 277.01: Application for amendment in Environment Clearance under EIA Notification dated 14.09.2006 for the commercial project namely “Grand Carvinal” located at Block-H, Aero City, District SAS Nagar, Punjab by M/s RGI Infra (Proposal No. SIA/PB/MIS/307327/2023).

The Project Proponent was granted Environment Clearance vide SEIAA letter No. EC23B000PB154773 dated 08.02.2023 under EIA Notification dated 14.09.2006 for establishment of commercial project namely “Grand Carvinal” located at Block-H, Aero City, District SAS Nagar, Punjab for total land area 24,296.82 (6 acres) having built up area of 93,014.047 sqm.

Now, the Project Proponent has applied for amendment in Environment Clearance under EIA Notification dated 14.09.2006 for the commercial project namely “Grand Carvinal” located at Block-H, Aero City, District SAS Nagar, Punjab. The total land area of the project is 24296.82 (6 acres) having built up decreased from 93,014.047 sqm to 92,411.305 sqm. The Project is covered under category 8(a) of the schedule appended with the EIA Notification dated 14.09.2006.

The Project Proponent has submitted Form-4 & layout plan approved by Senior Town Planner vide dated 03.10.2023.

Deliberations during 272nd meeting of SEAC held on 08.01.2024

The meeting was attended by the following:

- (i) Sh. Rajesh Gupta, Partner RGI Infra.
- (ii) Mrs. Jyoti Rani, EC- Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

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

S. No.	Description	EC accorded (in sq.m)	Changes (in sq.m)	Total (After Amendment)
1.	Plot area		24,296.82	
2.	Permissible Ground Coverage	10,937.633 (@ 45%)	(-) 4.064	10,933.569 (@ 45%)
3.	Achieved Ground Coverage	10,647.909 (@ 43.81%)	(-) 60.355	10,587.554 (@ 43.576%)
4.	Achieved FAR	51,502.291 (@ 2.12%)	(-) 2,643.914	48,858.377 (@ 2.011%)
5.	Non FAR area	41,511.756	2,041.172	43,552.928

	<ul style="list-style-type: none"> Basement 1 Basement 2 Other non-FAR areas (including staircase, lifts, mumty etc.) 	<ul style="list-style-type: none"> 19,662.153 19,662.153 2,187.450 	<ul style="list-style-type: none"> 700.501 (-) 375.993 1,716.664 	<ul style="list-style-type: none"> 20,362.654 19,286.16 3,904.114
6.	Built-up Area (FAR + Non-FAR)	93,014.047	(-) 602.742	92,411.305

The details of the amendment as per Approved Layout Plan:

S. No.	Floor	EC Granted 2023			Amendment as per Approved Layout Plan		
		FAR Area (in sq.m)	Non FAR Area (in sq.m)	Builtup Area (in sq.m)	FAR Area (in sq.m)	Non FAR Area (in sq.m)	Builtup Area (in sq.m)
1.	Ground Floor	10,647.909	315.122	10,963.031	10,587.554	276.006	10,863.56
2.	Mezzanine Floor	68.755	55.134	123.889	333.198	85.296	418.494
3.	1 st Floor	10,674.792	315.122	10,989.914	10,446.378	276.006	10,722.384
4.	2 nd Floor	10,674.792	315.122	10,989.914	10,251.354	471.030	10,722.384
5.	3 rd Floor	10,674.792	315.122	10,989.914	7,905.034	641.376	8,546.41
6.	4 th Floor	4,568.625	274.683	4,843.308	4,026.361	821.250	4,847.611
7.	5 th Floor	4,192.626	274.683	4,467.309	4,014.541	798.823	4,813.364
8.	6 th Floor	-	-	-	1,293.956	326.595	1,620.552
9.	Basement 1	-	19,662.153	19,662.153	-	20,362.654	20,362.654
10.	Basement 2	-	19,662.153	19,662.153	-	19,286.16	19,286.16
11.	Mumty/Terrace	-	322.462	322.462	-	207.731	207.731
Total area		51,502.291	41,511.756	93,014.047	48,858.377	43,552.928	92,411.305

After detailed deliberations SEAC decided to forward the application to SEIAA with the recommendation to grant amendment in earlier EC granted vide letter No. EC23B000PB154773 dated 8.02.2023 under EIA Notification 14.09.2006.

Deliberations during 277th meeting of SEIAA held on 15.01.2024.

The meeting was attended by the following:

- (i) Sh. Rajesh Gupta, Partner RGI Infra.
- (ii) Mrs. Jyoti Rani, EC- Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

The Environmental Consultant presented the salient features of the project and informed that the the project proposal has been submitted as per the approved layout plan.

To a query by SEIAA, the Environmental Consultant informed as under:

1. There has been decrease in built-up area as per the approved layout plan and increase in population by 482 persons i.e from 9370 persons (Staff-2108 & Visitors-7262) in existing EC to 9852 persons (Staff-985 & Visitors-8867) as per amended proposal. Further, there has been decrease in total water demand from 204 KLD to 177 KLD (due to decrease in number of permanent & floating population), decrease in fresh water demand from 89 KLD to 68 KLD, decrease in total waste-water generation from 163 KLD to 142 KLD, decrease in flushing water demand from 115 KLD to 109 KLD and increase in solid waste generation from 1874 kg/day to 1971 kg/day.
2. As per earlier EC, the Project Proponent was required to submit comprehensive report wrt specifications, effectiveness, location, installation, tie-ups with the MC/District Administration of the Air Purification Tower to be installed at Mohali in lieu of CER activities at a cost of Rs 340 Lakhs. However, the PP informed that the District Administration has not given go-ahead for the installation of the Tower till date and further the technology to be used in the Air Purification Tower has not been approved or recommended by any Govt. Agency. As such they have prepared a revised AEA plan with the same budgetary outlay as originally provided which was discussed during the 272nd meeting of SEAC held on 08.01.2024 and was agreed upon. The revised AEA Plan is as under:

Table-I (Revised AEA plan)

Sr. No.	Activities	Cost (Rs. Lakhs)
1. Activities in Village Lehlan		

i)	Conducting training regarding vermicomposting technique to villagers	10
ii)	Installation of Solar Panel of 5 KW in Govt. Primary School	15
2. Activities in Village Siau		
i	Conducting training regarding vermicomposting technique to villagers	10
ii	Rejuvenation of Village pond having area 1 acre	40
iii	Development of Mini Forest (Nanak Bagchi) on Panchayat land of area 0.5 acres	50
iv	Installation of Composter for solid waste management of capacity 1,000 kg along with construction of room for segregation of solid waste and provision of coloured bins	60
v	Installation of Solar panels in Gov. Middle School of capacity 5 KW	15
vi	Provision of Solar lights in common areas of village	20
vii	Construction of toilets for girls in Govt. Middle School	20
3. Activities in Village Matran		
i	Rejuvenation of Village pond having area 1 acre and its maintenance for 3 years	60
ii	Conducting training regarding vermicomposting technique to villagers	10
4.	Distribution of jute bags in nearby Villages	20
5.	Greening Punjab Mission through concerned DFO	20
	Total	350

The revised Presentation was submitted by the Environmental Consultant which was taken on record by SEIAA.

SEIAA observed that deliberations regarding the new AEA plan submitted by the Project Proponent appears to have been inadvertently omitted in the proceedings of the SEAC meeting held on 08.01.2024.

SEIAA further observed that with the reduction in built-up area and water requirement and waste water generation, the overall environmental load of the Project would decrease on account of the requested amendment.

After detailed deliberations, SEIAA accepted the recommendations of SEAC and decided to grant amendment in Environmental Clearance issued by SEIAA vide letter No. EC23B000PB154773 dated 8.02.2023, subject to the same conditions as mentioned in EC no. EC23B000PB154773 dated 8.02.2023 and following additional condition:

- 1) The Project Proponent shall implement the activities mentioned in the revised AEA plan as per Table-I above within 18 months.

Item No. 277.02: Application for Environmental Clearance under EIA Notification dated 14.09.2006 for Group Housing Project Namely “Nivasa” located at Village Ramgarh Bhudda, Airport Road, Zirakpur, Distt. SAS Nagar (Mohali), Punjab by M/s Aerotown Developers LLP. (Proposal No. SIA/PB/INFRA2/446375/2023).

The Project Proponent has applied for obtaining Environmental Clearance under EIA notification dated 14.09.2006 for Group Housing Project namely “Nivasa” located at Village Ramgarh Bhudda, Airport Road, Zirakpur, Distt. SAS Nagar (Mohali), Punjab. The total land area of the project is 1,54,800 sq.ft. (14,381 sq.m or 3.55 acres) having built-up area of 55,047.84 sq.m. The project is covered under category 8(a) of the schedule appended with the EIA Notification dated 14.09.2006.

The Project Proponent has deposited Rs. 1,10,096/- vide UTR No. YESB32680646602 dated 25.09.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter No. 9051 dated 28.11.2023 furnished the latest construction status report is as under:

“The project site was visited by officer of the Board on 19/10/2023 and it was observed as under:

- 1. The proposed site of the project is located at Village Village Ramgarh Bhudda, Airport Road, Zirakpur, Distt. SAS Nagar. The project proponent has earmarked its site with flag poles and no boundary wall / fencing is provided.*
- 2. The project proponent has not started development works as site.*
- 3. One School namely St. Xavier International School is located near the proposed site and on the other side there is one residential group housing project namely Affinity Greens.*
- 4. As per the boundary limits of the site shown by the representative of the promoter company during the visit, there is no approved existing operational MAH industry within a radius of 250 m from the boundary of the proposed site of the project. There is no approved existing operational air polluting industry within a radius of 100 m from the boundary of the project.*
- 5. As physically observed, the distance of the proposed site from the various approved existing operational industries / units (for which specific siting guidelines has been issued by the Board for time to time), more than the required distance as per the siting criteria given as under:*

Sr. No.	Typed of Industrial Unit	Required distance as per sitting criteria
1.	Cement Plant/ Grinding Unit	300 m
2.	Rice Sheller / Salla Plant	500 m
3.	Stone Crushing / screening cum Washing Plant	500 m

4.	Hot Mix Plant	300 m
5.	Brick Kiln	300 m
6.	CBWTF	500 m
7.	Poultry Farm	500 m
8.	Jaggery Unit	200 m
9.	Retail Outlet (Petrol Pump)	50 m

6. There is no river, eco- sensitive structure with 500 m boundary of the Project site.

7. The site is complying with general sitting criteria as per policy dated 30/4/2013 and specific sitting guidelines as per the Department of Science, Technology, Environment, Government of Punjab notification no. 3/6/07/STE/(4)/2274 dated 25/7/2008 as amended on 30/10/2009.”

Deliberations during 269th meeting of SEAC held on 12.12.2023.

The meeting was attended by the following:

(iii) Mr. Ajay Jindal, Authorized Signatory M/s Aerotown Developers LLP.

(iv) Mrs. Jyoti Rani, EC- Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

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

S. No.	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	Name of the project: Proposed Group Housing project “Nivasa” by M/s Aerotown Developers LLP. Project Proponent: Mr. Aseem Jindal (Partner)
1.2	Proposal:	SIA/PB/INFRA2/446375/2023
1.3	Location of Project:	Village Ramgarh Bhudda, Airport Road, Zirakpur, Distt. SAS Nagar (Mohali), Punjab.
1.4	Details of Land area & built-up area:	Land area: 14,381 sq.m Built up area: 55,047.84 sq.m
1.5	Category under EIA notification dated 14.09.2006	8(a)
1.6	Cost of the project	Rs. 68.91 Crores
2.	Site Suitability Characteristics	
2.1	Whether project is suitable as per the provisions of Master Plan:	As per Master Plan of Zirakpur, the location of project falls within residential & mixed land use.

2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	A copy of the letter No. 1807/DTP (SAS Nagar)/MP-24 dated 09.11.2023 issued by District Town Planner for land use classification for land area measuring 3.58 acre.	
3	Forest, Wildlife and Green Area		
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	No, an undertaking in prescribed Performa has been submitted.	
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	No, an undertaking in prescribed performa has been submitted.	
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	No, an undertaking in prescribed performa has been submitted.	
3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	On perusal of the KML, it was observed that the project area is situated at the crow fly distance of 12 km from wildlife sanctuary namely Sukhna wildlife sanctuary.	
3.5	Green area requirement and proposed No. of trees:	Green area: 3,784 sq.m. No. of proposed trees: 200 trees	
4.	Configuration & Population		
4.1	Proposal & Configuration		
	Description	Area (sq.ft)	Area (sq.m)
	Plot Area	1,54,800	14,381
	Permissible Ground Coverage (@ 35%)	54,180	5,033.487
	Proposed Ground Coverage (@ 13.7%)	21,228	1,972.146
	Permissible FAR (@ 2.15)	3,32,820	30,919.99
	Proposed FAR (@ 2.15)	3,32,820	30,919.99
	Non-FAR	2,59,710	24,127.85
	• Basement	• 1,12,872	• 10,486.15

• Other areas such as mumty, service etc.	• 1,46,838	• 13,641.7
Total Built Up Area (FAR + Non FAR)	5,92,530	55,047.84
Green area (@ 26.30%)	40,716	3,784

Breakup of Builtup area

S. No.	Description	FAR Area (in sq.m)	Non-FAR Area (in sq.m)	Builtup Area (in sq.m)
1.	Stilt	341.4187	1,061.882	1,403.3
2.	3 BHK	18,463.46	6,796.415	25,259.87
3.	4 BHK	8,036.02	2,837.073	10,873.09
4.	Duplex	3,420.225	1,037.262	4,457.488
5.	Service Floor	--	604.0556	604.0556
6.	Mumty	--	701.6967	701.6967
7.	Club House	434.2288	334.4509	768.6798
8.	Shops (6 No.)	224.6396	--	224.6396
9.	Basement Area	--	10,486.15	10,486.15
10.	Service at GF	--	268.8614	268.8614
Total		30,919.99 sq.m	24,127.85 sq.m	55,047.84 sq.m

Details of Dwelling Units

S. No.	Types	No. of Towers	No. of Floors	No. of DU on each Floor	No. DU of Stilt Floor	Total
1.	3 BHK	2	18	3	2	110
2.	4 BHK	1	18	2	--	36
3.	Duplex (4 BHK units)	1	4	2	--	8
Total						154

4.2 Population & water details

Populations details

S. No.	Area Type	No. of Units	Criteria	Population
1.	Residential Populations	154	5 persons per DU	770
2.	Shops	6	2 persons per Shop	12
3.	Floating Populations	--	LS	100
Total Estimated Population				882 persons

Water demand & wastewater generation calculations

S. No.	Details	Population	Criteria for total water (lpcd)	Total Water demand (in KLD)	Criteria for flushing water (lpcd)	Flushing water demand (KLD)	Fresh Water demand (KLD)
1.	Residential pop.	770	135	104	45	35	69
2.	Floating pop.	112	45	5	20	2	3
Total		882	-	109	-	37	72
Green area water req. for 3,784 sq.m.							
Summer (@ 5.5 lt./m ² /day)							21
Winter (@ 1.8 lt./m ² /day)							7
Monsoon (@ 0.5 lt./m ² /day)							2

5 Water

5.1	Total fresh water requirement:	Fresh water requirement of the project will be 72 KLD
5.2	Source:	Ground water (2 No. Borewells)
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>	Not submitted.

5.4	Total wastewater generation:	87 KLD of domestic wastewater will be generated from the project.														
5.5	Treatment methodology: (STP capacity, technology & components)	87 KLD of sewage will be generated which will be treated in proposed STP of capacity 130 KLD.														
5.6	Treated wastewater for flushing purpose:	37 KLD														
5.7	Treated wastewater for green area in summer, winter and rainy season:	Summer: 21 KLD Winter: 7 KLD Monsoon: 2 KLD														
5.8	Utilization/Disposal of excess treated wastewater.	A copy of the letter No. 3516 dated 14.09.2023 issued by Municipal Council, Zirakpur for disposal of excess treated wastewater.														
5.9	Cumulative Details:															
	<table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Total water Requirement</th> <th>Total wastewater generated</th> <th>Treated wastewater</th> <th>Flushing water requirement</th> <th>Green area requirement</th> <th>Into sewer</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>109 KLD</td> <td>87 KLD</td> <td>85 KLD</td> <td>37 KLD</td> <td>Summer: 21 KLD Winter: 7 KLD Monsoon: 2 KLD</td> <td>Summer: 27 KLD Winter: 41 KLD Monsoon: 46 KLD</td> </tr> </tbody> </table>	Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Into sewer	1.	109 KLD	87 KLD	85 KLD	37 KLD	Summer: 21 KLD Winter: 7 KLD Monsoon: 2 KLD	Summer: 27 KLD Winter: 41 KLD Monsoon: 46 KLD	
Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Into sewer										
1.	109 KLD	87 KLD	85 KLD	37 KLD	Summer: 21 KLD Winter: 7 KLD Monsoon: 2 KLD	Summer: 27 KLD Winter: 41 KLD Monsoon: 46 KLD										
5.10	Rain water harvesting proposal:	4 No's Rain water recharging pits have been proposed for rain water recharge within the project premises. Services layout plan showing 4 rain water recharging pits is enclosed with the application.														
6	Air															
6.1	Details of Air Polluting machinery:	3 DG sets of capacity 750 KVA each will be provided for power backup.														
6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG sets will be equipped with acoustic enclosure and run on HSD fuel. Further, adequate stack height will be provided for proper dispersion.														
7	Waste Management															
7.1	Total quantity of solid waste generation	330 kg/day of solid waste will be generated.														
7.2	Whether Solid Waste Management layout plan by earmarking the location as well as area designated for	Biodegradable waste will be converted into manure using Composter of capacity 150 kg to be installed within project premises.														

	installation of Mechanical Composter and Material Recovery Facility submitted or not.	Non-biodegradable waste (recyclable waste) will be disposed off through authorized recycler vendors. Inert waste will be dumped at authorized dumping site.		
7.3	Details of management of Hazardous Waste.	Hazardous Waste in the form of used oil from DG sets will be generated which will be sold to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.		
8	Energy Saving & EMP			
8.1	Power Consumption:	Total power demand of the project will be 2,968.5 KW which will be provided by Punjab State Power Corporation Limited (PSPCL).		
8.2	Energy saving measures:	Also, solar panels have been proposed on the Terrace of the building. Total area covered under solar panels will be 7,718 sq.ft. (@ 34% of terrace area i.e. 22,393 sq.ft.) Solar Panels will generate 180 KWP of solar power.		
8.3	Details of activities under Environment Management Plan:			
	Description	Construction phase		Operational phase
		Capital Cost (in Lakhs)	Recurring Cost (in Lakhs/ annum)	Recurring Cost (in Lakhs/ annum)
	Wastewater Management (Installation of STP of capacity 130 KLD based on MBR with in-built UF)	100	2	5
	Air & Noise Pollution Management (Provision of anti-smog gun, Tarpaulin sheets, Acoustics enclosure for DG sets)	8	1	1
	Development of green belt and landscaping	2	-	2
	Rainwater recharging (4 pits)	10	1	3
	Environmental Monitoring (Environmental Monitoring, Water sprinkling for dust	3	1	5

	control, Monitoring of DG sets as per PPCB Guidelines)			
	Solid Waste Management (Installation of composter of capacity 130 kg)	40	1	3
	Energy Conservation Measures (Provision of LED lights and solar panel)	60	1	3
	Additional Environmental Activities*	69	-	-
	Total	Rs. 292 lakhs	Rs. 7 lakhs	Rs. 22 lakhs

*Breakup of the Additional Environmental Activities to be done as given below:

S. No.	Activities	Cost (Rs. Lakhs)
1.	Development of Mini Forest (Nanak Bagichi) on Panchayati land in the village Ramgarh Bhudda	55
2.	Distribution of Jute Bags in the village Ramgarh Bhudda	4
3.	Amount to be given to "Greening Punjab Fund"	10
Total		Rs. 69 Lakhs

The Committee was not satisfied with the proposal submitted by the Project Proponent for utilizing the excess treated wastewater in 5 different pockets of small size and non-uniform shape, to be developed as per Karnal Technology.

The Committee asked the Project Proponent to submit the revised scheme by allocating more area to be developed under Karnal Technology within the project for the disposal of excess treated waste water. Further, the Committee also asked the Project Proponent to submit an affidavit duly attested by the Executive Magistrate stating that the Project Proponent shall not give possession to the flat owners until the outlet of the project sewer is connected with the MC sewer and until the completion of new STP of 22.5 MLD at Zirakpur, as mentioned in PWSSB letter dated 27.10.2023. Further, Punjab Pollution Control Board (PPCB) also shall not issue Consent to Operate (CTO) till the project sewer is connected with the MC sewer. The Project Proponent agreed to the same.

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

1. The Project Proponent to submit the revised scheme by allocating more area to be developed under Karnal Technology within the project, as a stop gap arrangement for the disposal of excess treated waste water until the project sewer is connected with the MC sewer and until the completion of new STP of 22.5 MLD at Zirakpur.
2. The Project Proponent to submit an affidavit duly attested by the Executive Magistrate stating that the Project Proponent shall not give possession to the flat owners until the outlet of the project sewer is connected with the MC sewer and until the completion of new STP of 22.5 MLD at Zirakpur, as mentioned in PWSSB letter dated 27.10.2023.

Deliberations during 272nd meeting of SEAC held on 08.01.2024.

The meeting was attended by the following:

- (i) Mr. Ajay Jindal, Authorized Signatory M/s Aerotown Developers LLP.
- (ii) Mrs. Jyoti Rani, EC- Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

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

Sr. No.	Observations	Reply
1.	The Project Proponent to submit the revised scheme by allocating more area to be developed under Karnal Technology within the project, as a stop gap arrangement for the disposal of excess treated wastewater until the project sewer is connected with the MC sewer and until the completion of new STP of 22.5 MLD at Zirakpur	During Monsoon season, 46 KLD of excess treated wastewater will be generated from the project which will be disposed off through Karnal Technology onto 0.39 acres of land proposed within project premises, as an alternative arrangement till MC Sewer will be connected with the project. Revised landscape plan showing the single patch of land (1,560 sq.m or 0.39 acres) reserved for Karnal Technology is enclosed as Annexure I. Further, notarized affidavit has been submitted stating that 0.39 acres of land reserved for Karnal Technology will not be used for any other purpose and will be maintained till MC Serwer will be connected and is enclosed as Annexure II.

2.	The Project Proponent to submit an affidavit duly attested by the Executive Magistrate stating that the Project Proponent shall not give possession to the flat owners until the outlet of the project sewer is connected with the MC sewer and until the completion of new STP of 22.5 MLD at Zirakpur, as mentioned in PWSSB letter dated 27.10.2023.	<p>Since, in the proposed group housing project, the treated wastewater generated from the project during monsoon season will be 85 KLD; out of which 37 KLD will be reused for flushing by providing dual plumbing system and 2 KLD will be reused onto green area of 3,784 sq.m for horticulture purpose.</p> <p>The remaining excess treated water will be 46 KLD which will be disposed off through Karnal Technology onto 0.39 acres of land proposed within project premises, as an alternative arrangement till MC Sewer will be connected.</p> <p>Thus, possession of flats can be given/handed over, as we have made an alternative arrangement for disposal of excess treated water within the project premises only.</p> <p>In addition of above, we are hereby submitting the affidavit to ensure that 0.39 acres of land reserved for Karnal Technology will not be used for any other purpose and will be maintained till MC Serwer will be connected.</p>
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The Committee observed that the Project Proponent has proposed to utilized 46 KLD of excess treated wastewater through Karnal Technology on 0.39 acres of land within the project premises, as an alternative arrangement until the project sewer is connected with the MC sewer and until the completion of new STP of 22.5 MLD at Zirakpur. The Project Proponent has also submitted an affidavit in this regard.

The Committee was satisfied with the presentation given by the Project Proponent and after detailed deliberations, SEAC decided to forward the application to SEIAA with the recommendation to grant Environment Clearance for Group Housing Project Namely "Nivasa" located at Village Ramgarh Bhudda, Airport Road, Zirakpur, Distt. SAS Nagar (Mohali), Punjab for land area measuring 1,54,800 sq.ft. (14,381 sq.m or 3.55 acres) and built-up area of 55,047.84 sq.m subject to the following standard conditions:

I. Statutory compliances:

- i) The project proponent shall obtain all necessary clearances/ permissions from all relevant agencies including the town planning authority before commencement of work. All the construction shall be done in accordance with the local building bye laws.
- ii) The approval of the Competent Authority shall be obtained for the structural safety of buildings due to earthquakes, adequacy of firefighting equipment, etc. as per the National Building Code including protection measures from lightning, etc.

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

II. Air quality monitoring and preservation

- i) Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.

- ii) A management plan shall be drawn up and implemented to contain the current exceedance in the ambient air quality at the site.
- iii) The project proponent shall install a system to undertake Ambient Air Quality monitoring for common /criterion parameters relevant to the main pollutants released (e.g., PM10 and PM2.5) covering upwind and downwind directions during the construction period.
- iv) Diesel power generating sets proposed as a source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel would be the preferred option. The location of the DG sets may be decided in consultation with Punjab Pollution Control Board.
- v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, and continuous dust/ wind-breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum up to 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi) No Excavation of soil shall be carried out without adequate dust mitigation measures in place.
- vii) No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered.
- viii) No uncovered vehicles carrying construction material and waste shall be permitted.
- ix) All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
- x) Grinding and cutting of building material in open areas shall be prohibited. A wet jet shall be provided for grinding and stone cutting.
- xi) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- xii) All construction and demolition debris shall be stored at the site within the earmarked area and roadside storage of construction material and waste shall be prohibited. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.

- xiii) The diesel generator sets to be used during the construction phase shall be low sulphur diesel type and shall conform to the norms and regulations prescribed under air and noise emission standards.
- xiv) The gaseous emissions from the DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xv) For indoor air quality, the ventilation provisions as per the National Building Code of India shall be complied with.
- xvi) Roads leading to or at the construction site must be paved and blacktopped (i.e., metallic roads should be built and used).
- xvii) Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.
- xviii) Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measures will be notified at the site

III. Water quality monitoring and preservation

- i) The natural drainage system should be maintained for ensuring unrestricted flow of water.
- ii) No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.
- iii) Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done.
- iv) The total freshwater use shall not exceed the proposed requirement as mentioned in the application proposal.
- v) Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.
- vi) During the construction phase, the project proponent shall ensure that the wastewater generated from the labour quarters/toilets shall be treated and disposed of in an environment-friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately designed septic tanks for the treatment of such wastewater and treated effluents shall be utilized for green area/plantation.

- vii) The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.
- viii) The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC and SEIAA along with six-monthly monitoring reports.
- ix) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration, and the balance of water available. This should be specified separately for groundwater and surface water sources, ensuring that there is no impact on other users.
- x) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape, etc. would be considered as pervious surface.
- xi) Dual pipe plumbing shall be installed for supplying fresh water for drinking, cooking and bathing, etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, air conditioning etc.
- xii) Installation of R.O. plants in the project will be discouraged in order to reduce water wastage in form of RO reject. However, in case the requirement of installing RO plant is unavoidable, the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises.
- xiii) The project proponent shall also adopt the new/innovative technologies like low water discharging taps (faucet with aerators) /urinals with electronic sensor system /waterless urinals/twin flush cisterns/ sensor-based alarm system for overhead water storage tanks and make them a part of the environmental management plans/building plans so as to reduce the water consumption/groundwater abstraction.
- xiv) The project proponent will provide plumbing system for reuse of treated wastewater for flushing/other purposes etc. and will colour code the different pipelines carrying water/wastewater from different sources / treated wastewater as follows:

Sr. No	Nature of the Stream	Color code
a)	Fresh water	Blue
b)	Untreated wastewater from Toilets/ urinal and from Kitchen	Black
c)	Untreated wastewater from Bathing/shower area, hand washing (Washbasin / sinks) and from Cloth Washing	Grey
d)	Reject water streams from RO plants and AC condensate (this is to be implemented wherever centralized AC system and common RO has been proposed in the Project). Further, in	White

	case of individual houses/establishment this proposal may also be implemented wherever possible.	
e)	Treated wastewater (for reuse only for plantation purposes) from the STP treating black water	Green
f)	Treated wastewater (for reuse for flushing purposes or any other activity except plantation) from the STP treating greywater	Green with strips
g)	Stormwater	Orange

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

SEIAA before the project is commissioned for operation. Treated wastewater shall be reused on-site for landscape, flushing, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by the Ministry of Environment, Forest, and Climate Change. Natural treatment systems shall be promoted.

- xxiii) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxiv) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed of as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

IV. Noise monitoring and prevention

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

V. Energy Conservation measures

- i) Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
- ii) Outdoor and common area lighting shall be LED.
- iii) Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased daylighting design and thermal mass, etc. shall be incorporated in the building design. Wall, window, and roof U-values shall be as per ECBC specifications.
- iv) Energy conservation measures like the installation of LEDs for lighting the area outside the building should be an integral part of the project design and should be in place before project commissioning.

- v) Solar, wind, or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
- vi) At least 30% of the rooftop area shall be used for generating Solar power for lighting in the apartments so as to reduce the power load on the grid. A separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher.

VI. Waste Management

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

- x) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- xi) Used CFLs and TFLs should be properly collected and disposed of or sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VII. Green Cover

- i) No naturally growing tree should be felled/transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department.
- ii) At least a single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure the planting of trees in the project area at the identified location, as the per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and thereafter, protected throughout the entire lifetime of the Project. The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines. The plantation to be carried out under Karnal Technology shall be in addition to the green area plantation of the project.
- iii) The Project Proponent shall develop a green belt with native tree species (having canopy type structure and especially trees, and not grass) before the completion of the project. The greenbelt shall inter alia cover the entire periphery of the unit provided that the number of trees to be planted should not be less than one tree per 80 sqm of the total land area. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles.
- iv) Where the trees need to be cut with prior permission from the concerned local Authority, a compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 saplings of the same species for every tree that is cut) shall be done and the newly planted saplings will be maintained for at least 5 years. Green belt development shall be undertaken as per the details provided in the project document.
- v) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in

designated areas and reapplied during the plantation of the proposed vegetation on site.

- vi) The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.
- vii) The green belt along the periphery of the plot shall achieve an attenuation factor conforming to the day and night noise standards prescribed for commercial land use.
- viii) The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.

VIII. Transport

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

IX. Human health issues

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

X. Environment Management Plan

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

Description	Construction phase		Operational phase
	Capital Cost (in Lakhs)	Recurring Cost (in Lakhs/ annum)	Recurring Cost (in Lakhs/ annum)
Wastewater Management (Installation of STP of capacity 130 KLD based on MBR with in- built UF)	100	2	5

Air & Noise Pollution Management (Provision of anti-smog gun, Tarpaulin sheets, Acoustics enclosure for DG sets)	8	1	1
Development of green belt and landscaping	2	-	2
Rainwater recharging (4 pits)	10	1	3
Environmental Monitoring (Environmental Monitoring, Water sprinkling for dust control, Monitoring of DG sets as per PPCB Guidelines)	3	1	5
Solid Waste Management (Installation of composter of capacity 130 kg)	40	1	3
Energy Conservation Measures (Provision of LED lights and solar panel)	60	1	3
Additional Environmental Activities*	69	-	-
Total	Rs. 292 lakhs	Rs. 7 lakhs	Rs. 22 lakhs

Additional Environmental Activities:

No.	Activities	Cost (Rs. Lakhs)
1.	Development of Mini Forest (Nanak Bagichi) on Panchayati land in the village Ramgarh Bhudda	55
2.	Distribution of Jute Bags in the village Ramgarh Bhudda	4
3.	Amount to be given to "Greening Punjab Fund"	10
Total		Rs. 69 Lakhs

XI. Validity

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

XII. Miscellaneous

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

assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.

- xii) The Regional Office, MoEF&CC, Chandigarh, Punjab Pollution Control Board and SEIAA/ SEAC members nominated for the purpose shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) entrusted with this monitoring by furnishing the requisite data/information/monitoring reports.
- xiii) This Environmental Clearance is granted subject to final outcome of pending related cases in the Hon'ble Supreme Court of India, Hon'ble High Courts, Hon'ble NGT and any other Court of Law as may be applicable to this project.

XIII. Additional Conditions

- i) The approval is based on the conceptual plan/drawings submitted with the application. In case, there is variation in built-up area/green area/ any other details in the drawings approved by the competent authority, the Project Proponent shall obtain the revised Environmental Clearance.
- ii) The Project Proponent shall ensure that the natural drainage channels in the project site including streams, drains, choes, creeks, rivulets, etc. are not disturbed so that the natural flow of rainwater, etc is not impeded or disrupted in any manner.
- iii) Authorization from Punjab Pollution Control Board shall be obtained as applicable under the Bio-Medical Waste Management Rules 2016 as amended from time to time.
- iv) The solid waste other than Bio-Medical Waste & Hazardous Waste (dry as well as wet garbage) generated should be properly collected and segregated before disposal to Municipal Authorities in accordance with the Municipal Solid Waste (Management & Handling) Rules, 2000. No municipal waste should be disposed off outside the premises in contravention of relevant rules and by-laws. Adequate measures should be taken to prevent any malodour in and around the Project premises.
- v) In the event that the project proponent decides to abandon/close the Project at any stage, he shall submit an application in the prescribed form along with requisite documents through Parivesh to SEIAA for surrendering the Environmental Clearance as per the procedure prescribed in OM dated 29.03.2022 issued by the MoEF&CC. The project proponent shall be accountable for adherence/compliance of the EC conditions till such time as the project is finally closed by SEIAA, based upon the certified closure report of Integrated Regional Offices (IROs) of MoEF&CC, Chandigarh/PPCB.
- vi) This Environmental Clearance is liable to be revoked without any further notice to the Project Proponent in case of failure to comply with condition (v) above.

- vii) Concealing factual data or submission of false/fabricated data may result in revocation of this Environmental Clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- viii) The Project Proponent shall manage the solid waste generated from the project as per the sub-rule-7 of rule-4 of SWM Rules 2016.
- ix) The Ministry reserves the right to stipulate additional conditions if found necessary. The Promoter Company in a time bound manner shall implement these conditions.
- x) The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and other wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India/High Courts and any other Court of Law relating to the subject matter.
- xi) Any appeal against this Environmental Clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

Deliberations during 277th meeting of SEIAA held on 15.01.2024.

The meeting was attended by the following:

- (i) Mr. Ajay Jindal, Authorized Signatory M/s Aerotown Developers LLP.
- (ii) Mrs. Jyoti Rani, EC- Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

The Environmental Consultant presented the salient features of the project and informed that the proposal of the project has been submitted as per their conceptual plan.

To a query by SEIAA, the Environmental Consultant informed as under:

- 1) The no. of saplings proposed to be planted in the project has been inadvertently mentioned as 200 and the same may be read as 245.
- 2) The revised EMP plan is as under:

Table-I (Environmental Management Plan)

Description	Construction phase	Operational phase
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	Capital Cost (in Lakhs)	Recurring Cost (in Lakhs/ annum)	Recurring Cost (in Lakhs/ annum)
Wastewater Management (Installation of STP of capacity 130 KLD based on MBR with in- built UF)	100	2	5
Air & Noise Pollution Management (Provision of anti- smog gun, Tarpaulin sheets, Acoustics enclosure for DG sets)	8	1	1
Development of green belt and landscaping	5	-	5
Rainwater recharging (4 pits)	10	1	3
Environmental Monitoring (Environmental Monitoring, Water sprinkling for dust control, Monitoring of DG sets as per PPCB Guidelines)	3	1	5
Solid Waste Management (Installation of composter of capacity 130 kg)	40	1	3
Energy Conservation Measures (Provision of LED lights and solar panel)	60	1	3
Additional Environmental Activities*	69	-	-
Total	Rs. 295 lakhs	Rs. 7 lakhs	Rs. 25 lakhs

3) The Sarpanch of village Ramgarh Bhudda has not given consent for development of Mini Forest on its Panchayati land. As such they now propose to develop the mini-forest in village Lohgarh under the AEA plan (activity no.1). The revised AEA plan will be as under:

Table-II (Revised AEA plan)

S. No.	Activities	Cost (Rs. Lakhs)
1.	Development of Mini Forest (Nanak Bagichi) and maintenance for 3 years on 1.5 acres of land located in Village Lohgarh	55
2.	Distribution of Jute Bags in nearby villages	4

3.	Greening Punjab Mission through concerned DFO	10
Total		Rs. 69 Lakhs

The revised layout plan of the green areas and revised AEA & EMP plans were submitted which were taken on record.

After detailed deliberations, SEIAA accepted the recommendations of SEAC and decided to grant Environmental Clearance for establishment of Group Housing Project Namely “Nivasa” located at Village Ramgarh Bhudda, Airport Road, Zirakpur, Distt. SAS Nagar (Mohali), Punjab for land area measuring 1,54,800 sq.ft. (14,381 sq.m or 3.55 acres) and built-up area of 55,047.84 sq.m, subject to the standard conditions as proposed by SEAC and following additional conditions:

1. The Project Proponent shall implement the revised EMP & AEA plans as per Table I & II, respectively above. The activities mentioned in the AEA plan shall be completed within 18 months.
2. 245 number of 8 feet tall saplings of indigenous tree species should be planted. The plantation should be commenced at the earliest and completed within 1 year.