Proceeding of 206th meeting of State Expert Appraisal Committee (SEAC) to be held on 18.09.2021 in the Conference Hall no. 2 at 10:00 AM, MGSIPA Complex, Sector-26, Chandigarh.

The following were present:

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

Item No. 01: Confirmation of the proceedings of 205th meeting of State Level Expert Appraisal Committee held on 21.08.2021.

The proceedings of 205th meeting of State Level Expert Appraisal Committee held on 21.08.2021, respectively were prepared and were circulated through email on 01.09.2021. No observation was received from any member. As such, SEAC confirmed the same.

Item No. 02: Action taken on the proceedings of the 205th meeting of State Level Expert Appraisal Committee held on 21.08.2021.

The action taken on the decisions of 205th meeting of State Level Expert Appraisal Committee held on 21.08.2021 has been completed. SEAC noted the same.

Item No. 206.01: Application for issuance of ToRs for expansion of existing steel manufacturing unit namely M/s Devbhoomi Casting Pvt. Ltd., located at Transport Nagar, Village Kumbra, Mandigobindgarh, Punjab (Proposal No. SIA/PB/IND/66533/2021).

M/s Devbhoomi Casting Pvt. Ltd is an existing steel manufacturing unit located at Transport Nagar, Village Kumbra, Mandi Gobindgarh, Punjab. The project is involved in the manufacturing of Billets/Ingots with 1 Induction Furnace of capacity 7 TPH.

Now, the Project Proponent wants to increase their production capacity by upgradation of existing Induction Furnace and addition of new Induction Furnace and 1 Rolling Mill. Thus, after expansion, the industrial unit will have manufacturing capacity of Billets/Ingots @ 288 TPD (1,00,800 TPA) or Flats/Bars/Rounds @ 276 TPD (96,600 TPA) with 2 Induction Furnaces of capacity 12 TPH each & rolling mill. Total cost of the project including the expansion will be Rs. 24.9712/- crores. Total land area of the project after expansion will be 5.20 acres (21085 Sqm.).

1. The project proponent submitted the Form I, Pre-feasibility report and other additional documents on online portal. He has also deposited the requisite fee of Rs. 62,430/- through UTR No. 214210690817016 dated 02.08.2021, as verified by the supporting staff SEIAA. The Project Proponent has deposited 25% of the total fee prescribed for the Environmental Clearance being at ToR stage and the rest 75% of the fee i.e., Rs. 1,87,284/- will be paid at the time of applying for Environmental Clearance.
2. The project proponent during the presentation to the committee be asked to present the applicability of General Condition, suitability of site, land details etc.

1.0 Deliberations during 205th meeting of SEAC held on 21.08.2021

The meeting was attended by the following:

1. Mr. Deepak Goyal, Managing Director, behalf of on the Project Proponent.
2. Dr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt Ltd.
3. Ms. Priyanka, EIA Coordinator, M/s Eco Laboratories Pvt Ltd.

SEAC observed that the latest construction status report from the Punjab Pollution Control Board has not been received so far.

After deliberations, SEAC decided to defer the matter and place the case in the next meeting only after receipt of report from the Punjab Pollution Control Board.

2.0 Deliberations during 206th meeting of SEAC held on 18.09.2021

The meeting was attended by the following:

1. Mr. Deepak Goyal, Managing Director, behalf of on the Project Proponent.
2. Dr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt Ltd.
3. Ms. Priyanka, EIA Coordinator, M/s Eco Laboratories Pvt Ltd.

SEAC observed that Punjab Pollution Control Board vide letter no. 3056 dated 27.08.2021 has sent the latest construction status report of the site and the relevant contents of the report are reproduced as under:

"In reference to above referred e-mail, it is intimated that the industry has submitted an application to SEAC for expansion of the existing steel manufacturing unit by increasing the production capacity from 84 TPD to 288 TPD by installing two no. induction furnaces of capacity 12 TPH each and rolling mill located at Transport Nagar, village Kumbra, Mandi Gobindgarh, District Fatehgarh Sahib, Punjab. The site of the industry was visited by the officer of the Board on 20.08.2021 and the point wise report sought by SEAC is as under:

Sr. no.	***Information Sought***	***Comments of the Board***
1	*Construction status of the proposal.*	***The industry has not yet started any construction activity w.r.t expansion of proposed project.***
2	*Status of physical structures within 500 m radius of the site including the status of industries, if any.*	*Following physical structures/ industries are located within 500 m radius of the site.* *1. M/s MJ Steel Sales (formerly Known as Matta Multimedils), Vill Kumbran, near Transport Nagar, Mandi Gobindgarh (Induction Furnace).* *2. M/s Shree Salasar Ispat Udyog I/o Rahul Enterprises L/o R.D. Ispat, Mandi Gobindgarh (Induction Furnace).* *3. M/s Shree Balaji Tubes, near Transport Nagar, Kumbh Road, Mandi Gobindgarh (ERW Pipe plant).* *4. M/s Raj agro industries, Transport Nagar Road, opp. Modren Automobiles Ltd., Mandi Gobindgarh*
3	*Whether the site meets with the*	*The industry has proposed for expansion of the*

	prescribed criteria for setting up such projects.	*existing steel manufacturing unit namely "M/s Devbhoomi Casting Pvt. Ltd." By increasing the production capacity from 84 TPD to 288 TPD by installing two no. induction furnaces of capacity 12 TPH each and rolling mill located at Transport Nagar, village Kumbra, Mandi Gobindgarh, District Fatehgarh Sahib, Punjab. The site of the industry falls in the revenue estate of village Kumbra having latitude and longitude (30 37' 50.32"N & 76 18'21.71"E), in the industrial zone as per the notified Master Plan of Mandi Gobindigarh (2010-2031). No. specific siting guidelines have been framed by the Board for such type of industries, as such the proposed site of the industry is suitable for expansion of proposed project."*

SEAC observed that the Project Proponent had not started any construction activity at the site.

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

Sr. no.	**Item**	**Details**
1.	Project/ activity covered under item of scheduled to the EIA Notification, 14.09.2006.	The project falls under S. No. 3(a): Metallurgical Industries (ferrous & non ferrous).
2.	Whether the project is in critical polluted area or not.	No, the project is not falling in critical polluted area.
3.	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 forest land.
4.	a) Is the project covered under PLPA, 1900, if No but located near to PLPA area then the	a) Project is not covered under PLPA, 1900 as well as not located near to PLPA area, as per the undertaking submitted by the Project Proponent.

<table>
<tr><td></td><td>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.</td><td>b) Not applicable</td></tr>
<tr><td>5.</td><td>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).</td><td>Not applicable as no Wildlife Sanctuary falls within 10 km of the project area.</td></tr>
<tr><td>6.</td><td>Classification/ Land use pattern as per Master Plan</td><td>The project falls in Industrial zone as per the Master plan of Mandi Gobindgarh, Punjab.</td></tr>
<tr><td>7.</td><td>Cost of the project</td><td>Existing project cost: Rs. 1,277.12 lakhs
Proposed cost for expansion: Rs. 1,220.00 lakhs
Total project cost after expansion: Rs. 2,497.12 lakhs</td></tr>
<tr><td>8.</td><td>Total Plot area, Built-up area and Green area</td><td>Area breakup details are given below:
<table>
<tr><th>S. No.</th><th>Description</th><th>Existing area (in sq.m)</th></tr>
<tr><td>1.</td><td>Existing shed area</td><td>5,354.30</td></tr>
<tr><td>2.</td><td>Proposed shed area</td><td>1,744.20</td></tr>
<tr><td>3.</td><td>Parking area</td><td>2,384</td></tr>
<tr><td>4.</td><td>Green area</td><td>7,026</td></tr>
<tr><td>5.</td><td>Other areas</td><td>363.70</td></tr>
<tr><td>6.</td><td>Open area etc.</td><td>4,212.80</td></tr>
<tr><td colspan="2">Total</td><td>21,085</td></tr>
</table></td></tr>
</table>

9.	Water Requirements & source in Construction Phase	During construction period, a water demand of 5 KLD may be there. This will include domestic demand for 50 workers during peak period @ 3 KLD.
10.	Treatment & Disposal arrangements of wastewater in Construction Phase	Septic Tank

SEAC raised following observations to the Project Proponent:

Sr. No.	**Observations**	**Reply by the Project Proponent**
1.	The Project Proponent shall submit an undertaking to the effect that the production capacity of the existing furnaces is not beyond 30,000 TPA.	Submitted

SEAC was satisfied with the presentations given by the Environmental Consultant of Project Proponent and the reply to the observations raised by the SEAC.

After detailed deliberations, it was decided to categorize the project under Activity 3(a); B-1 with public consultation as required for the project and to forward the application of the project proponent to SEIAA with the recommendations to grant Terms of References for expansion in existing steel manufacturing unit having existing capacity 84TPD (29,400 TPA) of steel Billets/Ingots to Billets/Ingots @ 288 TPD (1,00,800 TPA) or Flats/Bars/Rounds @ 276 TPD (96,600 TPA) with 2 Induction Furnaces of capacity 12 TPH each & rolling mill, at Transport Nagar, Village Kumbra, Mandigobindgarh, Punjab M/s Devbhoomi Casting Pvt. Ltd., for preparing Environmental Impact Assessment (EIA) report for the proposed project.

STANDARD TERMS OF REFERENCE

1) Executive Summary

Report in about 8-10 pages incorporating the following:

(i) Project name and location (Village, Distt., State, Industrial Estate (if applicable)

(ii) Products and capacities. If expansion proposal, then existing products with capacities and reference to earlier EC.

(iii) Requirement of land, raw material, water, power, fuel, with source of supply (Quantitative)

(iv) Process description in brief, specifically indicating the gaseous emission, liquid effluent and solid and hazardous wastes.

(v) Measures for mitigating the impact on the environment and mode of discharge or disposal.

(vi) Capital cost of the project, estimated time of completion

(vii) Site selected for the project - Nature of land - Agricultural (single/double crop), barren, Govt./private land, status of is acquisition, nearby (in 2-3 km.) water body, population, within 10 km other industries, forest, eco-sensitive zones, accessibility, (note - in case of industrial estate this information may not be necessary)

(viii) Baseline environmental data - air quality, surface and groundwater quality, soil characteristic, flora and fauna, socio-economic condition of the nearby population Identification of hazards in handling, processing and storage of hazardous material and safety system provided to mitigate the risk.

(ix) Identification of hazards in handling, processing and storage of hazardous material and safety system provided to mitigate the risk

(x) Likely impact of the project on air, water, land, flora-fauna and nearby population

(xi) Emergency preparedness plan in case of natural or in plant emergencies

(xii) Issues raised during public hearing (if applicable) and response given

(xiii) CSR/CER plan with proposed expenditure.

(xiv) Occupational Health Measures

(xv) Post Project monitoring plan

(xvi) Synopsis of the project (as available on web site i.e. www.pbdecc.gov.in)

2) Introduction

(i) Details of the EIA Consultant including NABET accreditation

(ii) Information about the project proponent

(iii) Importance and benefits of the project

3) Project Description

(i) Cost of project and time of completion.

(ii) Products with capacities for the proposed project.

(iii) If expansion project, details of existing products with capacities and whether adequate land is available for expansion, reference of earlier EC if any.

(iv) List of raw materials required and their source along with mode of transportation.

(v) Other chemicals and materials required with quantities and storage capacities.

(vi) Details of Emission, effluents, hazardous waste generation and their management.

(vii) Requirement of water (breakup for induction and rolling mill), power, with source of supply, status of approval, water balance diagram, man-power requirement (regular and contract).

(viii) Process description along with major equipment and machineries, process flow sheet (quantitative) from raw material to products to be provided

(ix) Hazard identification and details of proposed safety systems.

(x) In case of Expansion/modernization proposals:

a) Status of compliance of Consent to Operate for the ongoing /existing operation of the project from SPCB shall be attached with the EIA-EMP report.

b) In case the existing project has not obtained environmental clearance, reasons for not taking EC under the provisions of the EIA Notification 1994 and/or EIA Notification 2006 shall be provided. Copies of Consent to Establish/No Objection Certificate and Consent to Operate (in case of units operating prior to EIA Notification 2006, CTE and CTO of FY 2005-2006) obtained from the SPCB shall be submitted.

Further, compliance report to the conditions of consents from the SPCB shall be submitted.

4) Site Details

(i) Location of the project site covering village, Taluka / Tehsil, District and State, Justification for selecting the site, whether other sites were considered. Copy of Master Plan indicating a land use pattern of the site is in conformity of proposals of Master Plan shall be attached with EIA report.

(ii) A top sheet of the study area of radius of 10 km and site location on 1:50,000/1:25,000 scale on an A3/A2 sheet. (Including all eco-sensitive areas and environmentally sensitive places)

(iii) Details w.r.t. option analysis for selection of site.

(iv) Co-ordinates (lat-long) of all four corners of the site.

(v) Google map-Earth downloaded of the project site

(vi) Layout maps indicating existing unit as well as proposed unit indicating storage area of raw material, finished products, greenbelt area with marking of tree, Location of STP/ETP, Solid waste storage area, Parking space, Firefighting equipment layout, First aid room, Location of Tube wells, DG Sets & Transformers and any other utilities

(vii) If located within an Industrial area/Estate/Complex, layout of Industrial Area indicating location of unit within the Industrial area/Estate.

(viii) Photographs of the proposed and existing (if applicable) plant site. If existing, show photographs of plantation/greenbelt, in particular.

(ix) Land use break-up of total land of the project site (identified and acquired), government/private - agricultural, forest, wasteland, water bodies, settlements, etc. shall be included. (not required for industrial area)

(x) A list of major industries with name and type within study area (10 km radius) shall be incorporated. Land use details of the study area.

(xi) Geological features and Geo-hydrological status of the study area shall be included.

(xii) Details of Drainage of the project up to 5km radius of study area. If the site is within 1 km radius of any major river, peak and lean season river discharge as well as flood occurrence frequency based on peak rainfall data of the past 30 years. Details of Flood Level of the project site and maximum Flood Level of the river shall also be provided. (mega green field projects)

(xiii) Status of acquisition of land. lf acquisition is not complete, stage of the acquisition process and expected time of complete possession of the land.

(xiv) R&R details in respect of land in line with state Government policy

5) Forest and wildlife related issues (if applicable):

(i) Permission and approval for the use of forest land (forestry clearance), if any, and recommendations of the State Forest Department. (if applicable).

(ii) Land use map based on High resolution satellite imagery (OPS) of the proposed site delineating the forestland (in case of projects involving forest land more than 40 ha).

(iii) Status of Application submitted for obtaining the stage I forestry clearance along with latest status shall be submitted.

(iv) The projects to be located within 10 km of the National Parks, Sanctuaries, Biosphere Reserves, Migratory Corridors of Wild Animals, the project proponent shall submit the map duly authenticated by Chief Wildlife Warden showing these features vis-a-vis the project location and the recommendations or comments of the Chief Wildlife Warden-thereon.

(v) Wildlife Conservation Plan duly authenticated by the Chief Wildlife Warden of the State Government for conservation of Schedule I fauna, if any exists in the study area.

(vi) Copy of application submitted for clearance under the Wildlife (Protection) Act, 1972, to the Standing Committee of the National Board for Wildlife.

6) Environmental Status

(i) Determination of atmospheric inversion level at the project site and site specific micro-meteorological data using temperature, relative humidity, hourly wind speed and direction and rainfall.

(ii) AAQ data (except monsoon) at 8 locations for PM 10, PM2.5, S02, NOX, CO and other parameters relevant to the project shall be collected. The monitoring stations shall be based CPCB guidelines and take into account the pre dominant wind direction, population zone and sensitive receptors including reserved forests.

(iii) Raw data of all AAQ measurement for 12 weeks of all stations as per frequency given in the NAQQM Notification of Nov. 2009 along with - min., max., average and 98% values for each of the AAQ parameters from data of all AAQ stations should be provided as an annexure to the EIA Report.

(iv) Surface water quality of nearby River (100m upstream and downstream) and other surface drains at eight locations as per CPCB/MoEF& CC guidelines.

(v) Whether the site falls near to polluted stretch of river identified by the CPCB/MoEF& CC.

(vi) Groundwater monitoring at minimum at 8 locations shall be included.

(vii) Noise levels monitoring at 8 locations within the study area.

(viii) Soil Characteristic as per CPCB guidelines.

(ix) Traffic feasibility / serviceability study for at least 5 days based on Indian Standard Codes. Further it shall also include the details of cross section of the road on which industry is located, vehicles movement w.r.t. the industry, traffic load of other vehicles on the road incorporating the haulage time for the vehicles for loading/unloading within the premises and parking requirement to avoid the traffic congestions on the link and adjoining roads. Traffic study shall be conducted considering the traffic of the industries located in the vicinity.

(x) Detailed description of flora and fauna (terrestrial and aquatic) existing in the study area shall be given with special reference to rare, endemic and endangered species. If Schedule-I fauna are found within the study area, a Wildlife Conservation Plan shall be prepared and furnished.

(xi) Socio-economic status of the study area.

7) Impact Assessment and Environment Management Plan

(i) Assessment of ground level concentration of pollutants from the stack emission based on site-specific meteorological features. In case the project is located on a hilly

terrain, the AQIP Modeling shall be done using inputs of the specific terrain characteristics for determining the potential impacts of the project on the AAQ. Cumulative impact of all sources of emissions (including transportation) on the AAQ of the area shall be well assessed. Details of the model used and the input data used for modeling shall also be provided. The air quality contours shall be plotted on a location map showing the location of project site, habitation nearby, sensitive receptors, if any.

(ii) Water Quality modelling.

(iii) Impact of the transport of the raw materials and end products on the surrounding environment shall be assessed and provided. In this regard, options for transport of raw materials and finished products and wastes (large quantities) by rail or rail-cum road transport or conveyor-cum-rail transport shall be examined.

(iv) A note on treatment, recycling and reuse of wastewater from different plant operations, extent for different purposes shall be included. Complete scheme of effluent treatment. Characteristics of untreated and treated effluent to meet the prescribed standards of discharge under EPA Rules.

(v) Details of stack emission and action plan for control of emissions to meet standards.

(vi) Measures for fugitive emission control

(vii) Details of hazardous waste generation and their storage, utilization and disposal. Copies of MOU regarding utilization of solid and hazardous waste shall also be included. EMP shall include the concept of waste-minimization, recycle/reuse/recover techniques, Energy conservation, and natural resource conservation.

(viii) Proper utilization of fly ash shall be ensured as per Fly Ash Notification, 2009. A detailed plan of action shall be provided.

(ix) Action plan for the green belt development in 33 % area with not less than 1,500 trees per hectares giving details of species, width of plantation, planting schedule, post plantation maintenance plan for 3 years shall be included. The green belt shall be around the boundary and a scheme for greening of the roads used for the project shall also be incorporated

(x) Action plan for rainwater harvesting measures at alternative sites shall be submitted to harvest rainwater from the roof tops and storm water drains to recharge

the groundwater and also to use for the various activities to conserve freshwater and reduce the water requirement from other sources.

(xi) Total capital cost and recurring cost/annum for environmental pollution control measures shall be included.

(xii) Action plan for post-project environmental monitoring shall be submitted.

(xiii) Onsite and Offsite Disaster (natural and Man-made) Preparedness and Emergency Management Plan including Risk Assessment and damage control. Disaster management plan should be linked with the District Disaster Management Plan.

8) Occupational health

(i) Details of existing Occupational & Safety Hazards. What are the exposure levels of above-mentioned hazards and whether they are within the Permissible Exposure Level (PEL)? If these are not within PEL, what measures the company has adopted to keep them within PEL so that the health of the workers can be preserved,

(ii) Details of exposure specific health status evaluation of worker. If the workers' health is being evaluated by pre-designed format, chest x rays, Audiometry, Spirometry, Vision testing (Far & Near vision, colour vision and any other ocular defect) ECG, during pre-placement and periodical examinations give the details of the same. Details regarding last month analyzed data of above-mentioned parameters as per age, sex, duration of exposure and department wise.

(iii) Annual report of the health status of workers with special reference to Occupational Health and Safety.

(iv) Plan and fund allocation to ensure the occupational health & safety of all contract and casual workers.

9) Corporate Environment Policy

(i) Does the company have a well laid down Environment Policy approved by its Board of Directors? If so, it may be detailed in the EIA report.

(ii) Does the Environment Policy prescribe for standard operating processes/procedures to bring into focus any infringement/deviation/violation of the environmental or forest norms/conditions? If so, it may be detailed in the EIA.

(iii) What is the hierarchical system or Administrative order of the company to deal with the environmental issues and for ensuring compliance with the environmental clearance conditions? Details of this system may be given.

(iv) Does the company have a system of reporting of non-compliances / violations of environmental norms to the Board of Directors of the company and / or shareholders or stakeholders at large? This reporting mechanism shall be detailed in the EIA report

10) Details regarding infrastructure facilities such as sanitation, fuel, restroom, etc. to be provided to the labour force during construction as well as to the casual workers including truck drivers during the operation phase.

11) Enterprise Social Commitment (ESC)

(i) To address the Public Hearing issues, 2.5% of the total project cost of (Rs.___crores), amounting to Rs.___crores, shall be earmarked by the project proponent, towards Enterprise Social Commitment (ESC). Distinct ESC projects shall be carved out based on the local public hearing issues. Project estimate shall be prepared based on PWD schedule of rates for each distinct Item and schedule for time-bound action plan shall be prepared. These ESC projects as indicated by the project proponent shall be implemented along with the main project. Implementation of such program shall be ensured by constituting a Committee comprising of the project proponent, representatives of village Panchayat & District Administration. Action taken report in this regard shall be submitted to the Ministry's Regional Office. No free distribution/donations and or free camps shall be included in the above ESC budget

12) Any litigation pending against the project and/or any direction/order passed by any Court of Law against the project, if so, details thereof shall also be included. Has the unit received any notice under the Section 5 of Environment (Protection) Act, 1986 or relevant Sections of Air and Water Acts? If so, details thereof and compliance/ATR to the notice(s) and present status of the case.

13) A tabular chart with index for points wise compliance of above TORs.

B. STANDARDISED SPECIFIC TERMS OF REFERENCE FOR EIA STUDIES FOR INDUCTION/ ARC FURNACES/CUPOLA FURNACES 5TPH OR MORE

(i) Details of proposed layout clearly demarcating existing & proposed features of the project within the plant.

(ii) Total no. of furnaces & details including capacity of each furnace.

(iii) Detail of the mechanical shredder to reduce the size of the raw material.

(iv) Complete process flow diagram describing each unit, its processes, and operations, along with material and energy inputs and outputs (material and energy balance).

(v) Details on the design and manufacturing process for all the units.

(vi) Details on environmentally sound technologies for recycling of hazardous materials, as per CPCB Guidelines, may be mentioned in case of handling scrap and other ·recycled materials.

(vii) Details on the requirement of raw materials, its source, and storage at the plant.

(viii) Details on the requirement of energy and water along with its source and authorization from the concerned department. Location of water intake and outfall points (with coordinates).

(ix) Details on toxic metal content in the waste material and its composition and end-use (particularly of slag).

(x) Details on toxic content (TCLP), composition and end-use of chrome slag. Details on the recovery of the Ferro chrome from the slag and its proper disposal.

C. ADDITIONAL SPECIFIC TORS DECIDED DURING MEETING OF SEAC

1. Public consultation is required for the projects as not located in notified industrial parks/estates.
2. Submit proof of ownership of land (existing owner) such as copy of latest Jamabandi (not more than one month old) and credible document showing status of land acquisition w.r.t. project site as prescribed in OM dated 07.10.2014 issued by MoEF)
3. Submit dully filled prescribed field data sheets and analysis reports along with exact location of sampling / monitoring point marked on the layout map. Also submit the status of approvals of Laboratories.
4. Submit cost of the project duly certified by Chartered Engineer/ Approved valuer / Chartered Accountant. In the absence of above, the project proponent

may submit self-certified detail of cost of the project mentioning the cost of Land, building, infrastructure and plant & machinery

5. Certificate from the concerned authority w.r.t the location of protected areas as notified under the Wildlife Protection Act, 1972 within 5 km radius from the boundary of the project site.

(i) Certificate from the Department of Town & Country Planning or concerned authorities to support the claim made by project proponent that the project site is located in the industrial zone as per the provisions of Master Plan of Town/City in the jurisdiction of which the project site is located or the project proponent shall submit the Change of land use of the project site for total land area.

6. Compliance of the siting criteria, standard operating practices, code of practice, and guidelines if any prescribed by the SPCB/CPCB/MoEF&CC for such type of units.

7. Necessary permissions from the Central Groundwater Authority (CGWA)/ State Groundwater Authority (SGWA)/concerned authority for the abstraction of groundwater for the existing requirements as well as for the expanded unit. In case of not allowing such permission by the concerned authority for the abstraction of additional groundwater for the expanded project, the project proponent shall propose alternative arrangements to meet out the additional water requirements. It shall be ensured that: -

    a) In the projects where groundwater is proposed as a water source, the project proponent shall apply to the Central Groundwater Authority (CGWA)/ State Groundwater Authority (SGWA), as the case may be, for obtaining No Objection Certificate (NOC) if applicable.

    b) Approval /permission of the CGWA/SGWA shall be obtained before drawing groundwater for the project activities.

    c) In the absence of approval, submit a copy of acknowledgment along with a set of application filed to CGWA /Competent Authority for obtaining permission for the abstraction of groundwater

8. Minimize the water consumption in the steel plant complex by segregation of used water, practicing cascade use and by recycling treated water.

9. STP for treatment of wastewater & re-utilization of the treated water for core/non-core activities so as to achieve the Zero Liquid Discharge Condition

as per the III (iv) of OM dated 09/08/2018 issued by the MoEF&CC for such units.

10. Reuse of cooling tower blow down, simultaneously ensuring the standards prescribed for such purge waters. If required, necessary arrangements shall be made to keep this waste stream within the parameters required for reuse.

11. In case of any acid pickling activity, the spent acid/effluents generated from such activities shall be utilized through authorized re-processors for converting the same into useful by-products like $FeSO_4$ etc. An agreement to this effect shall be made with the authorized agencies.

12. Adequate area to be reserved and marked on the layout plan for the green belt as per the conditions laid down by the MoEF&CC as per the Standard EC Conditions prescribed for Induction/ Electric Arc Furnace & Rolling Mills circulated vide OM dated 09/08/2018.

13. Detailed study report along with calculation for reserving land for loading or unloading of raw material, products, slag, hazardous waste as well as for storage of these materials and the area to be reserved for parking incorporating the time required for loading and unloading of vehicles for respective activities and minimum/maximum period for which storage of the above material is required in the premises. The areas for the respective activities to be marked on the layout plan.

14. Action plan for the compliance of standard operating procedures and up-gradation of suction and treatment arrangement for the secondary emissions as prescribed by the State Pollution Control Board or by CPCB/MoEF&CC.

15. Compliance of standard operating procedures and up-gradation of suction/treatment systems for the control of secondary emissions within the time frame prescribed by the State Pollution Control Board. Similar action is to be implemented in the proposed expansion project.

16. Whole of the vehicle movement area as well as the approach road to the gate /weighing bridge shall be paved with pucca/metalled / cement concrete road to control the dust emissions expected from the vehicle movement.

17. The vehicles to be used for loading/unloading purposes shall not be parked along the roadside so as to avoid the traffic congestion and dedicated parking place to be provided for the same.

18. Adopt green technologies to conserve the water and energy including shearing/cutting / bundling machines. Also, to provide abrasive resistant fire

bricks in the crucibles to reduce the periodic maintenance & disposal of discarded fire bricks.

19. Use of natural gas (if available) as substitute fuel wherever possible in the existing industry/ for the expansion project.

20. Submit compliance w.r.t. condition no.II [(i) & (iii)] subtitled as "Air Quality Monitoring & Preservation" regarding continuous emission monitoring system and continuous ambient air quality monitoring as prescribed in the Standard EC Conditions for Induction/ Electric Arc Furnace & Rolling Mills issued by the MoEF&CC, New Delhi vide OM dated 09/08/2018.

21. Examine and submit the proposal for: -

    a) Recovery of iron from slag before disposing of it.

    b) Identify the areas for utilization of slag in a scientific manner and explore its usage in cement/construction industry/manufacturing of pavers & tiles/road laying etc.

    c) Recovery of precious metals like Zinc, lead and iron etc. from the APCD dust (Hazardous waste) through authorized re-processor.

22. Air Pollution Control Arrangement details shall be provided as below:

Plant /Unit	Pollutants	Qty generated	Method used to Control /specifications (attach Separate Sheet to furnish Details)	Number of units planned & Capacity	Budget	Estimated Post Control Qty Pollutant	
						Per Unit	Per day

23. Submit compliance regarding the installation of Pulse jet bag filter with offline cleaning technology as APCD with the proposed induction furnace.

24. List the species with heavy foliage, broad leaves and wide canopy cover. The landscape planning should include plantation of native species. Water intensive and/or invasive species should not be used for landscaping

The following general points shall be noted:

(i) The EIA document shall be printed on both sides, as for as possible.

(ii) All documents shall be properly indexed, page numbered.

(iii) Period/date of data collection shall be clearly indicated.

(iv) The letter/application for environmental clearance shall quote the MOEF / SEIAA file No. and also attach a copy of the letter.

(v) The copy of the letter received from the Ministry / SEIAA shall be also attached as an annexure to the final EIA-EMP Report.

(vi) The index of the final EIA-EMP report must indicate the specific chapter and page no. of the EIA-EMP Report.

(vii) While preparing the EIA report, the instructions for the proponents and instructions for the consultants issued by MOEF vide notification dated 03.03.2016 which is available on the website of this Ministry shall also be followed.

(viii) The consultants involved in the preparation of EIA-EMP report after accreditation with Quality Council of India (QCI) /National Accreditation Board of Education and Training (NABET) would need to include a certificate in this regard in the EIA-EMP reports prepared by them and data provided by other organization/Laboratories including their status of approvals etc. Name of the Consultant and the Accreditation details shall be posted on the EIA-EMP Report as well as on the cover of the Hard Copy of the Presentation material for EC presentation.

The Terms of Reference (ToR) prescribed by the State Expert Appraisal Committee (SEAC), Punjab should be considered for the preparation of EIA / EMP report for the project in addition to all the relevant information as per the Generic Structure of EIA given in Appendix III and IIIA in the EIA Notification, 2006.

Where the documents provided are in a language other than English, an English translation shall be provided. The draft EIA-EMP report shall be submitted to the State Pollution Control Board of the concerned State for the conduct of Public Hearing. The SPCB shall conduct the Public Hearing/public consultation, district-wise, as per the provisions of EIA notification,2006. The Public Hearing shall be chaired by an Officer, not below the rank of Additional District Magistrate. The issues raised in the Public Hearing and during the consultation process and the commitments made by the project proponent on the same shall be included separately in EIA-EMP Report in a separate chapter and summarized in a tabular chart with financial budget (capital and revenue) along with time-schedule of implementation for complying with the commitments made.

If any part of the data/information submitted by the project proponent is found to be false or misleading at any stage, then SEIAA & SEAC will not be responsible for the expenditure incurred on the project due to the issuance of this ToR or subsequent work carried out by the project proponent for conducting EIA study or for any other activity related to the project.

The 'Terms of Reference' (TORs) prescribed will be valid for a period of three years from its issuance. The final EIA report shall be submitted to the SEIAA, Punjab for obtaining environmental clearance.

Item No. 206.02: Application for amendment in ToR issued to the industry for manufacturing of steel casting at Village Nasrali, Guru Ki Nagri, Anaj Mandi-Bhadla Road, Nasrali, Near Power Grid, Mandigobindgarh, District Fatehgarh Sahib, Punjab by M/s Kisco Castings (India) Ltd. (SIA/PB/IND/224788/2021).

The industry namely "M/s Kisco Castings (India) Ltd" was granted Terms of References (TOR) vide letter number SEIAA/MS/2021/4345 dated 25.06.2021 for upgradation of 01 no. existing Induction Furnace of 6.5TPH capacity to 10TPH capacity and addition of 01 no. new Induction Furnace of 12 TPH capacity, Laddle Refining furnace, concast and a rolling mill with total production of Steel Ingots/billets, Steel Casting, rolled material etc. @ 1,00,100TPA.

The industry has submitted an application for amendment in the earlier ToR and now the proposal is to upgrade existing Induction Furnace of 6.5TPH capacity with 12TPH capacity induction furnace and installation of 1 no. new Electric Arc Furnace of 15TPH capacity, Laddle Refining Furnace (LRF), concast and a rolling mill. With such machinery, total of 12 no. of heats can be taken in a day. Therefore, for working of 350 days, the total production of Steel Ingots/billets, Steel Casting, rolled material etc. will be 1,13,400TPA. The reasons for change in the proposal as given by the industry are given as under:

1. The refining capability of Electric Arc Furnace (EAF) of the molten matter is much better than an Induction Furnace (IF), as such, EAF is preferred to produce alloy steel and special quality steel.

2. The slag in induction electric furnace steel making has a poor ability to participate in the metallurgical reaction. However, in electric arc furnace, the temperature of slag is higher than that of the molten steel and the slag has a strong ability to participate in metallurgical reactions.

3. In the induction furnace, the slag is heated by molten steel and the temperature is low, so the ability to participate in the metallurgical reaction is weak. Therefore, in the induction furnace steelmaking, the effects of metallurgical processes such as desulfurization, dephosphorization and diffusion deoxidation are worse than those of the electric arc furnace.

4. In terms of electrical energy, EIF consumes more compared to EAF.

Further, the capacity of Induction Furnace will be increased to produce plain carbon steel as induction furnace is cost effective solution than EAF.

The total project cost will be increased due to increase in the capital investment from Rs. 20.79 Crores to Rs. 22.80 Crores. Since TORs are to be issued in this case, as such, 25% of the fee, which comes out to be Rs. 57,000/-. Rs.51, 975/- has been deposited vide ref. no.- 000340638355 dated 01.05.2021, Rs. 5000 vide UTR no. N2255211601101047 dated 13.08.2021 and Rs. 25/- submitted on dated 25.08.2021. The fee has been verified by the supporting staff SEIAA.

1.0 Deliberations during 206th meeting of SEAC held on 18.09.2021

The meeting was attended by the following:

1. Kuldeep Goel, Director.
2. Sh. Sital Singh, EIA coordinator, M/s Chandigarh Pollution Testing Laboratory, E-126, Phase-VII, Industrial Area, Mohali.

SEAC observed that the Project Proponent has proposed better technology and the production capacity has increased to very small extent. Since, ToR have already been issued to the project proponent, the case can be considered for amendment of ToRs issued earlier.

SEAC raised following observations to the Project Proponent:

Sr. No.	Observations	Reply by the Project Proponent
1.	Whether any construction activity related to the expansion proposal of the project had been started or not.	No construction activity related to the expansion proposal of the project had been started and the Project Proponent submitted an undertaking in this regard.

SEAC was satisfied with the proposal of Project Proponent and the reply to the observations raised by the SEAC and took a copy of the same on record.

After detailed deliberations, SEAC decided to forward the application to SEIAA with recommendations to allow amendment in the Terms of References granted under the EIA notification dated 14.09.2006, as per details given below:

S. No.	PARTICULARS	EXISTING	At the time of previous ToR	After amendment

A.	**PROPOSED CAPACITY OF FURNACES & ROLLING MILLS**			
1.	Induction Furnace and Electric Arc Furnace	1X6.5TPH (Upgraded)	1X10 TPH (IF) 1X12 TPH(IF)	1X12 TPH (IF) 1X15 TPH (EAF)
2.	Laddle Refining Furnace (LRF)	01 No.	01 No.	01 No.
3.	Concast	01 No.	01 No.	01 No.
B.	**PRODUCTS (TPA)**			
	Steel Ingots/billets, Steel castings, Forging& rolled material	27,300 (Steel Ingots/billets, Steel castings)	100,100	1,13,400
C.	**RAW MATERIAL (TPA)**			
	MS Scrap, CI, Sponge Iron, Ferro Alloys	28,875	1,10,110	1,23,550
D.	**GENERALS**			
1.	Project Cost (Crores)	Rs. 15.20	Rs. 20.79	Rs. 22.80
2.	Land (sqm)	12,421	Nil	12,421
3.	Power (MW)	3.5	6.0	11.0
4.	DG Set	1X160KVA	Replace 160KVA with 400KVA	400KVA
4.	Manpower (Nos.)	224	250	250
5.	Working days	350 working days in year-round the clock		

Item No.206.03: Application for amendment in TOR for proposed development a residential complex project namely "AGI Sky Garden Jalandhar" at village Khazurla, Tehsil Phagwara, District Kapurthala, Punjab by M/s AGI Infra Ltd. (Proposal No. SIA/PB/MIS/220758/2021).

The project Proponent was earlier granted EC vide no. SEIAA/2018/339 dated 21.03.2018 for construction of residential project namely "AGI Sky Garden Jalandhar" at village Khazurla, Tehsil Phagwara, District Kapurthala with total built up area of 146685 m^2 in land area of 50585 m^2 (12.5 acres).
Later on, the Project Proponent was issued ToR vide no. SEIAA/2020/1723 dated 19.07.2020 for expansion of the project with increase in the built-up area from 146685 m^2 to 250047 m^2 in land area of 76181 m^2 (18.825 acres).

Now, the project proponent has applied for amendment in the ToR issued vide no. SEIAA/2020/1723 dated 19.07.2020. The Project Proponent has submitted that the project planning has been further revised, wherein the total built up will increase from 250047 m^2 to 273334 m^2 in land area of 86059 m^2 (21.27 acres). Project is covered under Schedule 8 (b) & Category 'B1' as per EIA Notification, 2006. The total Project cost is Rs. 409.6 Cr.

The project proponent had submitted the Form I, Pre-feasibility report and other additional documents on online portal. Earlier at the time of obtaining initial ToR for built up area of 250047 m^2, the Project Proponent deposited Rs. 30,000/- through DD. Now the Project Proponent has deposited an additional amount Rs. 5000/- vide NEFT No. PUNBH21217787293 on 05.08.2021. Thus, a total fee Rs. 35000/- has been paid for the ToR application, as verified by the supporting staff SEIAA. The total fee applicable on the project as per notification dated 27.06.2019 for the Environmental Clearance is Rs. 1,26,649/-. The fee applicable for the ToR is Rs. 31,662.25/- (25% of the total fee). Thus, the Project Proponent has deposited adequate fee.

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

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

1.0 Deliberations during 206th meeting of SEAC held on 18.09.2021

The meeting was attended by the following:

1. Aswani Kant Aggarwal, on behalf of Project Proponent.
2. Sh. Sital Singh, EIA coordinator, M/s Chandigarh Pollution Testing Laboratory, E-126, Phase-VII, Industrial Area, Mohali.
3. Vishal Duggal, Environmental Advisor.

SEAC raised following observations to the Project Proponent:

Sr. No.	Observations	Reply by the Project Proponent
1.	The Project Proponent has purchased additional land of about 2.44 acres as compared to the proposal for which earlier ToR were issued. Whether the land was purchased after the initial ToR were issued vide no. SEIAA/2020/1723 dated 19.07.2020 or before that.	The additional land was purchased on 09.06.2021 and the Project Proponent submitted copy of the jamabandi having details about the mutation carried out on 11.06.2021.
2.	The Project Proponent shall submit compliance report of the conditions of the previous Environmental Clearance issued vide no. SEIAA/2018/339 dated 21.03.2018.	Submitted
3.	The Project Proponent shall submit photographs of the STP, green area and rainwater recharge structure.	Submitted

SEAC was satisfied with the proposal and the reply to the observations raised by the SEAC.

After detailed deliberations, SEAC decided to forward the application to SEIAA with recommendations to allow amendment in the Terms of References granted under the EIA notification dated 14.09.2006, as per details given below:

Particulars	**Land area**	**Built-up area (gross)**	**Number of apartments**	**Green area under**

				parks/play-grounds
Environment Clearance granted vide no. SEIAA/2018/339 dated 21.03.2018	50585 m^2 (12.5 acres)	146685 m^2	1274	10913 m^2 (21.6%)
ToR for expansion already issued vide no. SEIAA/2020/1723 dated 19.07.2020	76181 m^2 (18.825 acres)	250047 m^2	1901	17868 m^2 (23.45%)
Proposed amendment in ToR	86059 m^2 (21.27 acres)	273334 m^2	2176	20449 m^2 (23.8%)

Item no. 206.04: Application for obtaining Environmental Clearance under EIA notification dated 14.09.2006 for the establishment of a hotel project namely "Medallion Edge" of M/s Turnstone Reality LLP located at Sector 67, SAS Nagar, Mohali, Punjab (SIA/PB/MIS/222773/2021).

The project proponent has filed an application for obtaining Environment Clearance under EIA notification, 2006 for the establishment of a hotel project namely "Medallion Edge" of M/s Turnstone Reality LLP located at Sector 67, SAS Nagar, Mohali, Punjab with proposed built up area as 47719.73 Sqm. Project is covered under Activity 8(a) & Category 'B2' as per EIA notification-2006.

The project proponent has submitted the Form I, 1A and other additional documents. They have also deposited the processing fee amounting to Rs. 95,445/- vide DD No. 500637 dated 26.07.2021 as verified by the supporting staff SEIAA.

1.0 Deliberations during 205th meeting of SEAC held on 21.08.2021

The meeting was attended by the following:

1. Mr. Kapil Awasthi, on behalf of the Project Proponent.
2. Dr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt Ltd.
3. Ms. Priyanka, EIA Coordinator, M/s Eco Laboratories Pvt Ltd.

SEAC observed that the latest construction status report from the Punjab Pollution Control Board has not been received so far.

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

2.0 Deliberations during 206th meeting of SEAC held on 18.09.2021

The meeting was attended by the following:

1. Mr. Kapil Awasthi, on behalf of the Project Proponent.
2. Dr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt Ltd.
3. Ms. Priyanka, EIA Coordinator, M/s Eco Laboratories Pvt Ltd.

SEAC observed that the Punjab Pollution Control Board vide letter no. 4941 dated 27.08.2021 has sent the latest construction status report of the site and the relevant contents of the report are reproduced as under:

"In reference to above, it is intimated that the proposed site of the project as shown by Consultant of the project proponent was visited by officer of the project proponent was

visited by officer of the Board on 19/8/2021. As per the site shown by the project proponent, the point-wise status report is as under:

1. *The proposed site of the project is located on L.H.S. of Airport road (PR-7), SAS Nager when we approach from Kharar to Airport. The project* ***No construction activity pertaining to the project has been started at the site.***
2. *As per boundary limits show by the representative, it was observed that site falls within the limits of Municipal Corporation, SAS Nagar. As physically observed, there is no operational approved/ Consented industry such as rice sheller/ saila plant/ Brick kiln/stone crushing / screening cum washing unit/ hot mix plant/ cement grinding unit within 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 in no MAH industry within a radius of 250 m radius from the boundary of the proposed site. There is no jiggery unit, petrol pump within 50 m from the proposed project site.*
3. *The site of the project is conforming to the sitting guideline laid down by the Govt. of Punjab, Department of Science Technology and Environment vide order dated 25/7/2008 as amended on 30/10/2009.*

Further, the proposed site of the project is located adjacent to the N-choe, therefore, the project proponent may be directed to install the STP as well as develop the plantation area on the farthest end of the project away from the direction the plantation area on the farthest end of the project away from the direction of N-chose so as to avoid any instance of advertent/ inadvertent discharge of treated/ untreated effluent from the project into N-choe and shall also take preventive measures during construction as well as after commissioning too."

SEAC observed that the Project Proponent had not started any construction activity related to the project.

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

Sr. no	Description	Details
1.	Name & Location of the project	Hotel project namely "Medallion Edge" at Sector 67, Mohali, Distt. SAS Nagar, Punjab by M/s Turnstone Realty LLP.
2.	Project/activity covered under item of scheduled to the EIA Notification, 14.09.2006	The project falls under Schedule 8(a) - 'Building & Construction Project' Category B as the built-up area of project is 47,719.73 sq. m.
3.	Copy of the Master plan duly marked with the project site	Land is allotted by GMADA vide allotment letter no 77680 dated 26.07.2021.

4.	Pre-feasibility report as per Ministry of Environment & Forests, Circular dated 30.12.2010.	PFR is not applicable for 8(a) projects. While, Conceptual plan mentioning all the details has been submitted along with application.
5.	Proof of ownership of land mentioning Khasra no. & ownership details (Latest Jamabandi or Registry)	Land is allotted by GMADA vide allotment letter no. 77680 dated 26.07.2021.
6.	Details as per CLU certificate like Khasra no., Project area (Existing & after expansion)	Land is allotted by GMADA vide allotment letter no. 77680 dated 26.07.2021.
7.	Copy of Memorandum of Article & Association/ partnership deed/ undertaking of sole proprietorship/ list of Directors and names of other persons responsible for managing the day-to-day affairs of the project.	Partnership Deed of M/s Turnstone Realty LLP has been submitted.
8.	Does it attract the general condition? If yes, please specify	No
9.	Whether the proposal involves approval/clearance under the Forest (Conservation) Act, 1980	No. The project does not involve any forest land. Further, land has been allotted by GMADA.
10.	Does the project cover under PLPA, 1900	Same as above
11.	If the project falls within 10 km of eco-sensitive area/ National park/ Wild Life Sanctuary. If yes, a. Name of eco-sensitive area/ National park/ Wild Life Sanctuary and distance from the project site. b. Status of clearance from the National Board for Wild Life (NBWL).	Yes a. City Bird Sanctuary: Approx. 7.7 km & Sukhna Wildlife Sanctuary: approx. 13.8 km. However, project lies outside the eco-sensitive zone of the City Bird Sanctuary and 10 km from Sukhna Wildlife Sanctuary. b. NBWL clearance is not required as project lies outside the eco-sensitive zone of the City Bird Sanctuary and 10 km from Sukhna Wildlife Sanctuary.
12.	Classification/Land use pattern as per Master Plan	As per Master Plan of SAS Nagar, project site falls within the Commercial zone.

13.	Cost of the project	The total estimated cost of the project including land & construction work is Rs. 154.75 Crores.

14. Detail of various components

S.no.	Description	Particulars	Unit
1.	Plot Area (Approx. 2.5 acres)	10,117.15	sq. m.
2.	Built-up Area	47,719.73	sq. m.
3.	Components	130 Hotel Rooms, 110 Shops, Banquet Halls, Restaurants, Spa, Saloon.	-
4.	Max. No. of Floors	2 Basements + Ground floor+13 floors	-
5.	Expected Population	2,809	Persons

15. Breakup of Water Requirements & source in Operation Phase (Summer, Rainy, Winter):

S.No	Season	Freshwater		Total (KLD)		
		Domestic (KLD)	Others (KLD)	Flushing (KLD)	Green area (KLD)	
1.	Summer	92	-	74	1	167
2.	Winter	92	-	74	0.5	166.5
3.	Rainy	92	-	74	0.1	166.1

S.No.	Description	Source of water
1.	Domestic	GMADA supply
2.	Flushing purposes	Treated water from STP
3.	Green area	Treated water from STP

16.	Details of acknowledgement of application filed to CGWA/ Competent Authority for obtaining permission for abstraction of ground water.	Water during operation phase will be provided from GMADA.
17.	Details of Wastewater generation, Treatment facility & its Disposal arrangements in Construction Phase	During Construction Phase, wastewater generation will be treated in septic tank.

<table>
<tr><td>18.</td><td>Details of Wastewater generation, Treatment facility & its Disposal arrangements in Operation Phase and if wastewater being disposed in MC sewer then also mention the details of NOC from competent authority</td><td>During Operation Phase, the wastewater generation will be 133 KLD which will be treated in proposed STP of 150 KLD capacity based on MBBR technology followed by UF treatment.
The details of the breakup of the utilization of treated wastewater is as under: -
<table>
<tr><th>Season</th><th>Flushing (KLD)</th><th>Green area (KLD)</th><th>HVAC (KLD)</th><th>GMADA Sewer (KLD)</th></tr>
<tr><td>Summer</td><td>74</td><td>1</td><td>-</td><td>55</td></tr>
<tr><td>Winter</td><td>74</td><td>0.5</td><td>-</td><td>55.5</td></tr>
<tr><td>Monsoon</td><td>74</td><td>0.1</td><td>-</td><td>55.9</td></tr>
</table></td></tr>
<tr><td>19.</td><td>Details of Rainwater recharging/ Harvesting (m^3/hr) proposal & technology proposed to be adopted</td><td>Total 4 nos. of Rain water recharging pits with single bore are being proposed for rain water recharging within the project premises.</td></tr>
<tr><td>20.</td><td>Details of Solid waste generation (Qty), treatment facility and its disposal arrangement</td><td>a) 645 kg/day
b) The solid waste generated within the project premises is 645 kg/day. The project proponent will ensure proper management of solid waste generated within the project premises. Biodegradable waste will be managed by installation of one Mechanical Composter of size 300 kg and manure generated will be utilized within the project for landscaping. Recyclable waste will be recycled through authorized recyclers. Inert waste will be disposed at our own cost to approved dumping site. While, domestic hazardous waste will be handed over to authorized vendors approved by PPCB. Thus, solid waste will be managed as per provision of Solid Waste Management Handling Rules, 2016 & amendments thereof.</td></tr>
<tr><td>21.</td><td>Details of Hazardous Waste & E- Waste generation (Qty), Treatment facility and its disposal arrangement</td><td>Used oil from DG set will be generated which will be sold to authorized vendor. E-waste generated from the project will be handled as per E-Waste (Management) Rules, 2016 & its amendments.</td></tr>
<tr><td>22.</td><td>Detail of DG sets</td><td>Total 2 DG sets of capacity 1000 KVA each and 1 DG set of capacity 500 KVA have been proposed for power back up.</td></tr>
<tr><td>23.</td><td>Energy Requirements & Saving</td><td>3000 KW from Punjab State Power Corporation Limited (PSPCL). LED lights and solar panels have been proposed on the roof top of blocks.</td></tr>
<tr><td>24.</td><td colspan="2">Details of Environmental Management Plan</td></tr>
</table>

Construction Phase

Description	**Capital (Rs. Lakhs)**	**Recurring Cost (Rs. Lakhs/annum)**
Waste Water Management	50	3
Air & Noise Pollution Management: (Acoustics enclosures for DG sets, Tree plantation).	12	1
Landscaping	10	1
Rainwater Recharging	10	1
Environmental Monitoring	4	4
Waste Management (Collection of Solid Waste & disposal)	60	1
Solar lighting, CFL & solar panel system	90	1
TOTAL	**236 Lakhs**	**12 Lakhs**

Operation Phase

Description	**Recurring Cost (Rs. Lakhs/annum)**
Waste water Management	6.0
Air & Noise Pollution Management: (Acoustics enclosures for DG sets, Tree plantation)	0.5
Landscaping	3.0
Rainwater Recharging	1.0
Environmental Monitoring (Water sprinkling for dust control, Monitoring of DG sets as per PPCB Guidelines)	1.0
Waste Management (Collection of Solid Waste And disposal)	3.0
Solar lighting, CFL & Solar Panel system	2.5
TOTAL	**17 Lakhs**

Total:

S. No	Environmental Protection Measures	Capital Cost Rs. Lakh	Recurring Cost Rs. Lakh
1.	Construction	236	12
2.	Operation	-	17

* Amount of Rs. 7 Lakhs will be reserved during construction phase for CER for the maintenance of plantation along the road side & maintenance of street lights near the project.

25.	Details of green belt development shall include following: a) No. of tree to be planted against the requisite norms. b) Percentage of the area to be developed.	a. No. of trees required = 1 Tree per 80 sq. m. of plot area =10,117.15/80 = 126 trees No. of trees proposed = 130 trees b) Green Area proposed = 154.18 sq. m (@ 1.523%)

SEAC raised following observations to the Project Proponent which he replied as under:

Sr. no.	Observation	Reply
1.	The population norms for restaurant need to be revised as per the NBC norms and thus the population details, water demand calculations, wastewater generation details need to be re-submitted.	The Project Proponent submitted the same and the amended details are given as under:

Detail of various components

S.no.	Description	Particulars	Unit
1.	Plot Area (Approx. 2.5 acres)	10,117.15	sq. m.
2.	Built-up Area	47,719.73	sq. m.
3.	Components	130 Hotel Rooms, 110 Shops, Banquet Halls, Restaurants, Spa, Saloon.	-
4.	Max. No. of Floors	2 Basements + Ground floor+13 floors	-
5.	Expected Population after incorporating restaurant population	3,442	Persons

Breakup of Water Requirements & source in Operation Phase (Summer, Rainy, Winter):

S.No	Season	Freshwater			
		Domestic (KLD)	Others (KLD)	Flushing (KLD)	Green area (KLD)

1.	Summer	116	-	92	1
2.	Winter	116	-	92	0.5
3.	Rainy	116	-	92	0.1

Sr. No.	Description	Source of water
1.	Domestic	GMADA supply
2.	Flushing purposes	Treated water from STP
3.	Green area	Treated water from STP

Details of Wastewater generation, Treatment facility & its Disposal arrangements in Operation Phase and if wastewater being disposed in MC sewer then also mention the details of NOC from competent authority	During Operation Phase, the wastewater generation will be 166 KLD which will be treated in proposed STP of 200 KLD capacity based on MBBR technology followed by UF treatment. The details of the breakup of the utilization of treated wastewater is as under: -

Season	Flushing (KLD)	Green area (KLD)	HVAC (KLD)	GMADA Sewer (KLD)
Summer	92	1	-	70
Winter	92	0.5	-	70.5
Monsoon	92	0.1	-	70.9

Details of Solid waste generation (Qty), treatment facility and its disposal arrangement	a)886 kg/day b) The solid waste generated within the project premises is 886kg/day. The project proponent will ensure proper management of solid waste generated within the project premises. Biodegradable waste will be managed by installation of one Mechanical Composter of size 400 kg and manure generated will be utilized within the project for landscaping. Recyclable waste will be recycled through authorized recyclers. Inert waste will be disposed at our own cost to approved dumping site. While, domestic hazardous waste will be handed over to authorized vendors approved by PPCB. Thus, solid waste will be managed as per provision of Solid Waste Management Handling Rules, 2016 & amendments thereof.

Sr. no.	Observation	Reply
2.	No population load has been considered for the 7th floor.	The Project Proponent submitted that the service floor of the project has been planned at the 7th floor and thus no occupancy load has been considered for the 7th floor for population calculation.
3.	As per the report of Punjab Pollution	The Project Proponent has submitted that the

	Control Board the proposed site of the project is located adjacent to the N-choe, therefore, the project proponent may be directed to install the STP as well as develop the plantation area on the farthest end of the project away from the direction the plantation area on the farthest end of the project away from the direction of N-chose so as to avoid any instance of advertent/ inadvertent discharge of treated/ untreated effluent from the project into N-choe and shall also take preventive measures during construction as well as after commissioning too.	treated wastewater from the STP will be re-used for flushing and landscaping and the excess treated wastewater will be discharged to the GMADA sewer.

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

After detailed deliberations, SEAC decided to award **'Silver Grading'** to the project proposal and to forward the application of the project proponent to SEIAA with the recommendations to grant Environmental Clearance for the establishment of a hotel project namely "Medallion Edge" of M/s Turnstone Reality LLP located at Sector 67, SAS Nagar, Mohali, Punjab with proposed built up area as 47719.73 Sqm in plot area of 10,117.15 Sqm. (Approx. 2.5 acres), located at Sector 67, SAS Nagar, Mohali, Punjab, as per the details mentioned in the Form 1, 1A, EMP & subsequent presentation /clarifications made by the project proponent and his consultant with, proposed measures and subject to the following conditions: -

Additional Condition:

1. 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.

I. Statutory compliance:

i) The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of

work. All the construction shall be done in accordance with the local building bye laws.

ii) The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment, etc. as per National Building Code including protection measures from lightening, etc.

iii) The project proponent shall obtain forest clearance under the provisions of the Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.

iv) The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.

v) The project proponent shall obtain Consent to Establish / Operate under the provisions of the Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board / Committee.

vi) The project proponent shall obtain the necessary permission for drawl of ground water/ surface water required for the project from the competent authority.

vii) A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.

viii) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.

ix) The provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, Construction & Demolition Waste Rules,2016 and the Plastics Waste (Management) Rules, 2016 shall be followed.

x) The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

xi) The project site shall confirm to the suitability as prescribed under the provisions laid down under the master plan of respective city/ town. For that, the project proponent shall either to submit the NOC/ land use conformity certificate from Deptt. of Town and Country Planning or other concerned Authority under whom jurisdiction, the site falls.

xii) Besides above, the project proponent shall also comply with siting criteria / guidelines, standard operating practices, code of practice and guidelines if any prescribed by the SPCB/CPCB/MoEF&CC for such type of projects.

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

II. Air quality monitoring and preservation

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

ii) A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.

iii) The project proponent shall install system to carryout Ambient Air Quality monitoring for common /criterion parameters relevant-to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.

iv) Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.

v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum upto 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

vi) No Excavation of soil shall be carried out without adequate dust mitigation measures in place.

vii) No loose soil or sand or construction & demolition waste or any other construction material that causes dust shall be left uncovered.

viii) No uncovered vehicles carrying construction material and waste shall be permitted

ix) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.

x) Grinding and Cutting of building material in open area shall be prohibited. Wet jet shall be provided for grinding and stone cutting.

xi) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.

xii) All construction and demolition debris shall be stored at the site within earmarked area and road side storage of construction material and waste shall be prohibited. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.

xiii) The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.

xiv) The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

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

xvi) Roads leading to or at construction site must be paved and blacktopped (i.e. metallic road)

xvii) Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.

xviii) Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measure be notified at the site.

III. Water quality monitoring and preservation

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

ii) No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.

iii) Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.

iv) The total water requirement for the project will be 208 KL/day, out of which fresh water demand of 116 KL /day shall be met through GMADA supply and remaining through recycling of treated wastewater from the proposed STP of 200 KLD to be installed within the project. Total fresh water use shall not exceed the proposed requirement as provided in the project details.

iv) a) The total wastewater generation from the project will be 166 KL/day, which will be treated in proposed STP of 200 KLD to be installed within the project. As proposed, reuse of treated wastewater shall be as under:-

Sr. No.	**Season**	**For Flushing purposes (KLD)**	**Green Area (KLD)**	**GMADA Sewer KLD**
1.	Summer	92	1	70
2.	Winter	92	0.5	70.5
3.	Rainy	92	0.1	70.9

b) Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.

c) During construction phase, the project proponent shall ensure that the waste water being generated from the labour quarters/toilets shall be treated and disposed in environment friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately design septic tanks for the treatment of such waste water and treated effluents shall be utilized for green area/plantation.

vi) The project proponent shall ensure safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.

vii) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

viii) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.

ix) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.

x) Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.

xi) The respective project proponent shall discourage the installation of R.O. plants in their projects in order to save the wastage in form of RO reject. However, in case the requirement of installing RO plant is utmost necessary then the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises.

xii) The project proponent shall also adopt the new/innovating technologies like less water discharging taps (faucet with aerators)/urinals with electronic sensor system /water less urinals / twin flush cisterns/ sensor based alarming system for overhead water storage tanks and make it a part of the environmental management plans / building plans so as to reduce the water consumption/ground water abstraction in their Building Construction & Industrial projects.

xiii) The project proponent will provide plumbing system for reuse of treated wastewater for flushing/other purposes etc. and colour coding of different pipe lines carrying water/wastewater from different sources / treated wastewater as follows:

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

xiv) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.

xv) The CGWA provisions on rain water harvesting should be followed. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of plot area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. As per the proposal submitted by the project proponent 4 no. rain water recharge pits /storage tanks shall be provided for ground water

recharging as per the CGWB norms. The ground water shall not be withdrawn without approval from the Competent Authority.

xvi) All recharge should be limited to shallow aquifer.

xvii) No ground water shall be used during construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and available at site.

xviii) Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.

xix) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

xx) Sewage shall be treated in the STP with tertiary treatment. STP shall be installed in a phased manner viz a viz in the module system designed in such a way so as to efficiently treat the wastewater with an increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/reused for flushing and gardening. No treated water shall be disposed of into the municipal storm water drain.

xxi) No sewage or untreated effluent water would be discharged through storm water drains. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on-site for landscape, flushing, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by the Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.

xxii) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.

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

IV. Noise monitoring and prevention

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

ii) Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.

iii) Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

V. Energy Conservation measures

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

ii) Outdoor and common area lighting shall be LED.

iii) Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased. day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.

iv) Energy conservation measures like installation of LEDs for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.

v) Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.

vi) Solar power by utilizing at least 30% of the roof top area shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the

hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher.

VI. Waste Management

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

ii) Disposal of muck during construction phase shall not create any adverse effect on the 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. The project proponent shall ensure planting of 130 trees in the project area at the identified location, as per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 3 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years. The plants shall be protected and maintained by the project proponent or Residents Welfare Association, as the case may be, even after three years. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be provided as per SEIAA guidelines

iii) Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.

iv) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

v) The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.

vi) The green belt along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for commercial land use.

VIII. Transport

i) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.

a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.

b) Traffic calming measures.

c) Proper design of entry and exit points.

d) Parking norms as per local regulation.

ii) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

iii) A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

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

IX. Human health issues

i) All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.

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

iii) Emergency preparedness plan based on the Hazard identification and Risk Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, creche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

iv) Occupational health surveillance of the workers shall be done on a regular basis.

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

X. Environment Management Plan

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

ii) A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.

iii) Action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year-wise funds earmarked for environmental protection measures shall be kept in separate accounts and not to be diverted for any other purpose. The project proponent shall spend the minimum amount of Rs. 236 Lacs towards the capital cost and Rs. 12 Lacs/annum towards recurring cost in the construction phase of the project including the environmental monitoring cost and shall spend the minimum amount of Rs. 17 Lacs/annum towards the recurring cost in operation phase of the project including the environmental monitoring cost. The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of the environmental management plan is transferred to the occupier/person society under proper MOU under intimation to SEIAA, Punjab. Year-wise progress of implementation of the action plan shall be reported to the Ministry/Regional Office along with the Six-monthly Compliance Report. Amount of Rs. 7 lakhs will be reserved during construction phase of CER for the maintenance of plantation along the road side & maintenance of street lights near the project.

XI. Validity

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

XII. Miscellaneous

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

ii) The project proponent shall comply with the conditions of CLU, if obtained.

iii) The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.

iv) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.

v) The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.

vi) The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at Environment Clearance portal.

vii) The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.

viii) The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.

ix) The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.

x) The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during Public Hearing and also that during their presentation to the Expert Appraisal Committee.

xi) No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC).

xii) Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.

xiii) The SEIAA/Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.

xiv) The SEIAA/ Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.

xv) The Regional Office of this Ministry and Punjab Pollution Control Baord 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.

Item No.206.05: Application of Environmental Clearance for Residential Project namely "Absolute Residency" located at Village Chappar Chiri, H.B. No. 195, Tehsil Mohali, Distt. S.A.S Nagar, Punjab by M/s Absolute Builders and Promoters (Proposal No. SIA/PB/MIS/211389/2021).

The project proponent has filed an application for obtaining Environment Clearance under EIA Notification, 2006 for the establishment of a Group housing Residential Project namely "Absolute Residency" located at Village Chappar Chiri, H.B. No. 195, Tehsil Mohali, Distt. S.A.S Nagar, Punjab with proposed built up area as 23,860.54 sq.m. Project is covered under Activity 8(a) & Category 'B2' as per EIA notification-2006.

The project proponent submitted the Form I, 1A and other additional documents. They have also deposited the processing fee amounting to Rs. 47,722/- has been paid vide DD No. 4716936 dated 04.05.2021, as verified by the supporting staff SEIAA. PPCB was requested to send the latest construction status report of the project through e-mail on 13.05.2021.

1.0 Deliberations during 206th meeting of SEAC held on 18.09.2021

The meeting was attended by the following:

1. Mr. Harvinder Singh, on behalf of the Project Proponent.
2. Dr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt Ltd.
3. Ms. Priyanka, EIA Coordinator, M/s Eco Laboratories Pvt Ltd.

SEAC observed that Punjab Pollution Control Board vide letter no. 3012 dated 04.06.2021 has sent the latest construction status report of the site and the relevant contents of the report are reproduced as under:

"It is intimated that M/s Absolute Builders and Promoters has applied for obtaining Environmental Clearance for establishment of Residential Project in the name "Absolute Residency" at village Chappar Chiri, H.B.No. 195, Tehsil Mohali, District SAS Nagar, Punjab. Accordingly, the proposed site was visited by the officer of the Board on 14.05.2021 & contacted Sh. Harvinder Singh Partner, as per the site shown by the Project Proponent, the point-wise status report of the project namely "Absolute Residency" at village Chappar Chiri, Tehsil Mohali is as under:

1. *The Project Proponent informed that project site is in 2.2875 acres. No site development work has been started at site. An old partially broken boundary wall was there around the 3 sides of the area and one old room was available within the plot. The representative informed that the room and partial boundary wall was available at site when he has purchased the plot and no modification has*

been made by him. From the physical appearance also, it appears that the construction is old and not recently done. To the North side of the plot is village Chapar Chiri Kalan, to the south side is posh city apartments, to the east side is village chapar Chiri Kalan and to the west side is Gurudwara.

2. *At the backside of the plot, 20-25 houses of village Chapar Chiri Kalan are there. On the left side of the plot 20-25 flats have been newly constructed in the Posh City apartments. The Gurudwara is located within 500m on the front side of the plot. DPS School is located at a distance of more than 500m from the plot.*

3. *As per the boundary limits site shown by the Project Proponent during the visit, there is no MAH industry/cement plant/grinding unit/rice sheller/saila plant/stone crushing/screening cum washing unit/hot mix plant/ brick kiln within a radius of 500m from the boundary of the proposed site of the project. No air polluting industries is located within a radius of 500m 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."*

SEAC observed that the Project Proponent had not started any construction activity related to the project.

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

S.no.	Description	Details
1.	Name & Location of the project	Residential Project namely "Absolute Residency" located at Village Chappar Chiri Kalan, H.B.No. 195, Tehsil Mohali, Distt. S.A.S Nagar, Punjab by M/s Absolute Builders and Promoters
2.	Project/activity covered under item of scheduled to the EIA Notification,14.09.2006	The project falls under S.No. 8(a) - 'Building & Construction Project' as the built-up area of the project is 23,860.54 sq.m.
3.	Copy of the Master plan duly marked with the project site	Project site falls within the Residential zone as per Master Plan of SAS Nagar.
4.	Copy of duly signed Layout plan	Copy of conceptual layout plan is attached along with the application.
5.	Copy of Memorandum of Article & Association/partnership deed /undertaking of sole proprietorship/list of Directors and names of other persons responsible for managing the day-to-day affairs of the project.	M/s Absolute Builders and Promoters is a Partnership firm having three partners; partnership deed is attached along with the application.

6.	Proposed ToRs (based on the standard ToRs)	Not Applicable as project falls under Schedule 8(a).
7.	Does it attract the general condition? If yes, please specify	No
8.	Whether the proposal involves approval/clearance under the Forest (Conservation)Act,1980	No. Undertaking in this regard has been submitted.
9.	Does the project cover under PLPA, 1900	No. Undertaking in this regard has been submitted.
10.	If the project falls within 10 km of eco-sensitive area/ National park/Wild Life Sanctuary. If yes, a. Name of eco-sensitive area/ National park/Wild Life Sanctuary and distance from the project site. b. Status of clearance from the National Board for Wild Life (NBWL)	No Eco-sensitive area/ National park/ Wild Life Sanctuary falls within 10 km of the project site.
11.	Classification/Land use pattern as per Master Plan	As per Master Plan of S.A.S Nagar, project site falls within the residential zone.
12.	Cost of the project	Total estimated project cost including land & construction is Rs. 33.08 Crores.
13.	Processing Fee details (Amount/NEFT no./dated)	The processing fees for environmental clearance application@ Rs. 2/sq.m. i.e. total built-up area * Rs. 2 sq.m. i.e. Rs. 47,722/- has been paid in favour of Society of Mission Tandrust Punjab in the form of Demand draft No. 4716936 dated 04.05.2021.
14.	Detail of various components	

S.no.	Description	Particulars
1.	Plot Area (2.25 acres)	9,290.90 Sq.m.
2.	Proposed Built Up Area	23,860.54 Sq.m.

<table>
<tr><td>15.</td><td>Breakup of Water Requirements &source in Operation Phase (Summer, Rainy, Winter):
<table>
<tr><th rowspan="2">S.No.</th><th rowspan="2">Season</th><th colspan="2">Freshwater</th><th colspan="2">Reuse water</th><th></th><th rowspan="2">Total (KLD)</th></tr>
<tr><th>Domestic (KLD)</th><th>Others (KLD)</th><th>Flushing (KLD)</th><th>Green area (KLD)</th><th>Excess treated water for Karnal Technology (KLD)</th></tr>
<tr><td>1.</td><td>Summer</td><td>86</td><td>-</td><td>43</td><td>4</td><td>62</td><td>195</td></tr>
<tr><td>2.</td><td>Winter</td><td>86</td><td>-</td><td>43</td><td>1</td><td>65</td><td>195</td></tr>
<tr><td>3.</td><td>Rainy</td><td>86</td><td>-</td><td>43</td><td>1</td><td>65</td><td>195</td></tr>
</table>
<table>
<tr><th>S.No.</th><th>Description</th><th>Source of water</th></tr>
<tr><td>1.</td><td>Domestic</td><td>Borewells</td></tr>
<tr><td>2.</td><td>Flushing purposes</td><td>Treated wastewater</td></tr>
<tr><td>3.</td><td>Green area</td><td>Treated wastewater</td></tr>
</table></td></tr>
<tr><td>16.</td><td>Details of acknowledgement of application filed to CGWA /Competent Authority for obtaining permission for abstraction of ground water</td><td>Permission has been obtained from PWRDA regarding abstraction of ground water.</td></tr>
<tr><td>17.</td><td>Details of Wastewater generation, Treatment facility & its Disposal arrangements in Construction Phase</td><td>During construction phase, wastewater will be treated in septic tank.</td></tr>
<tr><td>18.</td><td>Details of Wastewater generation, Treatment facility & its Disposal arrangements in Operation Phase and if waster water being disposed in MC sewer then also mention the details of NOC from competent authority</td><td>During Operation Phase, total wastewater generation will be 111 KLD which will be treated in proposed STP of 150 KLD based on MBBR technology to be installed within project premises.
The details of the breakup of the utilization of wastewater is as under :-
<table>
<tr><th>Season</th><th>Flushing (KLD)</th><th>Green area (KLD)</th><th>Excess Disposal* (KLD)</th></tr>
<tr><td>Summer</td><td>43</td><td>4</td><td>62</td></tr>
<tr><td>Winter</td><td>43</td><td>1</td><td>65</td></tr>
<tr><td>Monsoon</td><td>43</td><td>1</td><td>65</td></tr>
</table>
Excess to nearby agricultural land of 8 kanals to er karnal technology*</td></tr>
<tr><td>19.</td><td>Details of Rainwater recharging/Harvesting (m^3/hr) proposal & technology proposed</td><td>Ground water recharging will be done by provision of rain water recharging pits so as to compensate the abstraction of ground water. 3 rain water</td></tr>
</table>

<table>
<tr><td></td><td>to be adopted</td><td>recharging pits are proposed. Details are given in Conceptual plan</td></tr>
<tr><td>20.</td><td>Details of Solid waste generation (Qty), treatment facility and its disposal arrangement</td><td>During Operation Phase, about 388 kg/day (@ 0.40 kg/capita/day for residential and @ 0.2 kg/capita/day for floating) of solid waste will be generated. The solid waste shall be duly segregated into biodegradable, non-biodegradable and non-hazardous waste components as per SWM Rules, 2016. Biodegradable waste will be composted by use of 1 Mechanical Composter of 200 kg.</td></tr>
<tr><td>21.</td><td>Details of Hazardous Waste & E- Waste generation (Qty), Treatment facility and its disposal arrangement</td><td>Used oil from DG set will be generated which will be sold to authorized vendor. E-waste generated from the project will be handled as per E-Waste (Management) Rules, 2016 & its amendments.</td></tr>
<tr><td>22.</td><td>Detail of DG sets</td><td>
<table>
<tr><td>S. No.</td><td>Description</td><td>Unit</td><td>Proposed</td></tr>
<tr><td>1.</td><td>Power load</td><td>KW</td><td>2,000</td></tr>
<tr><td>2.</td><td>D.G sets</td><td>KVA</td><td>2 DGs of 500 KVA capacity each</td></tr>
</table>
</td></tr>
<tr><td>23.</td><td>Energy Requirements & Saving</td><td>LEDs have been proposed to be used instead of CFLs. 11 KW (for 184 flats) of energy will be saved by using LEDs.
Also, solar panels have been proposed on the roof top of blocks.</td></tr>
<tr><td>24.</td><td>Details of Environmental Management Plan</td><td>
<table>
<tr><th>Sr.No</th><th>Environmental Protection Measures</th><th>Capital Cost Rs. Lakh</th><th>Recurring Cost Rs. Lakh</th></tr>
<tr><td>1.</td><td>Construction Phase</td><td>98</td><td>8.5</td></tr>
<tr><td>2.</td><td>Operational Phase</td><td>-</td><td>12.5</td></tr>
</table>
</td></tr>
</table>

25.	a. Details of Corporate Environmental Responsibility (CER) indicating various activities to be undertaken as per the provision of OM dated 01.05.2018 b. Details of NOC from the village Sarpanch, Certificate from the School Principal & concerned Govt. Departments etc.	As per notification dated 30.09.2020, CER is now a part of EMP, so allocation of funds under CER is not required.
26.	Details of green belt development shall include following: a) No. of tree to be planted against the requisite norms. b) Percentage of the area to be developed.	a) Trees required = @ 1 tree per 80 sq.m. of plot area = 9,290.90 / 80 = 116 trees will be planted. Trees proposed = 120 trees b) Total proposed green area measures 642.13 sq.m. of the total plot area will be area under parks within the project.

SEAC raised following observations to the Project Proponent to which he replied as under:

Sr. no.	Observation	Reply to the Project Proponent
1.	The Project Proponent has proposed to dispose of the treated waste water for onto land for plantation (Karnal Technology). The site of Karnal Technology is located at a distance of about 900 m from the project site. The committee suggested the Project Proponent to explore various water conservation measures so to as to reduce the fresh water requirement in the project and shall also explore various options to recycle the treated waste water within the project for various activities to the maximum extent possible.	The Project Proponent agreed to the same.

After deliberations, SEAC decided to defer the matter and place the case in the next meeting, subject to submission of the reply by the Project Proponent.

Item No. 206.06: Application for expansion in Environmental Clearance under EIA notification dated 14.09.2006 for the establishment of commercial project namely "Mohali Citi Centre" located at Block-F, Aerocity, Mohali, SAS Nagar (Punjab) by M/s KLG Jewellers (Proposal no. SIA/PB/MIS/223101/2021).

The Project Proponent was granted Environmental Clearance for the development and construction of a commercial project namely "Mohali Citi Centre" located at Block-F, Aerocity, Mohali, SAS Nagar vide letter no. SEIAA/MS/2021/4164 dated 20.05.2021. The said Environmental Clearance was granted for the total plot area of 16,187.29 Sqm and built up area of 52,920,484 Sqm.

Now, the Project Proponent has applied for expansion in Environment Clearance with project has been changed in a way that project planned in two blocks (Block A & B which was earlier referred as single Block A) & 1 more basement have been added so as to provide more parking in comparison to earlier granted Environmental Clearance within the same plot area of 16,187.29 Sqm. Thus, overall project consists of Block A & B comprising of Shops, Showrooms Offices having total built up area of 72,608.15 m^2. The Project Proponent has deposited Rs. 39,404.72/- through NEFT No. SBIN121216272836 dated 04.08.2021 as verified by supporting staff SEIAA. PPCB was requested to send the latest construction status report of the project through e-mail on 19.08.2021. Report from the Punjab Pollution Control Board is yet to be received.

SEAC observed that the Punjab Pollution Control Board vide letter no. 5225 dated 13.09.2021 has sent the latest construction status report of the site and the relevant contents of the report are reproduced as under:

1.0 Deliberations during 206th meeting of SEAC held on 18.09.2021

The meeting was attended by the following:

1. Mr. Kashish Goyal, Director.
2. Dr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt Ltd.
3. Ms. Priyanka, EIA Coordinator, M/s Eco Laboratories Pvt Ltd.

"In reference to above, it is intimated that the proposed site of the project was visited by officer of the Board on 19/8/2021 and the pointwise status report is as under:

1) *The proposed site of the project is located on R.H.S. of Airport Road (PR-7), SAS Nagar when we approach from Airport Chowk to Zirakpur. The project proponent has partially demarcated (with sheets) the boundaries of the project. Excavation work at the site was under progress during the visit. To the North side of the proposed site is*

existing commercial project built by M/S STJ Infra namely "Mohali Citi Centre", to the South side is open vacant land, to the West side is Block-F residential plots of Aero City and to the East side is proposed site of 'Mohali City Avenue' followed by Aero Arcade commercial project.

2) *As per the boundary limits shown by the representative, it was observed that there is no operational approved/ consented industry such as rice sheller/ saila plant/ brick kiln/ stone crushing/ screening cum washing unit/ hot mix plant/ cement grinding unit within a radius of 500 m. There is no operational approved/ consented air polluting industry within a radius of 100 m from the boundary of the project site and there is no operational approved/consented MAH industry within the radius of 250m radius from the boundary of the proposed site. There is no operational approved/ consented Jaggery Unit within 200 m and no operational approved/consented petrol pump within 50 m from the proposed project site.*
3) *The site of the project is conforming to the sitting guidelines laid down by the Govt. of Punjab, Department of Science Technology and Environment vide order dated 25/5/2008 as amended on 30/10/2009."*

SEAC observed that the Project Proponent had not started any construction activity related to the project.

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

Sr.No.	**Item**	**Details**
1.	Online Proposal No.	SIA/PB/MIS/223101/2021
2.	Name and Location of the project	Expansion of Mohali Citi Centre at Block-F, Aerocity, SAS Nagar by M/s KLG Jewellers
4.	Project/activity covered under item of scheduled to the EIA Notification, 14.09.2006	The project falls under S.No. 8(a) - 'Building & Construction Projects' as the built-up area of the project is 72,608.15 sq. m.
5.	Whether the project is in critical polluted area or not.	No
6.	If the project involves diversion of forest land. If yes, a) Extent of the forest land. b) Status of the forest clearance.	Land has been allotted by GMADA.
7.	a) Is the project covered under PLPA,1900, if No but located near to PLPA area then	Land has been allotted by GMADA.

<table>
<tr><td></td><td>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.</td><td></td></tr>
<tr><td>8.</td><td>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).</td><td>As per the proposal City Bird Sanctuary & Sukhna Wildlife Sanctuary are located at a distance of approx. 10 km and 15.5 km from the project location. Thus, project falls outside the eco-sensitive zone of the sanctuary.</td></tr>
<tr><td>9.</td><td>Classification/Land use pattern as per Master Plan</td><td colspan="2">The project falls in Mixed use 1 as per the Master plan of SAS Nagar. The land is allocated for commerical purpose.</td></tr>
<tr><td>10.</td><td>Cost of the project</td><td colspan="2"><table>
<tr><th>Description</th><th>EC accorded</th><th>Proposed</th><th>Total</th></tr>
<tr><td>Cost of project</td><td>Rs. 206 Crores</td><td>Rs. 12 Crores</td><td>Rs. 218 Crores</td></tr>
</table></td></tr>
<tr><td>11.</td><td>Total Plot area, Built up Area and Green area</td><td colspan="2"><table>
<tr><th>Description</th><th>EC accorded</th><th>Proposed</th><th>Total</th></tr>
<tr><td>Land</td><td>16,187.29 sq.m.</td><td>--</td><td>16,187.29 sq.m.</td></tr>
<tr><td>Built-up area</td><td>52,920.484 m^2</td><td>19,687.66 m^2</td><td>72,608.15 m^2</td></tr>
<tr><td>Green area</td><td colspan="3">323 m^2</td></tr>
</table></td></tr>
<tr><td>12.</td><td>Population (when fully operational)</td><td colspan="2"><table>
<tr><th>Description</th><th>EC accorded</th><th>Proposed</th><th>Total</th></tr>
<tr><td>Population</td><td>8,209 Persons</td><td>-911</td><td>7,298 Persons</td></tr>
</table></td></tr>
<tr><td>13.</td><td>Water Requirements & source in Construction Phase</td><td colspan="2">During construction phase, water demand is approx. 10 KLD which will be fulfilled by using treated water from nearby STP. While, 3 KLD of water is required for domestic purpose which will be provided through fresh water tankers.</td></tr>
</table>

<table>
<tr><td>14.</td><td colspan="2">Break up of Water Requirements & source in Operation Phase (Summer, Rainy, Winter):
<table>
<tr><th rowspan="2">Sr. No.</th><th rowspan="2">Season</th><th>Fresh Water</th><th colspan="3">Reuse water</th><th rowspan="2">Total</th></tr>
<tr><th>Domestic</th><th>For Flushing Purposes KLD</th><th>Green Area KLD</th><th>HVAC If any KLD</th></tr>
<tr><td>1</td><td>Summer</td><td>182</td><td>146</td><td>2</td><td>--</td><td>330</td></tr>
<tr><td>2</td><td>Winter</td><td>182</td><td>146</td><td>1</td><td></td><td>329</td></tr>
<tr><td>3</td><td>Rainy</td><td>182</td><td>146</td><td>0.5</td><td></td><td>328.5</td></tr>
</table></td></tr>
<tr><td>15.</td><td>Source of Water</td><td>Water supply will be provided through GMADA as per point no. (x) of financial conditions in the allotment letter.</td></tr>
<tr><td>16.</td><td>Treatment & Disposal arrangements of waste water in Construction Phase</td><td>During construction phase, wastewater will be treated in septic tank.</td></tr>
<tr><td>17.</td><td>Disposal Arrangement of Waste water in Operation Phase</td><td>During Operation Phase, total wastewater generation will be 262 KLD which will be treated in proposed STP of 330 KLD based on MBBR technology to be installed within project premises.

The details of the breakup of the utilization of wastewater is as under: -
<table>
<tr><th>Season</th><th>Flushing (KLD)</th><th>Green area (KLD)</th><th>Excess Disposal* (KLD)</th></tr>
<tr><td>Summer</td><td>146</td><td>2</td><td>109</td></tr>
<tr><td>Winter</td><td>146</td><td>1</td><td>110</td></tr>
<tr><td>Monsoon</td><td>146</td><td>0.5</td><td>110.5</td></tr>
</table>
Excess treated water will be disposed to GMADA sewer

Disposal of wastewater will be into GMADA sewer as per the point no. (xi) point of ownership & possession conditions in the allotment letter.</td></tr>
<tr><td>18.</td><td>Rain water recharging detail</td><td>Ground water recharging will be done by provision of 6 rain water recharging pits so as to compensate the abstraction of</td></tr>
</table>

		ground water.
19.	Solid waste generation and its disposal	a)1560 kg/day b) The project proponent will ensure proper management of solid waste generated within the project premises. Biodegradable waste will be managed by installation of Mechanical Composter of size 800 kg and manure generated will be utilized within the project for landscaping. Recyclable waste will be recycled through authorized recyclers. Inert waste will be disposed at our own cost to approved dumping site. While, domestic hazardous waste will be handed over to authorized vendors approved by PPCB. Thus, solid waste will be managed as per provision of Solid Waste Management Handling Rules, 2016 & amendments thereof.
20	Hazardous Waste & EWaste	Used oil from DG set will be generated which will be sold to authorized vendor. E-waste generated from the project will be handled as per E-Waste (Management) Rules, 2016 & its amendments.
21	Energy Requirements & Saving	a) 4,941 KW from PSPCL. b) 1 DG Set of capacity 500 KVA. 116.4 KW Energy will be saved through solar installation. 95.6 KW energy will be saving by utilizing LED bulbs in common & street areas & other measures etc.

<table>
<tr>
<td>22</td>
<td>Environment Management Plan along with Budgetary break up phase wise and responsibility to implement</td>
<td>Mr. Kashish Goyal (Partner) will be responsible for implementation of the EMP.

Table: Expenditure on typical Environmental Measures (During Construction Phase)

<table>
<tr><th>Description</th><th>Capital (in Rs. Lakhs)</th><th>Recurring Cost (in Rs. Lakhs)</th></tr>
<tr><td>Waste water Management: Dual plumbing system, Sewage Treatment Plant</td><td>50</td><td>2</td></tr>
<tr><td>Air & Noise Pollution Management (Acoustics enclosures for DG sets)</td><td>10</td><td>1</td></tr>
<tr><td>Landscaping</td><td>1</td><td>1</td></tr>
<tr><td>Rainwater Recharging</td><td>10</td><td>1</td></tr>
<tr><td>Environmental Monitoring: (Water sprinkling for dust control, Monitoring of DG sets as per PPCB Guidelines)</td><td>4</td><td>4</td></tr>
<tr><td>Waste Management: (Collection of Solid Waste And disposal)</td><td>40</td><td>1</td></tr>
<tr><td>Energy Conservation measures</td><td>100</td><td>1</td></tr>
<tr><td>TOTAL</td><td>215</td><td>11</td></tr>
</table>

Table: Expenditure on typical Environmental Measures (During Operation Phase)

<table>
<tr><th>Description</th><th>Recurring Cost (in Rs. Lakhs/annum)</th></tr>
</table>
</td>
</tr>
</table>

		Waste Water Management: - Sewage Treatment Plant: 3 Air & Noise Pollution Management: (Acoustics enclosures for DG sets): 0.5 Landscaping: 1.0 Rainwater Recharging: 1.5 Environmental Monitoring: (Water sprinkling for dust control, Monitoring of DG sets as per PPCB Guidelines): 1.5 Waste Management: (Collection of Solid Waste And disposal): 2.5 Energy Conservation measures: 2 **TOTAL: 12.0** **Overall** Sr. No / Environmental Protection Measures / Capital Cost Rs. Lakh / Recurring Cost Rs. Lakh 1. / Construction Phase / 215 / 11 2. / Operational Phase / - / 12 * Amount of Rs. 10 Lakhs on the construction and maintenance of building, toilets and provision of drinking water supply in nearby Government School to be undertaken in the Environmental Management Plan (EMP).
23	CER activities along with budgetary break up and responsibility to implement	As per the notification dated 30.09.2020, CER is now a part of EMP, so allocation of funds under CER is not required.

SEAC raised following observation to the Project Proponent given as under:

Sr.	Observation	Reply

<table>
<tr><td>no.</td><td></td><td></td></tr>
<tr><td>1.</td><td>Whether any layout plan has been approved by GMADA.</td><td>The layout plan has been approved by GMADA vide letter no. 83829 dated 16.09.2021.</td></tr>
<tr><td>2.</td><td>The area details in the conceptual plan and the approved layout plan are not matching.</td><td>The Project Proponent submitted that basement area for services such as lifts, domestic water tank, fire tank, etc. apart from parking area is not included in the approved drawing. Thus, actual built up area of the project after expansion will be 72,262.46 sq.m. and Environmental Clearance may kindly be issued based on the built-up area of 72,262.46 sq.m. The Project Proponent submitted an undertaking from architect regarding overall built-up area of the project. Comparison of the area details of the conceptual plan and the approved plan is given as under:</td></tr>
<tr><td></td><td colspan="2">
<table>
<tr><th>Description</th><th>Areas in Conceptual layout plan (in m^2)</th><th>Areas in Approved layoutplan (in m^2)</th></tr>
<tr><td>Total Plot area (4 acres)</td><td colspan="2">16,187.29</td></tr>
<tr><td>Proposed FAR</td><td colspan="2">42,548.09</td></tr>
<tr><td>Non-FAR (except basement)</td><td colspan="2">1,301.90</td></tr>
<tr><td>Basement Area
• Parking Area
• Service area</td><td>28,412.47
• 24,837.955
• 3574.515</td><td>24,837.955
• 24,837.955</td></tr>
<tr><td>Built-up Area</td><td>72,262.46</td><td>68,688.16</td></tr>
</table>
</td></tr>
<tr><td>3.</td><td>The built-up area has been increased to the tune of about 38%, however there is no proportionate increase in the project cost.</td><td>The Project Proponent submitted the breakup of the project cost which is given as under:</td></tr>
</table>

Description	Earlier EC	Total (After expansion)
Land Cost	Rs. 120 Crores	
Estimated interest payable to the bank	Rs. 40 Crores	
Estimated Construction cost	Rs. 750 per sqft. of built-up area = Rs. 43Crores	Rs. 750 per sq.ft. of built-up area = Rs. 58Crores
Total Estimated Cost	Rs. 203 Crores*	Rs. 218 Crores

* However, in earlier EC, estimated project cost mentioned was Rs. 206 Crores instead of Rs. 203 Crores as per calculations.

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

After detailed deliberations, SEAC decided to award 'Silver Grading' to the project proposal under category B2, Activity 8 (a) and to forward the application to SEIAA with the recommendations to grant Environmental Clearance for the establishment of commercial project namely "Mohali Citi Centre" located at Block-F, Aerocity, Mohali, SAS Nagar (Punjab) by M/s KLG Jewellers, with area details given as under, as per the details mentioned in the Form 1, 1A, EMP & subsequent presentation /clarifications made by the project proponent and his consultant with, proposed measures and subject to the following conditions: -

Area details:

Description	Areas in Conceptual layout plan (in m^2)
Total Plot area (4 acres)	16,187.29
Proposed FAR	42,548.09
Non-FAR (exceptbasement)	1,301.90
Basement Area • **Parking Area** • **Service area**	28,412.47 24,837.955 3574.515
Built-up Area	72,262.46

Additional Condition:

1. 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.

I. Statutory compliance:

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

ii) The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment, etc. as per National Building Code including protection measures from lightening, etc.

iii) The project proponent shall obtain forest clearance under the provisions of the Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.

iv) The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.

v) The project proponent shall obtain Consent to Establish / Operate under the provisions of the Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board / Committee.

vi) The project proponent shall obtain the necessary permission for drawl of ground water/ surface water required for the project from the competent authority.

vii) A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.

viii) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.

ix) The provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, Construction & Demolition Waste Rules,2016 and the Plastics Waste (Management) Rules, 2016 shall be followed.

x) The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

xi) The project site shall confirm to the suitability as prescribed under the provisions laid down under the master plan of respective city/ town. For that, the project proponent shall either to submit the NOC/ land use conformity certificate from Deptt. of Town and Country Planning or other concerned Authority under whom jurisdiction, the site falls.

xii) Besides above, the project proponent shall also comply with siting criteria / guidelines, standard operating practices, code of practice and guidelines if any prescribed by the SPCB/CPCB/MoEF&CC for such type of projects.

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

II. Air quality monitoring and preservation

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

ii) A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.

iii) The project proponent shall install system to carryout Ambient Air Quality monitoring for common /criterion parameters relevant-to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.

iv) Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.

v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include

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

vi) No Excavation of soil shall be carried out without adequate dust mitigation measures in place.

vii) No loose soil or sand or construction & demolition waste or any other construction material that causes dust shall be left uncovered.

viii) No uncovered vehicles carrying construction material and waste shall be permitted

ix) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.

x) Grinding and Cutting of building material in open area shall be prohibited. Wet jet shall be provided for grinding and stone cutting.

xi) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.

xii) All construction and demolition debris shall be stored at the site within earmarked area and road side storage of construction material and waste shall be prohibited. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.

xiii) The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.

xiv) The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

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

xvi) Roads leading to or at construction site must be paved and blacktopped (i.e. metallic road)

xvii) Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.

xviii) Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measure be notified at the site.

III. Water quality monitoring and preservation

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

ii) No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.

iii) Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.

iv) The total water requirement for the project will be 328 KL/day, out of which fresh water demand of 182 KL /day shall be met through GMADA supply and remaining through recycling of treated wastewater from the proposed STP of 330 KLD to be installed within the project. 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 262 KL/day, which will be treated in proposed STP of 330 KLD to be installed within the project. As proposed, reuse of treated wastewater shall be as under:-

Sr. No.	**Season**	**For Flushing purposes (KLD)**	**Green Area (KLD)**	**GMADA Sewer KLD**
1.	Summer	146	2	109
2.	Winter	146	1	110
3.	Rainy	146	0.5	110.5

b) Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.

c) During construction phase, the project proponent shall ensure that the waste water being generated from the labour quarters/toilets shall be treated and disposed in environment friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately design septic tanks for the treatment of such waste water and treated effluents shall be utilized for green area/plantation.

vi) The project proponent shall ensure safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.

vii) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

viii) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.

ix) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.

x) Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.

xi) The respective project proponent shall discourage the installation of R.O. plants in their projects in order to save the wastage in form of RO reject. However, in case the requirement of installing RO plant is utmost necessary then the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises.

xii) The project proponent shall also adopt the new/innovating technologies like less water discharging taps (faucet with aerators)/urinals with electronic sensor

system /water less urinals / twin flush cisterns/ sensor based alarming system for overhead water storage tanks and make it a part of the environmental management plans / building plans so as to reduce the water consumption/ground water abstraction in their Building Construction & Industrial projects.

xiii) The project proponent will provide plumbing system for reuse of treated wastewater for flushing/other purposes etc. and colour coding of different pipe lines carrying water/wastewater from different sources / treated wastewater as follows:

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

xiv) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.

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

xvi) All recharge should be limited to shallow aquifer.

xvii) No ground water shall be used during construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and available at site.

xviii) Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.

xix) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

xx) Sewage shall be treated in the STP with tertiary treatment. STP shall be installed in a phased manner viz a viz in the module system designed in such a way so as to efficiently treat the wastewater with an increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/reused for flushing and gardening. No treated water shall be disposed of into the municipal storm water drain.

xxi) No sewage or untreated effluent water would be discharged through storm water drains. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on-site for landscape, flushing, and other end-uses. Excess

treated water shall be discharged as per statutory norms notified by the Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.

xxii) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.

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

IV. Noise monitoring and prevention

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

ii) Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.

iii) Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

V. Energy Conservation measures

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

ii) Outdoor and common area lighting shall be LED.

iii) Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased. day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.

iv) Energy conservation measures like installation of LEDs for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.

v) Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.

vi) Solar power by utilizing at least 30% of the roof top area shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher.

VI. Waste Management

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

ii) Disposal of muck during construction phase shall not create any adverse effect on the 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. The project proponent shall ensure planting of 210 trees in the project area at the identified location, as per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 3 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years. The plants shall be protected and maintained by the project proponent or Residents Welfare Association, as the case may be, even after three years. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be provided as per SEIAA guidelines

iii) Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.

iv) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

v) The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.

vi) The green belt along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for commercial land use.

VIII. Transport

i) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.

a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.

b) Traffic calming measures.

c) Proper design of entry and exit points.

d) Parking norms as per local regulation.

ii) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

iii) A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

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

IX. Human health issues

i) All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.

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

iii) Emergency preparedness plan based on the Hazard identification and Risk Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, creche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

iv) Occupational health surveillance of the workers shall be done on a regular basis.

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

X. Environment Management Plan

i) The 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.

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 the responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year-wise funds earmarked for environmental protection measures shall be kept in separate accounts and not to be diverted for any other purpose. The project proponent shall spend the minimum amount of Rs. 215 Lacs towards the capital cost and Rs. 11 Lacs/annum towards recurring cost in the construction phase of the project including the environmental monitoring cost and shall spend the minimum amount of Rs. 12 Lacs/annum towards the recurring cost in operation phase of the project including the environmental monitoring cost. The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of the environmental management plan is transferred to the occupier/person society under proper MOU under intimation to SEIAA, Punjab. Year-wise progress of implementation of the action plan shall be reported to the Ministry/Regional Office along with the Six-monthly Compliance Report. In addition, project proponent will reserve amount of Rs. 10 lakhs during construction phase for the construction and maintenance of building, toilets & provisions of drinking water supply in nearby Govt. school.

XI. Validity

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

XII. Miscellaneous

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

ii) The project proponent shall comply with the conditions of CLU, if obtained.

iii) The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.

iv) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.

v) The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.

vi) The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at Environment Clearance portal.

vii) The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.

viii) The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.

ix) The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.

x) The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during Public Hearing and also that during their presentation to the Expert Appraisal Committee.

xi) No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC).

xii) Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.

xiii) The SEIAA/Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.

xiv) The SEIAA/ Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.

xv) The Regional Office of this Ministry and Punjab Pollution Control Baord 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.

Item no. 206.07: Application for expansion in Environmental Clearance under EIA notification dated 14.09.2006 for M/s Viva-API Labs Private Limited located at village- Raikot, Tehsil Raikot, District Ludhiana, (Proposal no. SEIAA/MS/2021/3999).

M/s Viva API Labs Private Limited was accorded Environmental Clearance (EC) for setting up of Pharmaceutical APIs/Intermediate Manufacturing Plant in the revenue estate of Raikot (Adjacent to Industrial Focal Point), Tehsil- Raikot, District- Ludhiana vide letter no.: - SEIAA/MS/2021/3999 dated 04.05.2021. The said Environment Clearance was granted for products given as under:

Sr. no	Name of the product	Production capacity (TPD) as per previous EC
1.	Naproxen	10
2.	Paracetamol	20
3.	Aspirin	10
4.	Propyl Acetate	50
5.	4-methl-2 cyanobiphenyl (OTBN)	2
6.	Thiophene-2- Ethanol	2
7.	Ethyl Acetate	Nil
8.	IBB (Isobutyl Benzene)	Nil
9.	Acetic anhydride	Nil
10	API/Intermediates e.g. : Metformin, Fenofibrate, Clopidogrel Bisulphate, UDCA (Ursodeoxycholic acid), Esomeprazole, Gabapentin, Calcium gluconate) etc.	Nil
	Total	**94**

Now, the project proponent has applied for obtaining expansion in the Environmental Clearance granted to it. The Project Proponent has submitted that while implementing the project, it came to the notice that there was drastic variation in the demand as well as rates of the proposed products in recent times. He further submitted that due to present

Pandemic situation the world/Domestic market scenario of Pharmaceutical industries is changing very fast. As such the industry decided to add some more products with details as under:

Sr. no	Name of the product	Production capacity (TPD) as per previous EC	Proposed Production Capacity (TPD)
1.	Naproxen	10	10
2.	Paracetamol	20	20
3.	Aspirin	10	10
4.	Propyl Acetate	50	50
5.	4-methl-2 cyanobiphenyl (OTBN)	2	2
6.	Thiophene-2- Ethanol	2	2
7.	Ethyl Acetate	Nil	100
8.	IBB (Isobutyl Benzene)	Nil	25
9.	Acetic anhydride	Nil	60
10	API/Intermediates e.g. : Metformin, Fenofibrate, Clopidogrel Bisulphate, UDCA (Ursodeoxycholic acid), Esomeprazole, Gabapentin, Calcium gluconate) etc.	Nil	50
	Total	**94**	**329**

The Project cost with the expansion has increased from Rs. 135.91 Cr. to Rs. 207 Cr. The Project Proponent has deposited Rs. 7,10,000/- on 09.08.2021 and Rs. 900/- on 23.08.2021 in the account of Society for Mission Tandrust Punjab, as verified by supporting staff SEIAA. Further, Punjab Pollution Control Board vide e-mail dated 26.08.2021 has been requested to send the latest construction status report. However, the report is yet awaited.

1.0 Deliberations during 206th meeting of SEAC held on 18.09.2021

The meeting was attended by the following:

1. Sh. Pardeep Goyal, GM, on behalf of Project Proponent.
2. Sh. Sital Singh, EIA coordinator, M/s Chandigarh Pollution Testing Laboratory, E-126, Phase-VII, Industrial Area, Mohali.

SEAC observed that the Punjab Pollution Control Board vide letter no. 80604 dated 17.09.2021 has sent the latest construction status report of the site and the relevant contents of the report are reproduced as under:

"In reference to above email, it is submitted that the subject cited industry had earlier obtained Environment Clearance for the project vide no. SEIAA/M.S./2020/3999 dated 04.05.2021, under "B2" project category in accordance with the MoEF & CC notification dated 13.04.2020 & the EIA notification dated 14.09.2006. Thereafter, the industry had obtained Consent to Establish (NOC) from pollution angle for production of bulk drug at Plot No. A-1, Industrial Focal Point, Adjacent to Focal Point, Tehsil Raikot, District Ludhiana vide no. CTE/Fresh/LDH4/2021/15590456 dated 01/01/2021, up to 31/03/2023.

The site of the subject cited project was visited by officer of the Board on 28.04.2021 and Mr. Pardeep Goyal, GM of the project site was contacted. It was observed that the Industry has planned to carry out the expansion in its exiting premises only and has provided boundary wall of the site. The work regarding levelling has been completed and the construction of storage shed, production block for already approved product, panel room & cooling tower was being carried out. The site of the project is located in designated industrial area. The industry has submitted copy of land use classification certification District Town Planner, Ludhiana vide 2377 DPT(L) M2A dated 15.10.2020 mentioning that the proposed site measuring 13.59 acres falls under industrial zone as per Master Plan, Raikot. The site of the area is suitable for carrying out the proposed expansion."

SEAC observed that the Project Proponent had not started any construction activity related to the project.

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

1.	Nature of project	Expansion in the Proposed Pharmaceuticals Manufacturing Unit at Village Raikot Tehsil-Raikot, District -Ludhiana, and State Punjab 141109, byViva API Labs Private Limited.
2.	Project Cost	After expansion: Rs. 207 crores

3.	Waste water generation & its disposal Arrangement inOperation Phase:				
	S. No.	**Liquid Effluents**	**Quantity**	**Unit**	**Mode of Treatment/ Disposal**
	1.	Industrial waste water	397	KLD	Low TDS Effluent Treated in To ETP (capacity 400 M3/Day) &ETP comprises of Four Stage, One Stage Anaerobic, One Stage MBBR and One Stage Areation and Teritary Treatment RO System. After treatment treated water is used in cooling tower and process. High TDS effluent Treated in to MEE (capacity 50 M^3/Day). Condensate recovery will be reused in plant. Concentrated stream will be sent to ATFD for further treatment. MEE salt will be disposed into TSDF
	2.	Domestic waste water	22	KLD	The domestic sewage will be treated in proposed STP having capacity of 25 KLD. Treated water is being utilized for plantation
4.	Details of the block in which the project site is located as per CGWA guideline (Notified/ Non - Notified area and name ofblock)		The industry will utilize canal water for fresh requirement		

5. Breakup of Water Requirements & its sourcein Operation Phase:

The existing water demand is 914 KLD. The total water demand after expansion is estimated as 1010 KLD. Daily fresh water demands 695 KLD and 315 KLD water will be recycled after treatment, moreover, 22 KLD from STP will be re-used in plantation after treatment.

S. No.	Purpose	Fresh water (KLD)	Recycled Water (KLD)	Water Demand (KLD)
1.	Domestic	25	-	25
2.	Industrial	670	315 Cooling Tower – (From ETP-269 KLD & MEE -46 KLD)	985
3.	Green Belt Development.	-		120 (Treated Water)
Total		**695**	**315**	**1130**

6. Hazardous/Non-Hazardous Waste Generation details & their storage, utilization and its disposal. Copy of Agreement clearlymentioning the Quantity

Sr. No	Type of Waste	Category (As per Schedule)	Generation (TPA/KLA)		Source of Generation	Mode of Storage	Mode of Treatment and Disposal
			Existing	After expansion			
1	Distillation Residues	20.3	3.5 TPA	3.5 TPA	From Solvent Distillation	Drums	Sent to Authorized Dealer for Disposal or In house incineration
2	Distillation	28.1	10.0	10.0 TPA	From	Drums	Sent to Authorize

	Residue		TPA		Distillation		d Dealer for Disposal or In house incinerati on
3	Mobile Oil	5.1	1.0 KLA	1.2 KLA	From Periodic Service of DG sets	Drums	Sale to Authorize d Recyclers
4	Spent Catalyst	28.2	2.00 TPA	2.00 TPA	Catalyst Residue	Drums/H DPE Bags	Send to TSDF facility
5	Spent Carbon	28.3	4.00 TPA	6.00 TPA	Waste Carbon	HDPE Bags	Send to TSDF facility
6	Off specificatio n products	28.4	2.00 TPA	2.00 TPA	Out of Specification Products	HDPE Bags	Sent to Authorize d Dealer for Disposal or In house incinerati on
7	Date Expired Products	28.5	2.00 TPA	2.00 TPA	Products after Expiry	HDPE Bags	Sent to Authorize d Dealer for Disposal or Inhouse incinerati on
8	Spent Solvents	28.6	20.0 TPA	20.0 TPA	Waste Solvent	HDPE Bags	Sent to Authorize d Dealer for Disposal or In house incinerati on

	9	Empty Barrels/Containers/Liners Contained with Hazardous Chemicals/ Waste	33.1	15.00 TPA	15.00 TPA	Raw Material Empty Bags, Empty Drums/Jerricans	Isolated Storage area	Sale to Recyclers
	10	Contaminated Cotton Rags or other Cleaning Materials	33.2	1.000 TPA	1.000 TPA	Contaminated Cleaning Cloth/ Oil Soaked Cloth	HDPE Bags	Sent to Authorized Dealer for Disposal or In house incineration
	11	ETP Sludge	35.3	36.00 TPA	50.00 TPA	From Effluent Treatment Plant	HDPE Bags	Sent to Authorized Dealer for Disposal or In house incineration
	12	Spent Carbon or Filter Medium	36.2	1.000 TPA	1.000 TPA	From Filter Material, Spent Carbon	HDPE Bags	Send to TSDF facility
	13	Sludge from Wet Scrubbers	37.1	0.3 TPA	0.3 TPA	Sludge from Scrubber	HDPE Bags	Send to TSDF facility
	14	Ash from Incinerator	37.2	15.0 TPA	15.0 TPA	Ash of Incinerator	HDPE Bags	Send to TSDF facility

7. **EMP Details:**

S. No.	Description of Item	EMP Cost (Rs. in Lacs) Capital	EMP Cost (Rs. in Lacs/annum) Recurring	Basis for cost estimates
1.	Air pollution control & Noise Pollution	10	3	Air pollution controlling equipment's, Monitoring of Air Environment,

	Monitoring			Ambient noise monitoring.
2.	Water Pollution control	340	125	Capital cost would include cost of ETP, RO, MVR and STP including Civil work, mechanical work, and electrical work and piping work is included. Recurring cost is cost of treatment of waste water at site
3.	Solid and hazardous waste management	15	5	Capital cost would include providing storage space for hazardous waste. Recurring cost would include cost of transportation & disposal,
4.	Environment monitoring and management	10	5	The recurring cost would be incurred on hiring of consult-ants and payment of various statutory fees to regulatory agencies.
5.	Disaster and Risk Management	15	5	Periodic Health check-up, PPEs etc
6.	Green belt	1.5	12	Capital cost would include cost of plant species and labor cost and recurring cost would include cost of maintenance of that green belt including cost of required water for plant growth
7.	Energy conservation	10.0	2.0	
8.	Air Pollution Control Devices	120	6	Multi-cyclone, Bag Filters, Scrubber etc.
Total		**521.5**	**163**	

SEAC further observed that the Project Proponent has proposed to Send hazardous wastes to be generated from the premises to Authorized Dealer for Disposal or to carry out in house incineration. SEAC observed that in case the Project Proponent carries out in house incineration, the Project Proponent shall provide proper Air Pollution Control Devise of adequate capacity with the incinerator.

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

After detailed deliberations, SEAC decided to award 'Silver Grading' to the project proposal under category B2, Activity 5 (f) and to forward the application to SEIAA with the recommendations to grant Environmental Clearance for expansion of Pharmaceutical APIs/Intermediate Manufacturing Plant for M/s Viva-API Labs Private Limited, located at village- Raikot, Tehsil Raikot, District Ludhiana, as per the details mentioned in the Form 1, 1A, EMP & subsequent presentation /clarifications made by the project proponent and his consultant with, proposed measures and subject to the following conditions:-

Additional Condition:

1. The Project Proponent shall provide appropriate Air Pollution Control Equipment with the incinerator, in case, the Project Proponent proposes to incinerate the hazardous waste generated from the process within the premises.

Item no.206.08: Application for issuance of ToR for development residential project namely "M/s Aerotropolis" at near IT City and Aero City, SAS Nagar, Mohali, Punjab (Proposal No. SIA/PB/MIS/67023/2021).

GMADA has submitted an application for issuance of ToR for development of Residential project namely M/s Aerotropolis near IT City and Aero City Scheme at SAS Nagar, Mohali. The project is covered in schedule 8(b) under category-B as per EIA notification, dated 14.09.2006. The Project Proponent proposed total project area 668.97 Ha. The project cost is Rs. 826.53 Cr.

The project proponent has submitted the Form I, Pre-feasibility report and other additional documents on the online portal. He has also deposited the requisite fee of Rs. 5,01,651/- through UTR No. PUNBR52021091314586476 dated 13.09.2021, as verified by the supporting staff SEIAA. The Project Proponent has deposited 25% of the total fee prescribed for the Environmental Clearance being at ToR stage and the remaining 75% of the fee i.e. Rs. 1,504,953/- will be paid at the time of applying for Environmental Clearance.

As per the Form-1 submitted by the Project Proponent the project site does not cover under the Forest Conservation Act, 1980 or Punjab Land Preservation Act, 1900, Wildlife area under Wildlife (Protection) Act, 1972. Further no litigation against the project is pending in any Court of Law and no construction activity relating to the project has been started.

1.0 Deliberations during 206th meeting of SEAC held on 18.09.2021

The meeting was attended by the following:

1. Mr. Tarun Saharan, M/s Global Management and Engineering Consultants International, Jaipur, Rajasthan.
2. Sh. Devinder Singh, Chief Engineer GMADA.

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

S. No.	Particulars	Details
1.	Name of the Project	Proposed Development of Aerotropolis Residential Project Near IT City and Aero City Scheme at Mohali, District S.A.S Nagar, Punjab.

2.	Project/Site Area	1653.06 Acres (668.97 Ha) Net Planned Area – 1543.25 Acres
3.	Details of Plots	Total Residential Plots- 9017 Total Commercial Plots- 3454
4.	Location of the Project Site	The proposed project site is located at Village Bakarpur, Rurka, Safipur, Matran, Siaun, Manauli, Patton, ChauMajra, Saini Majra, Tehsil Mohali and Village-Chatt, Naraingarh, Tehsil- DeraBassi, District S.A.S Nagar, Punjab. The project site falls within the Survey of India Toposheet no. H43K14.
5.	Project Proponent with address	Greater Mohali Development Authority, Block-B, PUDA Bhawan Sector- 62, S.A.S Nagar Mohali, Punjab
7.	Category of the Project	Township and area Development Project, Category 'B' [(As per 14.09.2006 Notification & Amendments, Project or Activity-8 (B)]
8.	Type of Units in proposed Township.	Residential area, Commercial area, School, Community Facility, Cultural Facility, Transport Facility, Religious Places, Health Facility area etc
9.	Water Requirement and Source	Ultimate water demand: 25.51 MLD Fresh Water demand: 17.008 MLD Treated water reuse: 8.50 MLD Source: Bore well and water Canal supply
10.	STP Capacity & Technology	22 MLD with SBR Technology
11.	Domestic Solid Waste	48002.5 Kg/day
18.	Project Cost	826.53Cr
19.	Nearest Wildlife Sanctuary	Sukhna Wildlife sanctuary- 12.8km in NE from Pocket-A
20.	Nearest Forest Area	Dariya R.F 5.0km in NE from Pocket-A
26.	Area Breakup Details	Residential Area- 600.35 Acres Commercial area-128.60 Acres Park/Green area/open space- 151.62 Acres EWS- 82.20 Acres Amenities/Public/Semi Public- 95.29 Acres Roads and Parking- 485.0 Acres Sector road- 109.81 Acres Total- 1653.06 Acres (668.97 Ha.)

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

After detailed deliberations, SEAC decided to forward the application of the project proponent to SEIAA with the recommendations to grant Terms of References for development residential project namely "M/s Aerotropolis" at near IT City and Aero City, SAS Nagar, Mohali, Punjab, as per the details mentioned in the Form 1, 1A, EMP & subsequent presentation /clarifications made by the project proponent and his consultant with, proposed measures and subject to the following conditions:-

Terms of Reference

1) Examine details of land use as per Master Plan and land use around 10 km radius of the project site. Analysis should be made based on latest satellite imagery for land use with raw images. Check on flood plain of any river.

2) Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/villages and present status of such activities.

3) Examine baseline environmental quality along with projected incremental load due to the project.

4) Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic and health.

5) Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area. Any obstruction of the same by the project

6) Submit the details of the trees to be felled for the project.

7) Submit the present land use and permission required for any conversion such as forest, agriculture etc.

8) Submit Roles and responsibility of the developer etc for compliance of environmental regulations under the provisions of EP Act.

9) Ground water classification as per the Central Ground Water Authority.

10) Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart.

11) Rain water harvesting proposals should be made with due safeguards for ground water quality. Maximize recycling of water and utilization of rain water. Examine details.

12) Examine soil characteristics and depth of ground water table for rainwater harvesting.

13) Examine details of solid waste generation treatment and its disposal.

14) Examine and submit details of use of solar energy and alternative source of energy to reduce the fossil energy consumption. Energy conservation and energy efficiency.

15) DG sets are likely to be used during construction and operational phase of the project. Emissions from DG sets must be taken into consideration while estimating the impacts on air environment. Examine and submit details.

16) Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analysed with measures for preventing traffic congestion and providing faster trouble-free system to reach different destinations in the city.

17) A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.

18) Examine the details of transport of materials for construction which should include source and availability.

19) Examine separately the details of construction and operation phases both for Environmental Management Plan & Environmental Monitoring Plan with cost and parameters.

20) Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.

21) Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.

22) The cost of the Project, Capital cost and recurring cost towards implementation of EMP for the Construction Phase and Operation Phase of the project should be clearly spelt out.

23) Any further clarification on carrying out the above studies including anticipated impacts due to the project and mitigative measure, project proponent can refer to the model ToR available on Ministry website "http://moef.nic.in/ Manual/Townships".

Additional TORs

1) Submit details of the EIA Consultant including NABET accreditation and an undertaking to the effect that EIA/EMP prepared by them.

2) Submit dully filled check list for environmental clearance project & synopsis of the project available on web site i.e. www.pbdecc.gov.in.

3) The project proponent shall submit proper index with page numbering.

4) Submit proof of ownership of land (existing owner) such as copy of latest Jamabandi (not more than one month old) and credible document showing status of land acquisition w.r.t. project site as prescribed in OM dated 07.10.2014 issued by MoEF)

5) Submit Layout plan duly approved by the Competent Authority / Conceptual plan of the project

6) Submit 500 m radius map of the area from periphery of project site clearly indicating the various industries (specifically red category industries) and structures lying in the area.

7) Submit dully filled prescribed field data sheets and analysis reports along with exact location of sampling / monitoring point marked on the layout map. Also submit the status of approvals of Laboratories.

8) Submit cost of the project duly certified by Chartered Engineer/ Approved valuer / Chartered Accountant. In the absence of above, the project proponent may submit self-certified detail of cost of the project mentioning the cost of Land, building, infrastructure and plant & machinery

9) Submit a copy of acknowledgement along with set of application filed to CGWA /Competent Authority for obtaining permission for abstraction of ground water.

10) Submit a letter from concerned Local Body / Authority giving details as under:

    i) Availability of the water supply in the area, exact position of water supply line duly marked on the layout map / plan and providing the water supply to the proposed project.

    ii) Availability of the existing sewer duly marked on layout map and status of sewer connectivity indicating feasibility with respect to the project sewer & acceptance of quantity of sewage.

    iii) Acceptance of Solid Waste indicating quantity to be generated by the proposed project.

11) Submit Location plan showing the exact location of the project site w.r.t. some permanent / important features of the area and site plan of the project showing the following:

i) Location of STP
ii) Solid waste storage area
iii) Green belt with marking of tree
iv) Parking space
v) RWH and water recharge pits
vi) Firefighting equipment layout
vii) First aid room
viii) Location of Tube-wells
ix) DG Sets and Transformers
x) Any other utilities

12) Examine and submit the details of the environmental impacts at the stage of land acquisition including aspects such as displacement of families, rehabilitation, acquiring of agricultural/forest land, acquiring of ecologically important lands and water bodies.

13) Examine and submit the details of the environmental aspects, impact sand their mitigation measures at the stage of construction and operation phase of the projects as indicated in Appendix III of EIA Notification 2006 and the manual titled as "EIA guidance Manual-Building, Construction, Township and area Development projects" published by the Ministry of Environment & Forests, New Delhi.

14) Submit the details of the socio-economic impact due to the employment to be generated from the household activities.

15) Management plan to utilise the entire earth generated within the site may be worked out and submitted.

16) Submit the status of ground water table. Also examine the impacts of abstraction of ground water on the ground water table.

17) Design of rain water harvesting/storage as per CGWA norms be worked out and submitted.

18) Submit plan for installation of own STP based on SBR Technology on module basis of adequate capacity within project site for the treatment the waste water generated from the project and utilising maximum treated sewage water to reduce the demand on the fresh water

19) Submit layout plan dully marked with at least single line plantation all around the boundary of the project and number of trees considering a minimum of one tree for every 80 sqm of total project land. The existing trees will be counted separately for this purpose.

20) Submit the percentage of the green area to be developed and maintenance plan for 3 years indicating cost to be incurred.

21) List the species with heavy foliage, broad leaves and wide canopy cover. The landscape planning should include plantation of native species. Water intensive and/or invasive species should not be used for landscaping.

22) Submit scheme to handle the organic waste generated from the project

23) Examine details of the management & handling of E- waste, hazardous waste, scrap, construction and demolition waste management.

24) Submit 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 shall be provided 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

25) What is the hierarchical system or Administrative order of the company to deal with the environmental issues and for ensuring compliance with the EC conditions? Details of this system may be given.

26) For expansion project: -

i) Submit detail of every component (water details, waste water details, solid waste, energy requirement etc.) in the format of existing, proposed and after expansion.

ii) Submit the superimposed plan on appropriate readable size (the existing building plan superimpose with the proposed building plan in different colors).

iii) Specify the adequacy of the internal water supply system, sewer line and STP for the proposed expansion/revision

iv) Submit Structural Safety/ Stability Certificate may be required from the Approved Engineer (In case of increase in no. of story's.)

27) Submit the action taken in light of the provisions of Construction & Demolition Waste Management Rules,2016.

28) Examine the parking issue considering the expansion to be carried out within the project site and submit the detailed layout plan indicating the parking facilities.

29) Submit the recommendation of Chief Wildlife Warden in case wildlife sanctuary falls within 10 Km radius of the project.

Item No.206.09: Application for amendment in TOR pertaining to Setting up Integrated Paint Manufacturing Unit in Plot No. B1, D-02/P, Hi-Tech Valley, Village Dhanansu, Dist. Ludhiana, State Punjab, by M/s Grasim Industries Ltd., (Proposal No. SIA/PB/IND3/228783/2021).

SEAC was apprised that, earlier, Auto ToR were issued in the project in the Parivesh Portal on 04.09.2021 for Setting up Integrated Paint Manufacturing Unit in Plot No. B1, D-02/P, Hi-Tech Valley, Village Dhanansu, Dist. Ludhiana, State Punjab, by M/s Grasim Industries Ltd., with proposed capacity of 520000 KLP/Annum.

Now, the project proponent has applied for amendment in the ToR issued on 04.09.2021. The Project Proponent has submitted that as per MoEF&CC OM no. J-11011/321/2016/IA. II (I) dated 27th April 2018 para (i) (b), project or activity located within industrial estate or park which have obtained prior environmental clearance as mandated under EIA notification 2006 (Item 7(c) of the schedule of the said notification) are exempted from public consultation. Project is covered under Schedule 5 (h) & Category 'B1' as per EIA Notification, 2006. The total Project cost is Rs. 910 Cr.

The project proponent had submitted the Form I, Pre-feasibility report and other additional documents on online portal. Earlier at the time of obtaining initial ToR for proposed capacity of 520000 KLPA, the Project Proponent deposited Rs. 22,75,000/- vide Reference No. N247211624658699 dated 04.09.2021, as verified by the supporting staff SEIAA. The fee applicable for the ToR is Rs. 22,75,000/- (25% of the total fee). Thus, the Project Proponent has deposited adequate fee.

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

1.0 Deliberations during 206th meeting of SEAC held on 18.09.2021

The meeting was attended by the following:

1. Piyush Shankarani – Vice President -Projects – Grasim Industries Limited, behalf of on the Project Proponent

2. Chaitanya C Kurle – Sr. GM - EHS – Grasim Industries Limited, behalf of on the Project Proponent
3. JPN Singh – Site Head – Grasim Industries Limited, behalf of on the Project Proponent
4. Dr. Kamal Gangwar (M/s Kadam Environmental Consultants – NABET Accredited Consultant Representative for 5 (h) Category) - Environmental Consultant of the Project Proponent.

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

<table>
<tr><td>1.</td><td>Nature of project</td><td>Amendment in TOR pertaining to Setting up Integrated Paint Manufacturing Unit in Plot No. B1, D-02/P, Hi-Tech Valley, Village Dhanansu, Dist. Ludhiana, State Punjab, by M/s Grasim Industries Ltd.,</td></tr>
<tr><td>2.</td><td>Project Cost</td><td>Rs. 910 crores</td></tr>
<tr><td>3.</td><td colspan="2">Products & By Product Details.
<table>
<tr><th>Sr. No</th><th>Product name</th><th>Existing (KLPA)</th><th>Proposed (KLPA)</th><th>Total (KLPA)</th></tr>
<tr><td>1</td><td>Water Based Paints</td><td>---</td><td>3,00,000</td><td>3,00,000</td></tr>
<tr><td>2</td><td>Solvent Based Paints</td><td>---</td><td>60,000</td><td>60,000</td></tr>
<tr><td>3</td><td>Emulsions</td><td>--</td><td>1,20,000</td><td>1,20,000</td></tr>
<tr><td>4</td><td>Resins</td><td>--</td><td>40,000</td><td>40,000</td></tr>
</table></td></tr>
<tr><td>4.</td><td colspan="2">Breakup of Water Requirements &source:

The total water requirement for proposed project will be 1458 KLD in which fresh-water consumption is 1158 KLD, reused water is 139 KLD and 138 KLD water will be recycled from ETP. Total waste-water generation will be 163 KLD in which 140 KLD will be treated in ETP and 23 KLD in the STP. Zero liquid discharge is proposed for the project.</td></tr>
<tr><td>5.</td><td>Energy Requirements & Saving</td><td>Maximum power requirement for proposed project will be 8.2 MW. which will be supplied by 66/33KV PSIEC nearest substation of PSTCL, Hi-Tech Valley, Dhanansu.</td></tr>
<tr><td>6.</td><td>Details of Hazardous Waste & E- Waste generation (Qty), Treatment facility and its disposal arrangement</td><td>Non-Hazardous Solid wastes like wooden, MS scrap; plastic & Gunny bags, paper bags and miscellaneous garbage will be</td></tr>
</table>

		collected in scrap yard and will be sold to authorized recyclers

SEAC raised following observations to the Project Proponent:

Sr. No.	Observation	Reply
1.	The Committee sought an undertaking from the project proponent stating to the effect that no litigation against the project is pending in any Court of Law.	The Project Proponent submitted the same.

SEAC also agreed to the request of the Project Proponent for exemption of public consultation in light of MoEF&CC OM no. J-11011/321/2016/IA. II (I) dated 27th April 2018.

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

After detailed deliberations, SEAC decided to forward the application to SEIAA with recommendations to exempt the Project Proponent from Public Hearing in light of MoEF&CC OM no. J-11011/321/2016/IA. II (I) dated 27th April 2018.

Meeting ended with vote of thanks to the chair

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