

Proceedings of 229th meeting of State Expert Appraisal Committee (SEAC) held on 19.09.2022 (Monday) at 11:00 AM in the Conference Hall no. 2 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.	Sh. Parminder Singh Bhogal	Member
5.	Sh. K.L Malhotra	Member
6.	Sh. Sunil Mittal	Member
7.	Sh. Pawan Krishan	Member

Item No. 01: Confirmation of the proceedings of 228th meeting of State Level Expert Appraisal Committee held on 05.09.2022.

The proceedings of 228th meeting of State Level Expert Appraisal Committee held on 05.09.2022 were prepared and circulated through email on 09.09.2022. No Comments were received from any of the Members. Therefore, SEAC confirmed the same.

Item No. 02: Action taken on the proceedings of the 228th meeting of State Level Expert Appraisal Committee held on 05.09.2022.

The action taken on the decisions of 228th meeting of State Level Expert Appraisal Committee held on 05.09.2022 has been completed. SEAC noted the same.

Item no. 229.01: Monitoring of the identified project for compliance of the conditions of Environmental Clearance.

SEIAA vide letter no. 4623 dated 10.08.2021 has requested to monitor certain projects and send the compliance reports to SEIAA at regular intervals after site inspections. The contents of the letter are reproduced as under:

“It is intimated that the subject cited matter was considered by SEIAA in its 186th meeting held on 29.07.2021. SEIAA perused the list of the Projects which have not submitted their six-monthly compliance reports and found that total of 41 Projects (excluding sand-mining projects - the inspection of which is to be done separately by a 5-member Committee constituted as per the directions of Hon’ble NGT) have not submitted their compliance reports as on 29.07.2021. These projects are required to be inspected for determining the status of their compliance of EC conditions.

*After deliberations, SEIAA among other decisions **decided that the projects listed at odd Sr. No’s (1,3,5…….41) of the list (Annexure-1) be assigned to SEAC for monitoring of the compliance of the EC conditions within three months’ time and SEAC be requested to send the compliance reports of these projects at regular intervals after site inspections. The schedule of all site visits be informed in advance to Director DECC as also to PPCB to provide logistic & field support respectively.”***

The Committee deliberated the matter in its 205th meeting held on 21.08.2021. After deliberation, all the members have expressed their willingness for monitoring the compliance of EC conditions. Therefore, the Members have been assigned the various projects as per list attached as **Annexure-1** for checking the compliance of EC conditions within 3 months-time from the date of issuance of the proceedings. All the Members were requested to give their time schedule for visiting the projects to Member Secretary, SEAC for further intimation to Director, Directorate of Environment & Climate Change, Govt. of Punjab.

***Deliberations during 224th meeting of SEAC held on 11.07.2022.**

During meeting, the Committee noted that 15 out of total 21 projects have been visited by the Members of the Committee and the status report of all these projects w.r.t compliance of EC conditions had already been submitted.

The Committee observed that remaining 6 projects are required to be visited (2 projects by Sh. P.S. Bhogal, 2 projects by Sh. Pawan Krishan, 01 project by Sh. Anil Gupta & 01 project by Sh. P.M.S. Bedi) for checking the compliance of EC conditions. The Committee decided that the respective Members may visit the remaining projects before 31.07.2022.

During the meeting, Sh. P.S. Bhogal, Member informed the Committee that he is on ex-India vacation for 3 weeks and will not be able to visit the projects allotted to him. Similarly, Sh. Pawan Krishan, Member also shows his inability to visit the project of SAS Nagar due to pre-occupied schedule. Both these Members requested the Committee that the projects allotted to them may please be assigned to some other Member.




The Committee, considering the request of above Members, requested Sh. K.L Malhotra, Member to visit the projects assigned to Sh. P.S. Bhogal (2 projects) & Sh. Pawan Krishan (1 project of SAS Nagar). Sh. K.L Malhotra, Member has given his consent to visit these projects. Further, the Committee requested all the Members to submit findings of each of the project visited by them w.r.t status of compliance of EC conditions (complied/partially complied/not complied) along with the action required to be taken against the project proponent, if any.



Deliberations during 229th meeting held on 19.09.2022.





The Committee perused that 18 projects out of total 21 projects have been visited by the Members and the remaining 3 projects namely Punjab Legislators Flats, GBP Camellia Business Centre and Homeland Mall are yet to be visited.





During meeting, Sh. P.S Bhogal & Sh. K.L Malhotra, Member SEAC, apprised the Committee that they will jointly visit the projects namely “Homeland Mall” and “GBP Camellia Business Center” on 24.09.2022 and 01.10.2022 respectively. Similarly, Sh. Anil Kumar Gupta & Sh. Pawan Krishan, Member SEAC informed the Committee that they will jointly visit the project namely “Punjab Legislators Flats” on 01.10.2022. The Committee agreed to the same.




The Committee decided to send the status report of the compliance of Environmental Clearance conditions of 18 No. projects, visited by the SEAC Members, to SEIAA for further necessary action and requested the above Members to visit the remaining projects.



S.No	Proposal Details		Company/Proponent Name	Category	Location		Date of EC Granted	Visited by	Whether visited or not? Status report attached
	Proposal no.				State				
1	Proposal no.	:SIA/PB/MIS/53933/2016	ELDECO INFRASTRUCTURES AND PROPERTIES LTD, (E-mail- eldecop@gmail.com, Phone No. 9810355569	INFRA-2	State	: Punjab	23-11-16	Sh. S.K. Gupta	Yes  Eldeco Infrastructure & properties Ltd.rar
	File no.	:SEIAA/PB/NCP/EC/EXP/2016/3			District	: Ludhiana			
	Proposal Name	:Expansion of Estate One Residential Colony at Village Rajpura Hussainpura and Bhatian District Ludhiana Eldeco Infrastructure & Properties Ltd			Village	: Ludhiana (West)			
3	Proposal no.	:SIA/PB/NCP/63304/2017	UNITED BUILDERS, (E-mail ID- ub.zirakpur@gmail.com, Phone No.- 9988577295	INFRA-1	State	: Punjab	03-05-17	Sh. Sunil Mittal	Yes  la-prisma.docx
	File no.	:SEIAA/PB/NCP/EC/2017/5			District	: SAS Nagar			
	Proposal Name	:LA - PRISMA			Village	: Derabassi			
5	Proposal no.	:SIA/PB/NCP/42238/2016	SANDWOODS INFRASTRUCTURE PROJECTS PRIVATE LTD, (E-mail ID- info@sandwoods.com, Phone No. 1725003871	INFRA-1	State	: Punjab	10-06-16	Dr. Pawan Krishan	Yes  Pawan Krisha Visit report_Sandwood.pd
	File no.	:SEIAA/PB/BC/EC/2016/16			District	: SAS Nagar			

	Proposal Name	: Sandwoods Infratech Project Private Limited		Village	: Baddi					
7	Proposal no.	: SIA/PB/NCP/62959/2017	MAYA BUILDERS, (E-mail ID- eia@cptl.co.in), Phone No. 9988127295		State	: Punjab	03-05-17	Sh. Sunil Mittal	Yes	
	File no.	: SEIAA/PB/NCP/EC/2017/8			District	: SAS Nagar			 Green Lotus Saksham.docx	
	Proposal Name	: GREEN LOTUS SAKSHAM		INFRA-1	Village	: Derabassi				
9	Proposal no.	: SIA/PB/NCP/81182/2018	NK AND KK INFRADEVELOPERS PVT LIMITED, (E-mail ID- theearlwood@yahoo.com), Phone No. 9988577295	INFRA-1	State	: Punjab	22-08-19	Dr. P.M.S. Bedi	Yes	
	File no.	: SEIAA/PB/NCP/EC/2018/19			District	: SAS Nagar			 Earlwood report.pdf	
	Proposal Name	: THE EARLWOOD			Village	: Kharar				
11	Proposal no.	: SIA/PB/NCP/71644/2017	PUNJAB LEGISLATURE CO OPERATIVE HOUSE BUILDING SOCIETY LTD, (E-mail ID- cptleia@gmail.com, Phone No. 998857729	INFRA-1	State	: Punjab	29-01-18	Dr. Pawan Krishan	No	
	File no.	: SEIAA/PB/NCP/2017/EC/29				District	: SAS Nagar			
	Proposal Name	: PUNJAB LEGISLATORS FLATS				Village	: S.A.S.Nagar (Mohali)			
13										

	Proposal no. : SIA/PB/NCP/50084/2016	AMAZING REAL ESTATE PVT LTD (e-mail ID- amazingrealestate2015@gmail.com) Phone No. 0172-4610092	INFRA-1	State : Punjab	28-06-16	Sh. Sunil Mittal	Yes  Joynest MOH-1 .docx
	File no. : SEIAA/PB/BLDG CONST/EC/2016/11			District : SAS Nagar			
	Proposal Name : JOYNEST MOH 1			Village : Derabassi			
15	Proposal no. : SIA/PB/NCP/75616/2018	GUPTA BUILDERS AND PROMOTERS PVT LIMITED, (E-mail ID- cptleia@gmail.com, Phone No. 998857729	INFRA-1	State : Punjab	07-09-18	Sh. Sunil Mittal	Yes  GBP time square.docx
	File no. : SEIAA/PB/NCP/EC/2018/14			District : SAS Nagar			
	Proposal Name : GBP TIME SQUARE			Village : Derabassi			
17	Proposal no. : SIA/PB/NCP/53252/2016	SEKHON CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED, (E- mail ID- scdp176@ridiffmail.com), Phone No. 01612818590	INFRA-1	State : Punjab	21-07-16	Sh. S.K.Gupta	Yes  Delta Tower.rar
	File no. : SEIAA/PB/NCP/BC/EC/2016/22			District : Ludhiana			
	Proposal Name : DELTA TOWER			Village : Ludhiana (West)			
19	Proposal no. : SIA/PB/NCP/71433/2017	A G I INFRA LIMITED, (E-mail ID- cptleia@gmail.com, Phone No. 998857729 gi_builders@yahoo.co.in	INFRA-1	State : Punjab	26-02-18	Dr. P.M.S. Bedi	Yes  AGI Palace Monitoring report.pdf
	File no. : SEIAA/PB/NCP/2017/EC/2017			District : Jalandhar			
	Proposal Name : AGI Palace			Village : Jalandhar - I			

21	Proposal no.	:SIA/PB/NCP/71464/2017	MALWA PROJECTS PVT LTD, (E-mail ID- rahulzrk@yahoo.com, Phone No. 9988577295	INFRA-1	State	: Punjab	21-03-18	Sh. A.K. Gupta	Yes 
	File no.	:SEIAA/PB/NCP/2017/EC/21			District	: SAS Nagar			
	Proposal Name	:ESCON PRIMERA			Village	: Derabassi			
23	Proposal no.	:SIA/PB/NCP/42930/2016	HERO REALTY LIMITED, (E-mail ID- dilpreet.singh@herorealty.in, Phone No. 8872043178	INFRA-1	State	: Punjab	28-06-16		Yes 
	File no.	:SEIAA/PB/BC/EC/2016/14			District	: SAS Nagar			
	Proposal Name	:Group Housing Project Site No. 1 "Hero Homes" located at Sector-88, Distt. SAS Nagar (Mohali), Punjab By M/s. Hero Realty Pvt. Ltd.			Village	: S.A.S.Nagar (Mohali)			
25	Proposal no.	:SIA/PB/NCP/53111/2016	CURO INDIA PVT LTD, (E-mail ID- ak.sharma@curoindia.com, Phone No. 8872043178	INFRA-1	State	: Punjab	28-06-16	Sh. K.L. Malhotra	Yes 
	File no.	:SEIAA/PB/NCP/BC/EC/2016/21			District	: SAS Nagar			
	Proposal Name	: "Curo North Square" at Village Mullanpur Garibdass, Distt. SAS Nagar (Mohali), Punjab by M/s. Curo India Pvt.Ltd.			Village	: S.A.S.Nagar (Mohali)			
27	Proposal no.	:SIA/PB/NCP/59653/2016	GUPTA BUILDERS AND PROMOTERS PVT LIMITED, (E-mail ID- cptleia@gmail.com, Phone No. 998857729	INFRA-1	State	: Punjab	23-01-17	Sh. A.K. Gupta	Yes 
	File no.	:SEIAA/PB/NCP/EC/2016/36			District	: SAS Nagar			
	Proposal Name	:GBP CINEPOLIS			Village	: Derabassi			
29	Proposal no.	:SIA/PB/NCP/58465/2016	CREDO ASSETS PRIVATE LIMITED, (E-mail ID- sahilbansal@sbpgroup.in, Phone No. 9810297612)	INFRA-1	State	: Punjab	23-11-16	Sh. P.S. Bhogal	Yes
	File no.	:SEIAA/PB/NCP/EC/2016/32			District	: SAS Nagar			

	Proposal Name	: Group Housing Project "City Of Dreams - II" located at Village Sante Majra, Sector-116, Kharar, Distt. SAS Nagar (Greater Mohali), Pb.			Village	: Kharar			 Credo Visit reports.pdf
31	Proposal no.	: SIA/PB/NCP/74916/2018	HARMONY COLONISERS PVT LTD, (E-mail ID- cptleia@gmail.com, Phone No. 998857729	INFRA-1	State	: Punjab	07-09-18	Sh. A.K.Gupta	Yes  Anil Gupta visit reports_Imperial Apa
	File no.	: SEIAA/PB/NCP/EC/2018/10			District	: SAS Nagar			
	Proposal Name	: IMPERIAL APARTMENTS			Village	: Derabassi			
33	Proposal no.	: SIA/PB/NCP/74967/2018	GK RESIDENCY PVT LTD, (E-mail ID- legal@sbpgroup.in, Phone No. 9988577295)	INFRA-1	State	: Punjab	02-04-19	Dr. P.M.S. Bedi	Yes  Monitoring_Report_of_project_namely_City
	File no.	: SEIAA/PB/NCP/EC/2018/16			District	: SAS Nagar			
	Proposal Name	: CITY OF DREAMS 115			Village	: Kharar			
35	Proposal no.	: SIA/PB/NCP/59654/2016	GUPTA BUILDERS AND PROMOTERS, (E-mail ID- cptleia@gmail.com, Phone No. 998857729	INFRA-1	State	: Punjab	23-01-17	Dr. P.M.S. Bedi	No
	File no.	: SEIAA/PB/NCP/EC/2016/35			District	: SAS Nagar			
	Proposal Name	: GBP CAMELLIA BUSINESS CENTER			Village	: Kharar			
37	Proposal no.	: SIA/PB/NCP/63176/2017	PUNJAB STATE POWER CORPORATION LIMITED PATIALA, (E-	INFRA-1	State	: Punjab	03-05-17	Dr. Pawan Krishan	Yes

		mail ID- singladarshan@yahoo.com, Phone No. 9988694610)						 PSPCL Visit report.pdf	
	File no.	:SEIAA/PB/NCP/EC/2017/9		District	: Patiala				
	Proposal Name	: Proposed construction of Multi-storeyed integrated corporate office complex at Badungar, Patiala by Punjab State Power Corporation Limited.		Village	: Patiala				
39	Proposal no.	:SIA/PB/NCP/56497/2016	A B ALOCOBEV P LIMITED, (E-mail ID- rahulsswml@gmail.com, Phone No. 8288079363)	INFRA-1	State	: Punjab	22-08-16	Sh. P.S. Bhogal	No
	File no.	:SEIAA/PB/NCP/BC/EC/2016/23			District	: SAS Nagar			
	Proposal Name	:HOMELAND MALL			Village	: S.A.S.Nagar (Mohali)			
41	Proposal no.	:SIA/PB/NCP/63459/2017	LUDHIANA IMPROVEMENT TRUST, (E-mail ID- ldh_it_2009@yahoo.in, Phone No. 9810297612)	INFRA-1	State	: Punjab	03-05-17	Sh. S.K. Gupta	Yes
	File no.	:SEIAA/PB/NCP/EC/2017/11			District	: Ludhiana			
	Proposal Name	: Atal Apartments at Shaheed Karnail Singh Nagar, Pakhowal Road, Ludhiana, Punjab by Ludhiana , Improvement Trust.			Village	: Ludhiana (West)			Atal Apartment-Monitoring

Item No. 229.02: Application for Environmental Clearance under EIA notification dated 14.09.2006 for the establishment of Commercial Project namely “Fintech Square” at CP-2 Industrial Focal Point, Phase-8A, Sector-75, District SAS Nagar, Punjab by M/s VRS Infrastructure (Proposal No. SIA/PB/MIS/284629/2022).

The Project Proponent has submitted an application under EIA notification dated 14.09.2006 for the establishment of Commercial Project namely “Fintech Square” at CP-2 Industrial Focal Point, Phase-8A, Sector-75, District SAS Nagar, Punjab, in the total land area of 7998.86 sqm having built up area 45361.80 sqm. The Project is covered under Activity 8(a) & Category ‘B2’ as per EIA notification-2006.

The project proponent submitted the Form I, 1A, conceptual plan and other additional documents along with processing fee amounting to Rs. 90,730/- vide UTR No. AXIC221999979366 dated 18.07.2022, as verified by the supporting staff SEIAA.

Punjab Pollution Control Board vide letter no. 5142 dated 25.08.2022 has sent the latest construction status report with details as under:

“The Project site was visited by officer of the Board on 17/08/2022 and it was observed as under:

- 1. No site development work has been started at the site. The project proponent has provided demarcation of the site using tin sheds on 2 side along the boundary. The site is adjoining to “Jublie Clio” site and opposite Radha swami Satsang beas, Sector 76, Mohali*
- 2. The project site is located in Industrial area, Phase VII- A Mohali.*
- 3. 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 industry located within 100m of the site. However, air polluting industry M/s Godrej & Boyce Mfg. Co. Ltd., Plot Number: A-40, Phase VIII A Industrial Area, SAS Nagar is located at a distance of 250-300 m approx.. from the project site and M/s Sun Pharmaceutical Industries Ltd., SEZ Unit-1, Plot A-41, Industrial Area, Phase- VIII-A, SAS Nagar is located at a distance of 400m approx. from the project site. Therefore, the site of the project is conforming to the sitting guidelines laid down by the Govt. of Punjab, Department of Science Technology & Environment vide order dated 25.07.2008 as amended on 30.10.2009.*

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

Deliberations during 228th meeting of SEAC held on 05.09.2022.

The meeting was attended by the following:

- (i) Mr. Vinit Singh, GM-Project, M/s VRS Infrastructure.
- (ii) Mr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt Ltd.
- (iii) Mrs. Jyoti Rani, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

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

Sr. No.	Description	Details
1	Basic Details	
1.1	Name of Project	Commercial Project "Fintech Square" at CP-2 Industrial Focal Point, Phase-8A, Sector-75, Mohali (Punjab) by M/s VRS Infrastructures.
1.2	Proposal:	SIA/PB/MIS/284629/2022
1.3	Location of Project:	CP-2 Industrial Focal Point, Phase-8A, Sector-75, Mohali (Punjab).
1.4	Details of Land area & Built up area:	Total plot area: 7,998.86 sq.m. Built up area: 45,361.80 sq.m.
1.5	Category under EIA notification dated 14.09.2006	8 (a)
1.6	Cost of the project	Rs. 186.12 Crores
2.	Site Suitability Characteristics	
2.1	Whether project is suitable as per the provisions of Master Plan:	The project is located in industrial & Warehouse zone as per Master Plan of SAS Nagar.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	A copy of allotment letter vide No. 37878 dated 16.03.2022 has been issued by PSIEC measuring land area of 9566.67 Sqyard for commercial purpose submitted.
3	Forest, Wildlife and Green Area	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	No, a self-declaration in this regard submitted by the Project Proponent.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	Project is not covered under PLPA, 1900.

3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	Sukhna Wildlife Sanctuary located at a distance from project site is 14.2 Km.
3.4	Distance of the project from the Critically Polluted Area.	The nearest critical polluted area is Ludhiana which is approx. 74 km from project location.
3.5	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No
3.6	Green area requirement and proposed No. of trees:	Total green area: 239.36 sq.m. Proposed trees to be planted: 142 trees

4. Configuration & Population

4.1 Built up area details:

Floor	Type of Unit	No. of Unit	Total Built-up Area in Sqm
Basement 1	-	-	6,793.89
Basement 2	-	-	6,793.89
Ground Floor	SCO	30	3,278.26
Upper Ground Floor	-	-	266.15
First Floor	SCO	30	3,278.26
Second Floor	SCO	30	3,278.26
Third Floor	SCO	30	3,278.26
Fourth Floor	Offices	28	1,862.49
Fifth Floor	Offices	28	2,093.09
Sixth Floor	Offices	28	2,093.09
Seventh Floor	Kiosk Business Spaces	10 6	2,093.09
Eighth Floor	Service Floor	-	1,862.49
Ninth Floor	Offices	28	2,093.09
Tenth Floor	Offices	28	2,093.09
Eleventh Floor	Offices	28	2,093.09
Twelfth Floor	Business Spaces	2	1,862.49
Mumty	-	-	248.81
			45,361.8

4.2	Population details:				
	S. No.	Description	Area (in sq. m.)	Criteria	No. of Persons
	1	Ground Floor (SCO)	2911.21	3 sq.m. /person	970
	2	Upper Ground Floor (SCO)	210.60	6 sq.m. /person	35
	3.	1 st Floor (SCO)	2900.66	6 sq.m. /person	483
	4.	2 nd Floor (SCO)	2900.66	6 sq.m. /person	483
	5.	3 rd Floor (SCO)	2900.66	6 sq.m. /person	483
	6.	4 th Floor (Offices)	1549.78	10 sq.m. /person	155
	7.	5 th Floor (Offices)	1549.78	10 sq.m. /person	155
	8.	6 th Floor (Offices)	1549.78	10 sq.m. /person	155
	9.	7th Floor <ul style="list-style-type: none"> • Food Court • Business Area 	<ul style="list-style-type: none"> • 472.24 • 1,112.77 	<ul style="list-style-type: none"> • 1.8 sq.m./person • 10 sq.m. /person 	<ul style="list-style-type: none"> • 262 • 111
	11.	9 th Floor (Offices)	1549.78	10 sq.m. /person	155
	12.	10 th Floor (Offices)	1549.78	10 sq.m. /person	155
	13.	11 th Floor (Offices)	1549.78	10 sq.m. /person	155
	14.	12 th Floor (Business Spaces)	1639.38	10 sq.m. /person	164
	Total Estimated Population				3,921
5	Water				
5.1	Total fresh water requirement:	98 KLD			
5.2	Source:	MC Supply			
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>	Water supply will be provided through MC supply as per the letter issued by PSIEC. Letter from PSIEC submitted with the application. Further, the letter has been obtained from MC, SAS Nagar for clarification regarding services connected to site CP-2 Industrial Focal Point, Phase-8A, Sector-75, Mohali (Punjab).			
5.4	Total wastewater generation:	139 KLD			
5.5	Treatment methodology: <i>(STP capacity, technology & components)</i>	139 KLD of sewage will be generated from the project which will be treated in proposed STP of 175 KLD capacity.			
5.6	Treated wastewater for flushing purpose:	136 KLD			
5.7	Treated wastewater for green area in summer, winter and rainy season:	Summer: 1 KLD Winter: 0.5 KLD Monsoon: 0.1 KLD			

5.8	Utilization/Disposal of excess treated wastewater.	Excess treated wastewater will be disposed of in to MC Sewer. The Project Proponent submitted a copy of letter issued by MC SAS Nagar vide letter no. 666 dated 26.07.2022, wherein it has been mentioned as under: ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਹਵਾਲੇ ਅਧੀਨ ਪੱਤਰ ਸੰਬੰਧੀ ਦੱਸਿਆ ਜਾਦਾ ਹੈ ਕਿ ਆਪ ਵੱਲੋਂ ਸਾਈਟ ਨੰ CP2, Industrial focal point phase 8, SAS Nagar ਦੀ ਸਾਈਟ ਲਈ ਜਦੋਂ ਵੀ ਵਾਟਰ ਸਪਲਾਈ, ਸੀਵਰੇਜ ਅਤੇ ਸਟਾਰਮ ਕੰਨੈਕਸ਼ਨ ਦੀ ਮੰਗ ਕੀਤੀ ਜਾਵੇਗੀ ਤਾਂ ਨਗਰ ਨਿਗਮ ਵੱਲੋਂ ਬਣਦੀ ਫੀਸ ਜਮਾਂ ਕਰਾਉਣ ਉਪਰੰਤ ਉਕਤ ਸਾਈਟ ਲਈ ਕੁਨੈਕਸ਼ਨ ਮੁਹੱਈਆ ਕਰਵਾ ਦਿਤਾ ਜਾਵੇਗਾ।					
5.9	Cumulative Details:						
	Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Into sewer
	1.	174 KLD	139 KLD	136 KLD	76 KLD	Summer: 1 KLD Winter: 0.5 KLD Monsoon: 0.1 KLD	Summer: 59 KLD Winter: 59.5 KLD Monsoon: 59.9 KLD
5.10	Rain water harvesting proposal:	3 Rain water recharging pits have been proposed for artificial rain water recharging within the project premises. Layout showing 3 rain water recharging pits is enclosed along with application.					
6	Air						
6.1	Details of Air Polluting machinery:	3 DG sets of capacity 2×750 KVA & 1×500 KVA each.					
6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG sets will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.					
7	Waste Management						
7.1	Total quantity of solid waste generation	837 kg/day					
7.2	Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery Facility submitted or not	Biodegradable waste will be converted into Manure using 1 Mechanical Composter of 400 kg. Layout plan showing area marked for composter submitted. Non-biodegradable waste (recyclable waste) will be disposed off through authorized recycler vendors. Inert waste will be dumped at authorized dumping site.					
7.3	Details of management of Hazardous Waste.	Hazardous waste in the form of used oil from DG set will be generated which will be sold to authorized vendors as per The Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.					
8	Energy Saving & EMP						
8.1	Power Consumption:	Total connected load for the proposed commercial project will be 16pprox.. 3,765.9 KW.					

8.2	Energy saving measures:	Solar panels have been proposed on the roof top of the building. The total area covered by solar panels will be 530 m ² (which is 33% of roof top area i.e. 1,585 m ²) which will generate 50 KW of power generation. Energy will be saved by utilizing LED bulbs in common & street areas & other measures etc.		
8.3	Details of activities under Environment Management Plan is as mentioned below:			
	S. No. Title	Construction Phase		Operation Phase
		Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)
1.	Air Pollution Control (tarpaulin sheets/ barricading, water sprinklers, etc.)	5	0.5	0.5
2.	Water Pollution Control (STP of Capacity 175 KLD)	25	2	2
3.	Noise Pollution Control	2	0.5	0.5
4.	Landscaping	2	1	3 (For 3 years)
5.	Solid Waste Management (Mechanical composter of 400 kg)	15	1.5	1
6.	Rain water Recharging (3 pits)	6	1	1
7.	Energy Conservation (LED lights in common areas, solar panels, etc.)	30	2	2
8.	Miscellaneous (Appointment of Consultants & Management of Environment Cell)	9	2	2
Total		94 Lakhs	10.5 Lakhs	12 Lakhs
8.4	CER activities details	Rs. 1.86 Crore i.e. 1% of the total project cost has been reserved for CER activities for development, beautification and maintainance of Center median/side burms/trinagles of 8 differents road and locations as per the suggestions received from MC SAS Nagar.		

The Committee perused the layout plan of the project and observed that the site for the solid waste management has been earmarked at the entry gate no. 2 of the project. The Committee observed that

that the site proposed at the entry gate needs to be changed as the processing of solid waste may create odour causing inconvenience to the general public. The Project Proponent agreed to change the location.

The Committee further observed that the Project Proponent has proposed to carryout CER activities for development, beautification & maintainace of Center median/side burms/trinagles of 8 differents road and locations as per the suggestions received from MC SAS Nagar. The Committee asked the Project Proponent to propose the CER activities out of the following activities:

- a) Development of Mini Forests (Nanak Bagchi), raising of Avenue Plantations and Plantations in public/community areas.
- b) Rejuvenation of Village Ponds.
- c) Development of Infrastructure for utilization of treated effluent of STPs.
- d) Provision of solar panels in the Government / Municipal / other public schools, hospitals and Dispensaries, etc.
- e) Rainwater harvesting in Public Buildings.
- f) Alternatives to Single Use Plastic.
- g) Solid Waste Management
- h) Other activities relating to amelioration of Air, Water and Soil pollution as prescribed in the applicable District Environment Plan (DEP).
- i) Activities as proposed by the Project Proponent / their accredited consultants for the amelioration of Air, Water, and Soil pollution on the basis of field surveys and approved by SEIAA / SEAC.

The Committee further observed the Project Proponent has not submitted calculations pertaining to energy saving measures as per the Bureau of Energy Standards.

The Committee further perused the status report submitted by Punjab Pollution Control Board pertaining to the visit carried out on 17.08.2022 wherein it has been mentioned as under:

“The proposed site is situated within the jurisdiction of GMADA. However, the terminal STP installed in SAS Nagar by GMADA authorities is not adequate to cater the quantity of additional effluent of this project. The upgradation of existing STP installed by GMADA authorities is yet to be made. The project proponent has not submitted the alternate proposal for mode of disposal.”

In this regard, the project proponent apprised the Committee that permission has been issued by MC SAS Nagar vide letter no. 666 dated 26.07.2022 wherein it has been mentioned that as and when the water supply, storm water and sewerage connection is sought by the promoter company, the same will be provided by MC SAS Nagar after deposition of requisite fee.

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

- (i) The Project Proponent shall change the location of the solid waste management site and submit the revised solid waste management layout plan.
- (ii) The Project Proponent shall propose activities under Corporate Environmental Responsibility (CER) by allocating funds up to 1% of the total project cost on the following CER activities:
 - a) In situ Crop residue Management for control of stubble burning
 - b) Rejuvenation of Village Pond
 - c) Development of Infrastructure for utilization of treated effluent of STP.
 - d) Development of Mini Forests (Nanak Bagichi) in the District.

e) Alternative to single use plastic.

(iii) The Project Proponent shall submit the calculations pertaining to energy saving measures as per Bureau of Energy Standards.

Deliberations during 229th meeting of SEAC held on 19.09.2022.

The meeting was attended by the following:

- (i) Mr. Vinit Singh, GM-Project, M/s VRS Infrastructure.
- (ii) Mr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt Ltd.

SEAC allowed the Environmental Consultant of the project proponent to present the reply to the observations made by it in the meeting of SEAC held on 05.09.2022. Accordingly, the Environmental Consultant presented the reply as under:

S. No.	ADS Queries	Reply						
1.	The Project Proponent shall change the location of the solid waste management site and submit the revised solid waste management layout plan.	Solid waste management area has been relocated. Layout plan depicting the location of the same submitted.						
2.	<p>The Project Proponent shall propose activities under Corporate Environmental Responsibility (CER) by allocating funds up to 1% of the total project cost on the following CER activities:</p> <p>a) In situ Crop Residue Management for control of stubble burning</p> <p>b) Rejuvenation of Village Pond</p> <p>c) Development of Infrastructure for</p>	<p>Total estimated cost of the project is Rs. 186.12 Crores and 1% of the project cost will be spent on CER activities which comes out to be Rs. 1.86 Crores. The following CER activities will be undertaken as conveyed by SEIAA, Punjab.</p> <table border="1" data-bbox="651 1507 1385 2004"> <thead> <tr> <th data-bbox="651 1507 751 1666">S.No.</th> <th data-bbox="751 1507 1206 1666">Activities</th> <th data-bbox="1206 1507 1385 1666">Total Expenditure (in Lakhs)</th> </tr> </thead> <tbody> <tr> <td data-bbox="651 1666 751 2004">1.</td> <td data-bbox="751 1666 1206 2004"> <p>Rejuvenation of village pond</p> <p>Adoption of pond located in the village Sohana SAS Nagar for pond rejuvenation and maintenance through measures given below:</p> <ul style="list-style-type: none"> • Nano bubble Technology to treat wastewater discharge into the pond. </td> <td data-bbox="1206 1666 1385 2004">60</td> </tr> </tbody> </table>	S.No.	Activities	Total Expenditure (in Lakhs)	1.	<p>Rejuvenation of village pond</p> <p>Adoption of pond located in the village Sohana SAS Nagar for pond rejuvenation and maintenance through measures given below:</p> <ul style="list-style-type: none"> • Nano bubble Technology to treat wastewater discharge into the pond. 	60
S.No.	Activities	Total Expenditure (in Lakhs)						
1.	<p>Rejuvenation of village pond</p> <p>Adoption of pond located in the village Sohana SAS Nagar for pond rejuvenation and maintenance through measures given below:</p> <ul style="list-style-type: none"> • Nano bubble Technology to treat wastewater discharge into the pond. 	60						

	<p>utilization of treated effluent of STP.</p> <p>d) Development of Mini Forests (Nanak Bagichi) in the District.</p> <p>e) Alternative to single use plastic.</p>	<ul style="list-style-type: none"> • Tree plantation of 6 ft. size around the pond. • Removal of solid waste, sludge, silt from the pond, etc. • Landscaping around the pond. 		
		2.	<p>Green belt development</p> <p>Development of Mini Forest (Nanak Bagichi)</p>	60
		3.	<p>Energy conservation</p> <p>Installation of solar panels on the roof top area of the Govt. Senior Secondary School located in village- Gige Majra, SAS Nagar</p>	20
		4.	<p>Solid Waste Management</p> <p>Installation of mechanical composter of 2,000 kg/day capacity in Municipal Corporation, SAS Nagar, Mohali</p>	30
		5.	<p>Alternatives to Single Use Plastics</p> <p>Distribution of jute bags to reduce the use of single-use plastics.</p>	16
		Total		Rs. 186 lakhs
		<p>NOC obtained regarding pond adoption of Village Sohana from Mayor, Municipal Corporation, SAS Nagar submitted.</p> <p>Also, NOC obtained regarding installation of mechanical composter from Mayor, Municipal Corporation, SAS Nagar submitted.</p> <p>NOC obtained from Principal of Govt. Senior Secondary School, Village Gige Majra, SAS Nagar regarding installation of solar panels submitted.</p>		
3.	The Project Proponent shall submit the calculations pertaining to energy saving measures	Calculation for energy saving measures adopted by the project submitted. As per the said calculation total energy saving: 54.2 KW, out of which energy saving due		

	as per Bureau of Energy Standards.	to the solar panel installation is 50 KW and energy saving due to installation of LED is 4.2 KW.
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The Committee observed that earlier, the solid waste management site has been proposed near the Gate no. 2 of the project. Now, the Project Proponent has relocated the solid waste management site near Gate No. 3 of the project. Therefore, the nuisance due to smell can occur nearby the location of the Gate no. 3. In this regard, the Project Proponent apprised the Committee that the Gate No. 3 will be used only for commercial vehicles carrying commodities and will not be used for public entry. The Project Proponent has submitted revised layout plan by earmarking 44 sqm of the area as Solid Waste Management area. The Committee took a copy of the Solid Waste Management layout plan on record.

The Committee thereafter perused the layout plan of the project and observed that the Project Proponent has proposed to construct 3 No. Rain Water Recharging Pits out of which one rain water recharging pit is near the location of proposed solid waste management site. The Committee asked the Project Proponent to change the location of Rain Water Recharging Pit. The Project Proponent submitted the revised layout plan by changing the location of the recharging pit.

The Project Proponent was asked to submit the norms considered for estimating the parking requirements. The Project Proponent submitted the National Building Code of India, 2016 Volume-1, Bureau of India Standards Norms with details as under:

Sr. No.	Particulars	Parking Area in Sqm	Norms as per National Building Code of India	Parking Proposed in ECS
1.	Basement 1 Parking	5130.82	32 sqm for each ECS	160.33+99 (Stack) = 259.33
2.	Basement 2 Parking	5517.47	32	172.42
3.	Surface Car Parking Surface Mercantile Parking	1283.97	23	56 12
Total Parking Proposed				500 ECS

The Committee noted the same and further observed that the Project Proponent has proposed to spend Rs. 60 lacs on rejuvenation of village pond, however, details pertaining to size of the pond, population, technology to be employed, cost breakup etc have not been provided. In this regard, the Project Proponent apprised the Committee that a pond of surface area of 2.4 acres at Village Sohana shall be adopted and maintained. The total population of the Village Sohana is approximately 9306 Persons. Native Trees like Bombax Ceiba, Grevillea robusta and Delonix Regia etc shall be planted around the pond. The said pond shall be

designed on the basis of Seechewala Model which include bar screen and 3 wells in series followed by pond. The treatment system shall be comprising of the components such as collection tank (20m X 6m X 4m), screen chamber (2m X2m), digestion unit (well-1), skimming tank (well-2), stabilization tank (well-3) and oxidation pond. The cost breakup for the activities to be carried out under the head of rejuvenation of the pond is as under:

Sr. No.	Description of Item	Amount in Lacs
1.	Complete construction work	25
	Fabrication and mechanical equipment's	15
	Plumbing and electrical work	8
2.	Beautification works (Jogging track, solar lights, furnitures, plantation, etc.	9
3.	Misc. pre and post-operative charges	3
	Total	60 lacs

The Committee further observed that the Project Proponent has proposed to develop Mini Forest (Nanak Bagichi) however size of the said forest, location and number of trees to be planted under Nanak Bagichi Scheme has not been provided. In this regard, the Project Proponent apprised the Committee that the promoter company has decided to develop Nanak Bagichi at Industrial area phase 8B (in the front of plot no. F205), Mohali which shall be based on MiyaWaki Technique vide which 35 trees/100 sqft shall be planted. Total No. of 4000 trees are proposed to be planted in an area of 0.26 acres of land. Native species of the plants that are proposed to be planted are Pongamia Pinnata, Azadirachta Indica, Ficus religiosa, etc. The details of the trees to be planted for the development of Nanak Bagichi is as under:

Sr. No.	Description	No.
1.	Trees required per 100 sqft	35
2.	Total trees to be planted	4000
3.	Total area required to plant trees	0.26 acres (100/35X4000)
	Cost for planting 1 Tree	Rs. 1500/-
	Total cost to be spent	(Rs. 60,00000/-)

The Committee was satisfied with the presentation and reply given by the Project Proponent and after deliberations, it was decided to award Silver grading to the project and recommend the case for grant of Environmental Clearance under EIA notification dated 14.09.2006 for the establishment of Commercial Project namely "Fintech Square" at CP-2 Industrial Focal Point, Phase-8A, Sector-75, District SAS Nagar, Punjab, in the total land area of 7998.86 sqm having built up area 45361.80 sqm subject to the following special condition and standard conditions as under: -

Special Condition:

1. The Project Proponent shall provide adequate distance of not less than 5 feet from the side boundary of the project for tree plantation.

I. Statutory compliances:

- i) The project proponent shall obtain all necessary clearances/ permissions from all relevant agencies including the town planning authority before commencement of work. All the construction shall be done in accordance with the local building bye laws.
- ii) The approval of the Competent Authority shall be obtained for the structural safety of buildings due to earthquakes, adequacy of firefighting equipment, etc. as per the National Building Code including protection measures from lightning, etc.
- iii) The project proponent shall obtain forest clearance under the provisions of the Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purposes is involved in the project.
- iv) The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- v) The project proponent shall obtain Consent to Establish / Operate under the provisions of the Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Punjab Pollution Control Board.
- vi) The project proponent shall obtain the necessary permission for the abstraction of groundwater/ surface water required for the project from the competent authority.
- vii) A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
- viii) All other statutory clearances such as the approvals for storage of diesel from the Chief Controller of Explosives, Fire Department, and Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
- ix) The provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, Construction & Demolition Waste Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
- x) The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
- xi) The project site shall conform to the suitability as prescribed under the provisions laid down under the master plan of the respective city/ town. For that, the project proponent shall submit the NOC/ land use conformity certificate from Deptt. of Town

and Country Planning or other concerned Authority under whose jurisdiction, the site falls.

- xii) Besides the above, the project proponent shall also comply with siting criteria/guidelines, standard operating practices, code of practice, and guidelines if any prescribed by the SPCB/CPCB/MoEF&CC for such types of projects.
- xiii) The project proponent shall construct the buildings as per the layout plan approved from the Competent Authority and in consonance of the project proposal for which this environment clearance is being granted.

II. Air quality monitoring and preservation

- i) Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii) A management plan shall be drawn up and implemented to contain the current exceedance in the ambient air quality at the site.
- iii) The project proponent shall install a system to undertake Ambient Air Quality monitoring for common /criterion parameters relevant to the main pollutants released (e.g., PM10 and PM2.5) covering upwind and downwind directions during the construction period.
- iv) Diesel power generating sets proposed as a source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel would be the preferred option. The location of the DG sets may be decided in consultation with Punjab Pollution Control Board.
- v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, and continuous dust/ wind-breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum up to 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi) No Excavation of soil shall be carried out without adequate dust mitigation measures in place.
- vii) No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered.

- viii) No uncovered vehicles carrying construction material and waste shall be permitted.
- ix) All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
- x) Grinding and cutting of building material in open areas shall be prohibited. A wet jet shall be provided for grinding and stone cutting.
- xi) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- xii) All construction and demolition debris shall be stored at the site within the earmarked area and roadside storage of construction material and waste shall be prohibited. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- xiii) The diesel generator sets to be used during the construction phase shall be low sulphur diesel type and shall conform to the norms and regulations prescribed under air and noise emission standards.
- xiv) The gaseous emissions from the DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xv) For indoor air quality, the ventilation provisions as per the National Building Code of India shall be complied with.
- xvi) Roads leading to or at the construction site must be paved and blacktopped (i.e., metallic roads should be built and used).
- xvii) Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.
- xviii) Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measures will be notified at the site

III. Water quality monitoring and preservation

- i) The natural drainage system should be maintained for ensuring unrestricted flow of water.
- ii) No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.

- iii) Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done.
- iv) The total water requirement for the project shall be 174 KLD, out of which 98 KLD shall be met through own tube well. Total freshwater use shall not exceed the proposed requirement as provided in the project details and other relevant details as under:

Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Into sewer
1.	174 KLD	139 KLD	136 KLD	76 KLD	Summer: 1 KLD Winter: 0.5 KLD Monsoon: 0.1 KLD	Summer: 59 KLD Winter: 59.5 KLD Monsoon: 59.9 KLD

- 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 the construction phase, the project proponent shall ensure that the wastewater generated from the labour quarters/toilets shall be treated and disposed of in an environment-friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately designed septic tanks for the treatment of such wastewater and treated effluents shall be utilized for green area/plantation.
- v) The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.
- vi) The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC and SEIAA along with six-monthly monitoring reports.
- vii) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration, and the balance of water available. This should be specified separately for groundwater and surface water sources, ensuring that there is no impact on other users.
- viii) 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.

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

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

- xiii) Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents, and adopting other best practices.
- xiv) The CGWA provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of the plot area and a storage capacity of a

minimum of one day of the total freshwater requirement shall be provided. In areas where groundwater recharge is not feasible, the rainwater should be harvested and stored for reuse. As per the proposal submitted by the project proponent, 3 no. recharging pits will be provided for groundwater recharging as per the CGWB norms. The groundwater shall not be withdrawn without approval from the Competent Authority.

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

IV. Noise monitoring and prevention

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

V. Energy Conservation measures

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

VI. Waste Management

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

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

VII. Green Cover

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

covered with vegetation of indigenous species/variety. The project proponent shall ensure the planting of 142 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 6 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and thereafter, protected throughout the entire lifetime of the Project. The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines.

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

VIII. Transport

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

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

IX. Human health issues

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

X. Environment Management Plan

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

S. No.	Title	Construction Phase		Operation Phase
		Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)
1.	Air Pollution Control (tarpaulin sheets/ barricading, water sprinklers, etc.)	5	0.5	0.5
2.	Water Pollution Control (STP of Capacity 175 KLD)	25	2	2
3.	Noise Pollution Control	2	0.5	0.5
4.	Landscaping	2	1	3 (For 3 years)
5.	Solid Waste Management (Mechanical composter of 400 kg)	15	1.5	1
6.	Rain water Recharging (3 pits)	6	1	1
7.	Energy Conservation (LED lights in common areas, solar panels, etc.)	30	2	2

8.	Miscellaneous (Appointment of Consultants & Management of Environment Cell)	9	2	2
Total		94 Lakhs	10.5 Lakhs	12 Lakhs

CER Details:

S.No.	Activities	Total Expenditure (in Lakhs)
1.	Rejuvenation of village pond Adoption of pond located in the village Sohana SAS Nagar for pond rejuvenation and maintenance through measures given below: <ul style="list-style-type: none"> • Nano bubble Technology to treat wastewater discharge into the pond. • Tree plantation of 6 ft. size around the pond. • Removal of solid waste, sludge, silt from the pond, etc. • Landscaping around the pond. 	60
2.	Green belt development Development of Mini Forest (Nanak Bagichi)	60
3.	Energy conservation Installation of solar panels on the roof top area of the Govt. Senior Secondary School located in village- Gige Majra, SAS Nagar	20
4.	Solid Waste Management Installation of mechanical composter of 2,000 kg/day capacity in Municipal Corporation, SAS Nagar, Mohali	30
5.	Alternatives to Single Use Plastics Distribution of jute bags to reduce the use of single-use plastics.	16
Total		Rs. 186 lakhs

XI. Validity

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

XII. Miscellaneous

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

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

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

XIII. Additional Conditions

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

- vii) Concealing factual data or submission of false/fabricated data may result in revocation of this Environmental Clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- viii) The Ministry reserves the right to stipulate additional conditions if found necessary. The Promoter Company in a time bound manner shall implement these conditions.
- ix) 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.
- x) Any appeal against this Environmental Clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

Item No. 229.03: Application for Environmental Clearance under EIA notification dated 14.09.2006 for the construction of Group Housing project at Village Kishanpura, Zirakpur, District SAS Nagar, Punjab by M/s Nandita Apartments and Land Developers Private Limited (Proposal No. SIA/PB/MIS/268615/2022).

The Project Proponent has submitted an application under EIA notification dated 14.09.2006 for the establishment of residential Group Housing project proposed at H.B. No. 54, Village Kishanpura, Zirakpur, District SAS Nagar, Punjab in the total land area of 6565.985 sqm having built up area 34,799.769 sqm. The Project is covered under category 8(a) of the schedule-1 appended with the per EIA notification dated 14.09.2006.

The project proponent submitted the Form I, 1A and other additional documents along with processing fee amounting to Rs. 69,599/- vide UTR No. AXIC221067477281 dated 16.04.2022, as verified by the supporting staff SEIAA.

Punjab Pollution Control Board vide letter no. 4459 dated 20.07.2022 has sent the latest construction status report with details as under:

"It is further intimated that the proposed site of the project was visited by officer of the Board on 18/7/2022. As per site shown by the representative of the project proponent, the point-wise status report is as under:

- 1. The proposed site of the project is located within MC limits of MC Zirakpur. The project proponent has earmarked its site with existing boundary wall.*
- 2. The project proponent has not started development works at site however, existing office building built up earlier (as observed physically) exist at site.*
- 3. As per the boundary limits shown by the representative, it was observed that there is no operational approved/consented industry such as rice sheller/ saila plant/ brick kiln/ stone crushing/ screening cum washing unit/ hot mix plant/ cement grinding unit within a radius of 500 m. There is no operational approved/consented air polluting industry within a radius of 100 m from the boundary of the project site and there is no operational approved/consented MAH industry within a radius of 250 m radius from the boundary of the proposed site. There is no operational approved/consented Jaggery Unit within 200 m.*
- 4. 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 25/07/2008 as amended on 30/10/2009.*

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

Deliberations during 225th meeting of SEAC held on 25.07.2022.

The meeting was attended by the following:

- (i) Sh. Lakshit Gupta, Director M/s Nandita Apartments and Land Developers Private Limited.
- (ii) Mrs. Jyoti Rani, EC Coordinator M/s Eco Paryavaran Laboratories & Consultant Private Limited.

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

Sr. No.	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	Residential Group Housing Project by M/s Nandita Apartments and Land Developers Private Limited
1.2	Proposal:	SIA/PB/MIS/268615/2022
1.3	Location of Project:	H.B. no. 54, Village Kishanpura, Zirakpur, Distt. SAS Nagar, Punjab
1.4	Details of Land area & Built up area:	Site area: 6565.985 sq.m. Built up area: 34,799.769 sq.m.
1.5	Category under EIA notification dated 14.09.2006	The project falls under S.No. 8(a) - 'Building & Construction Project' as built-up area of the project will be 34,799.769 sq.m.
1.6	Cost of the project	Rs. 34 Crores
2.	Site Suitability Characteristics	
2.1	Whether project is suitable as per the provisions of Master Plan:	As per Master Plan of Zirakpur submitted, project site falls within the Existing built up area zone.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	No supporting document submitted.
3	Forest, Wildlife and Green Area	
3.1	Whether the project required clearance under the provisions of Forest Conservation Act 1980 or not:	No, the clearance is not required under the provisions of Forest Conservation Act 1980. A self-declaration in this regard submitted.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	No, a self-declaration to the effect that the project does not involve any PLPA land submitted.
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	Yes, City Bird Sanctuary is located at approx. 10.5 km; NW & Sukhna Wildlife Sanctuary at approx. 9.5 km; NE from the project location. Thus, NBWL clearance is required for eco-sensitive zone of Sukhna Wildlife sanctuary. A copy of acknowledgement of the application filed with NBWL submitted.
3.4	Green area requirement and proposed No. of trees:	Total green area: 1,647.951 sq.m. Proposed trees to be planted: 154 nos. (34799.76 sqm/225)
4.	Configuration & Population	
4.1	Proposal & Configuration	

2 Residential Towers (comprising of 190 flats), Commercial Shopping (15 shops) and Community Centre

Area Statement

Description	Area (in sq.m.)
Total Plot area	6,733.271 sq.m. (1.66 acres)
Area under Road Widening	167.286
Net Plot Area	6,565.985
Proposed FAR (@ 2.99)	19,690.785
Basement Area	4,958.260
Non-FAR excluding basement area	10,150.724
Built-up Area	34,799.769
Proposed Green area (@ 25.098%)	1,647.951

Floor wise area Details:

S. No.	Ground Coverage/Floors	Tower-1	Tower-2	Community Centre	Commercial Shopping	Check Post	Total Area
1.	Ground Coverage	697.352	456.326	144.445	173.659	9.00	1480.782
2.	First Floor	654.126	428.671	144.445	173.659	-	1400.901
3.	Second Floor	654.126	428.671	-	173.659	-	1256.456
4.	Third Floor	654.126	428.671	-	-	-	1082.797
5.	Fourth Floor	654.126	428.671	-	-	-	1082.797
6.	Fifth Floor	654.126	428.671	-	-	-	1082.797
7.	Sixth Floor	654.126	428.671	-	-	-	1082.797
8.	Seventh Floor	654.126	428.671	-	-	-	1082.797
9.	Eighth Floor	654.126	428.671	-	-	-	1082.797
10.	Ninth Floor	654.126	428.671	-	-	-	1082.797
11.	Tenth Floor	654.126	428.671	-	-	-	1082.797
12.	Eleventh Floor	654.126	428.671	-	-	-	1082.797
13.	Twelfth Floor	654.126	428.671	-	-	-	1082.797
14.	Thirteenth Floor	654.126	428.671	-	-	-	1082.797
15.	Fourteen Floor	654.126	428.671	-	-	-	1082.797
16.	Fifteen Floor	654.126	428.671	-	-	-	1082.797
17.	Sixteen Floor	618.943	428.671	-	-	-	1047.614
18.	Seventeen Floor	-	428.671	-	-	-	428.671
Total		11,128.185	7,743.733	288.890	520.977	9.00	19,690.785

*Besides above, Non-FAR area of ~10150.724 sqm & Basement area of 4958.260 sqm shall add upto the total built up area of **34,799.769 sqm.**

4.2

Population details

Description	No. of flats/Nos	Criteria	Population
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	Residential population	190 flats	5 persons per flat	950			
	Commercial Shop	15 shops	2 persons per shops	30			
	Visitors population	-	10% of residential population	95			
	1,075 persons						
5	Water						
5.1	Water demand basis:						
	Description	Population	Criteria	Total water requirement in KLD			
	Residential population	950	135 lpcd	129			
	Commercial Shop	30	45 lpcd	2			
	Visitors population	95	15 lpcd	2			
	Total water requirement	133 KLD					
5.1	Total fresh water requirement:		88 KLD				
5.2	Source:		1 Borewell				
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>		Application has been filed to PWRDA for obtaining NOC for abstraction of ground water for total quantity of 88 KLD through proposed bore well. Acknowledgement along with complete application submitted.				
5.4	Total wastewater generation:		107 KLD				
5.5	Treatment methodology: <i>(STP capacity, technology & components)</i>		107 KLD of sewage will be generated from the project which will be treated in proposed STP of 150 KLD capacity based on MBBR Technology.				
5.6	Treated wastewater for flushing purpose:		45 KLD				
5.7	Treated wastewater for green area in summer, winter and rainy season:		Summer: 9 KLD Winter: 3 KLD Monsoon: 1 KLD				
5.8	Utilization/Disposal of excess treated wastewater.		Excess treated water will be disposed of in MC sewer.				
5.9	Cumulative Details:						
	Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Into sewer
	1.	133 KLD	107 KLD	105 KLD	45 KLD	Summer: 9 KLD Winter: 3 KLD Monsoon: 1 KLD	Summer: 51 KLD Winter: 57 KLD Monsoon: 59 KLD
5.10	Rain water harvesting proposal:		3 Rain water recharging pits have been proposed for artificial rain water recharge within the project premises.				
6	Air						

6.1	Details of Air Polluting machinery:	4 DG sets of capacity 250 KVA each capacity shall be installed.																											
6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG sets will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.																											
7	Waste Management																												
7.1	Total quantity of solid waste generation	405 kg/day (950 Persons@ 4kg/capita/day and 125 Persons @ 2 kg/capita/day)																											
7.2	Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery Facility submitted or not.	Solid waste management area has been provided and marked in conceptual layout submitted along with the application. 1 Mechanical Composter of 200 kg will be installed within the project premises.																											
7.3	Details of management of Hazardous Waste.	Hazardous Waste will be managed & disposed off to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.																											
8	Energy Saving & EMP																												
8.1	Power Consumption:	Total power demand for the proposed project will be 2,000 KVA which will be provided by Punjab State Power Corporation Limited (PSPCL).																											
8.2	Energy saving measures:	The total area covered by solar panels will be 315 sq.m. which is 30% of terrace area i.e. 1,047.614 sq.m. which will generate 25 KW of power generation.																											
8.3	Details of activities under Environment Management Plan: <u>During Construction Phase</u> <table border="1" data-bbox="284 1176 1385 1892"> <thead> <tr> <th>Description</th> <th>Capital Rs. Lakhs</th> <th>Recurring Cost Rs. Lakhs/annum</th> </tr> </thead> <tbody> <tr> <td>Waste Water Management (STP of 150 KLD, MBBR-UF)</td> <td>40</td> <td>2</td> </tr> <tr> <td>Air & Noise Pollution Management: (Tarpaulin sheets, Acoustics enclosures for DG sets)</td> <td>10</td> <td>1</td> </tr> <tr> <td>Landscaping</td> <td>3</td> <td>1</td> </tr> <tr> <td>Rainwater Recharging (3 pits)</td> <td>10</td> <td>1</td> </tr> <tr> <td>Environmental Monitoring</td> <td>4</td> <td>4</td> </tr> <tr> <td>Solid Waste Management (including mechanical composter of size 200 kg)</td> <td>20</td> <td>2</td> </tr> <tr> <td>Energy Conservation Measures (Solar lighting, CFL & solar panel system generating 25 KW solar Power)</td> <td>40</td> <td>1</td> </tr> <tr> <td>TOTAL</td> <td>Rs. 127 Lakhs</td> <td>Rs. 12 Lakhs/annum</td> </tr> </tbody> </table> <u>During Operation Phase</u>		Description	Capital Rs. Lakhs	Recurring Cost Rs. Lakhs/annum	Waste Water Management (STP of 150 KLD, MBBR-UF)	40	2	Air & Noise Pollution Management: (Tarpaulin sheets, Acoustics enclosures for DG sets)	10	1	Landscaping	3	1	Rainwater Recharging (3 pits)	10	1	Environmental Monitoring	4	4	Solid Waste Management (including mechanical composter of size 200 kg)	20	2	Energy Conservation Measures (Solar lighting, CFL & solar panel system generating 25 KW solar Power)	40	1	TOTAL	Rs. 127 Lakhs	Rs. 12 Lakhs/annum
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	Description	Recurring Cost (Rs. In Lakhs/annum)
	Waste Water Management (STP of 150 KLD, MBBR-UF)	6
	Air & Noise Pollution Management	0.5
	Landscaping	3 (for 3 years)
	Rainwater Recharging (3 pits)	1.5
	Environmental Monitoring	4
	Solid Waste Management (including mechanical composter of size 200 kg)	3
	Energy Conservation Measures (Solar lighting, CFL & solar panel system generating 25 KW solar Power)	2
	Miscellaneous	2
	TOTAL	Rs. 22 Lakhs/annum
8.4	CER activity details	(i) Rs. 5 lacs will be spent under CER activities for School construction, village toilet repair and medicine distribution in nearby villages.

On perusal of presentation given by the Project Proponent, the Committee observed as under:

- (i) The Project Proponent has not submitted any document in support of that the site of the project is suitable as per the provisions of the Master Plan.
- (ii) The Project Proponent has not considered the basement area of 4958.26 sqm in the Non-FAR area. Further, no details of Non-FAR area of 10150.724 sqm have been provided.
- (iii) The Project Proponent has considered water demand @ 135 LPCD for residential population which needs to be revised to 86 LPCD by using water efficient fixtures.
- (iv) The breakup of 190 flats w.r.t number of flats/floor/tower be constructed in Tower-1 & Tower-2 floor has not been provided.
- (v) The Committee perused the permission obtained by the Project Proponent from MC Zirakpur for discharging the excess treated wastewater into sewer which was not found to be appropriate. The Committee asked the project proponent to obtain the revised permission.
- (vi) The Project Proponent has not proposed any activity under CER and did not allocate funds under the same. The Committee asked the Project Proponent to allocate up to 1% of the total project cost on the following CER activities:

- a) In situ Crop residue Management for control of stubble burning
- b) Rejuvenation of Village Pond
- c) Development of Infrastructure for utilization of treated effluent of STP.
- d) Development of Mini Forests (Nanak Bagichi) in the District.
- e) Alternative to single use plastic.

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

- (i) The Project Proponent shall submit supporting document that the site of the project is suitable as per the provisions of the Master Plan.
- (ii) The Project Proponent shall consider basement area of 4958.26 sqm in the Non-FAR area. Further, the details of Non-FAR area of 10150.724 sqm shall be provided.
- (iii) The Project Proponent shall consider water demand @ 86 LPCD for residential population by using water efficient fixtures.
- (iv) The Project Proponent shall provide breakup of 190 flats w.r.t number of flats/floor/tower be constructed in Tower-1 & Tower-2 floor.
- (v) The Project Proponent shall obtain revised permission from MC Zirakpur clearly indicating that their sewer has sufficient capacity to take the hydraulic load of the proposed project for discharging excess treated waste water.
- (vi) The Project Proponent shall propose activity under CER by allocating funds up to 1% of the total project cost on the following CER activities:

- a) In situ Crop residue Management for control of stubble burning
- b) Rejuvenation of Village Pond
- c) Development of Infrastructure for utilization of treated effluent of STP.
- d) Development of Mini Forests (Nanak Bagichi) in the District.
- e) Alternative to single use plastic.

Deliberations during 227th meeting of SEAC held on 22.08.2022.

The meeting was attended by the following:

- (i) Sh. Lakshit Gupta, Director M/s Nandita Apartments and Land Developers Private Limited.
- (ii) Mr. Sandeep Garg, EIA Coordinator M/s Eco Paryavaran Laboratories & Consultant Private Limited.

SEAC allowed the Environmental Consultant of the project proponent to present the reply to the observations made by it in the meeting of SEAC held on 25.07.2022. Accordingly, the Environmental Consultant presented the reply as under:

Sr.	Detail	Reply

No.		
1.	The Project Proponent shall submit supporting document that the site of the project is suitable as per the provisions of the Master Plan.	<p>We wish to inform you that earlier layout plan of the project got approved and copy of the approved layout plan submitted. Thus, as per Master Plan of Zirakpur the project site falls under category of “existing built up area”; copy of the Master Plan of Zirakpur marked project site is already submitted with application submitted.</p> <p>Further, as per e-naksha portal, project site falls under Non-Scheme area; screenshot showing the same is submitted. Thus, as per Government of Punjab Department of Local Government (Town Planning Wing), the project falls under Non-Scheme area does not require CLU; copy of the notification is submitted.</p>
2.	The Project Proponent shall consider basement area of 4,958.26 sqm in the Non-FAR area. Further, the details of Non-FAR area of 10,150.724 sqm shall be provided.	<p>The total Non-FAR area within the project is 15,108.984 sq.m and its breakup is given below:</p> <p>Area under Basement: 4,958.260 sq.m</p> <p>Tower-1 (mumty, balcony, fire staircase, lift, duct etc.): 5,714.815 sq.m</p> <p>Tower-2 (mumty, balcony, fire staircase, lift, duct etc.): 4,335.178 sq.m</p> <p>Community Centre (mumty, balcony etc.): 33.667 sq.m</p> <p>Commercial(mumty, balcony etc.): 67.064 sq.m</p>
3.	The Project Proponent shall consider water demand @ 86 LPCD for residential population by using water efficient fixtures.	<p>Agreed. Water efficient fixtures has been proposed to reduce the water requirement of the project and thus, water demand has been recalculated @ 86 lpcd. Thus, revised water demand and water balance based on reduced water is submitted.</p>

4.	The Project Proponent shall provide breakup of 190 flats w.r.t number of flats/floor/tower be constructed in Tower-1 & Tower-2 floor.	Breakup of 190 flats w.r.t number of flats/ floor/ tower be constructed in both Tower-1 & Tower-2 is submitted.
5.	The Project Proponent shall obtain revised permission from MC Zirakpur clearly indicating that their sewer has sufficient capacity to take the hydraulic load of the proposed project for discharging excess treated waste water.	<p>After adopting the water demand @ 86 lpcd, excess sewage of 44 KLD will be required to be discharged to MC sewer. Permission from MC, Zirakpur has already been obtained vide letter no. 2105 dated 29.06.2022; copy of the same is again submitted.</p> <p>Further, we wish to update you that sewer line is already passing adjacent to the project site; layout plan showing the location of MC sewer line adjacent to project site is submitted.</p> <p>Since, the construction of the project will be completed in approx. 2 to 3 years' time period. Thus, MC Zirakpur ensures that after depositing the requisite fee on completion of construction of the project, sewer connection will be given immediately.</p>
6.	<p>The Project Proponent shall propose activity under CER by allocating funds up to 1% of the total project cost on the following CER activities:</p> <p>a) In situ Crop Residue Management for control of stubble burning</p> <p>b) Rejuvenation of Village Pond</p> <p>c) Development of Infrastructure for utilization of treated effluent of STP.</p> <p>d) Development of Mini Forests (Nanak Bagichi) in the District.</p> <p>e) Alternative to single use plastic.</p>	<p>Total estimated cost of the project is Rs. 34 Crores and 1% of the project cost comes out to be Rs. 34 lakhs which will be spent for pond rejuvenation under CER activity. Thus, in this regard, pond has been adopted located in the Village Mubarakpur, Distt. SAS Nagar, Punjab. NOC has been obtained is submitted.</p> <p>Further, undertaking regarding CER activity is submitted.</p>

The Committee perused the reply submitted by the project proponent and found it incomplete w.r.t the following:

- (i) The project proponent shall submit supporting document that the site of the project is suitable as per the provisions of the Master Plan.
- (ii) The project proponent shall submit the revised calculation by considering Water Demand @ 45 lpcd in case floating population and @ 15 lpcd in case visitors. The water balance diagrams for the all seasons shall also be revised accordingly.
- (iii) The project proponent shall either obtain revised permission from MC Zirakpur clearly indicating that their sewer has sufficient capacity to take the hydraulic load of the proposed project for discharging excess treated waste water or submit alternative scheme for the same.

The Committee, after detailed deliberations, decided to defer the till the receipt of reply of the above said incompletions.

Deliberations during 229th meeting of SEAC held on 19.09.2022.

The meeting was attended by the following:

- (i) Sh. Lakshit Gupta, Director M/s Nandita Apartments and Land Developers Private Limited
- (ii) Mr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt Ltd.

SEAC allowed the Environmental Consultant of the project proponent to present the reply to the observations made by it in the meeting of SEAC held on 22.08.2022. Accordingly, the Environmental Consultant presented the reply as under:

S. No.	Detail	Reply
1.	The project proponent shall submit supporting document that the site of the project is suitable as per the provisions of the Master Plan	<p>The project was first approved vide letter no. 402/1STP(LG) dated 18.12.2007. (Letter of approval submitted).</p> <p>Notification regarding Change of Land Use was issued vide notification no. 18/30/2009-5HG2/897 dated 01.03.2013, submitted. Before this Change of Land Use was not required.</p> <p>As per e-naksha portal, project site falls under Non-Scheme area; screenshot showing the same submitted. Thus, as per Government of Punjab Department of Local</p>

		<p>Government (Town Planning Wing), the project falls under Non-Scheme area does not require CLU; copy of complete notification downloaded from official website of Department of Local Government highlighting the same submitted.</p>
<p>2.</p>	<p>The project proponent shall submit the revised calculation by considering Water Demand @ 45 lpcd in case floating population and @ 15 lpcd in case visitors. The water balance diagrams for the all seasons shall also be revised accordingly</p>	<p>Revised calculation by considering Water Demand @ 45 lpcd in case of floating population and @ 15 lpcd in case of visitors submitted.</p> <p>Revised water demand along with water balance submitted. As per the revised Water Balance in summer season total water demand is 84 KLD out of which 63 KLD shall be met through fresh water supply and 21 KLD shall be met recycled water. The total waste water generation shall be 67 KLD which shall be treated in the STP of capacity 100 KLD. Out of the treated wastewater of 66 KLD, 21 KLD shall be utilized for flushing purpose, 9 KLD shall be used for horticulture area (1647.951 sqm) and remaining 36 KLD shall be discharged into sewer.</p> <p>In winter season, 3 KLD shall be used for horticulture area (1647.951 sqm) and remaining 42 KLD shall be discharged into sewer.</p> <p>In rainy season, 1 KLD shall be used for horticulture area (1647.951 sqm) and</p>

		remaining 44 KLD shall be discharged into sewer.
3.	The project proponent shall either obtain revised permission from MC Zirakpur clearly indicating that their sewer has sufficient capacity to take the hydraulic load of the proposed project for discharging excess treated waste water or submit alternative scheme for the same	<p>After adopting the water demand @ 86 lpcd, excess sewage of 44 KLD will be required to be discharged to MC sewer. Permission from MC, Zirakpur obtained vide letter no. 2105 dated 29.06.2022 submitted.</p> <p>In continuation to the above letter, a letter has been obtained from MC Zirakpur clearly indicating that STP of 17.3 MLD capacity has been already installed in Village Singhpura.</p> <p>In addition to this, STP of 17.0 MLD capacity installation is in process in village Kishanpura for upcoming projects. Letter in this regard submitted. With the above, it is clear that by the time the construction of project is completed and project is in operational phase which will take 2-3 years. MC Zirakpur will have additional STP of 17 MLD to cater sewage load of 44 KLD.</p>

During meeting, the Committee perused the status report of Punjab Pollution Control Board, wherein, it has been mentioned that the capacity of the existing terminal STP of Zirakpur is already short for the present domestic effluent being generated from the area and more effluent load can't be permitted without the adequate capacity of the terminal STP. In this regard, the Project Proponent apprised the Committee that permission has been issued by MC, Zirakpur, vide letter dated 29.06.2022 wherein, it has been mentioned that STP of 17.3 MLD capacity has already been installed in Village Singhpura. In addition, STP of 17.0 MLD capacity is under installation in village Kishanpura for upcoming projects. The Committee noted the same and asked the Project Proponent to submit the affidavit stating that no possession shall be given till the project sewer is connected with the MC sewer and the STP made functional. The Project Proponent agreed to the same and submitted the affidavit. The Committee took a copy of affidavit on record.

The Committee further decided that SEIAA may be requested to send a copy of the EC to the concerned Development Authority i.e., MC, Zirakpur that it shall not issue the completion/occupancy certificate to the promoter company till the outlet of their project sewer is connected with the MC Sewer as mentioned in their Letter No. 2105 dated 29.06.2022.

The Committee also checked the parking provisions proposed by the Project Proponent and found the same in order.

The Committee further observed that the details of the activities to be covered under CER has not been delineated in the proposal. In this regard, the Project Proponent apprised the Committee that Rs. 34 Lacs has been earmarked for rejuvenation of the pond of 2.4 acres at Village Mubarakpur having population of around 5217 persons under Corporate Environmental Responsibility. Native Trees like Bombax Ceiba, Grevillea robusta and Delonix Regia etc shall be planted around the pond. The said pond shall be designed on the basis of Seechewala Model.

The Committee was satisfied with the presentation and reply given by the Project Proponent and after deliberations, it was decided to award **Silver grading** to the Project and recommend the case for grant of Environmental Clearance under EIA notification dated 14.09.2006 for the establishment of residential Group Housing project at H.B. No. 54, Village Kishanpura, Zirakpur, District SAS Nagar, Punjab in the total land area of 6565.985 sqm having built up area 34,799.769 sqm subject to the following special condition and standard conditions as under: -

Special Condition:

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

I. Statutory compliances:

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

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

II. Air quality monitoring and preservation

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

released (e.g., PM10 and PM2.5) covering upwind and downwind directions during the construction period.

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

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

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

III. Water quality monitoring and preservation

- i) The natural drainage system should be maintained for ensuring unrestricted flow of water.
- ii) No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.
- iii) Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done.
- iv) The total water requirement for the project shall be 151 KLD, out of which 63 KLD shall be met through own tube well. Total freshwater use shall not exceed the proposed requirement as provided in the project details and other relevant details as under:

Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	Into sewer
1.	151 KLD	67 KLD	66 KLD	21 KLD	Summer: 9 KLD Winter: 3 KLD Monsoon: 1 KLD	Summer: 36 KLD Winter: 42 KLD Monsoon: 44 KLD

- a) 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.
- b) During the construction phase, the project proponent shall ensure that the wastewater generated from the labour quarters/toilets shall be treated and

disposed of in an environment-friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately designed septic tanks for the treatment of such wastewater and treated effluents shall be utilized for green area/plantation.

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

Sr. No	Nature of the Stream	Color code
a)	Fresh water	Blue

b)	Untreated wastewater from Toilets/ urinal and from Kitchen	Black
c)	Untreated wastewater from Bathing/shower area, hand washing (Washbasin / sinks) and from Cloth Washing	Grey
d)	Reject water streams from RO plants and AC condensate (this is to be implemented wherever centralized AC system and common RO has been proposed in the Project). Further, in case of individual houses/establishment this proposal may also be implemented wherever possible.	White
e)	Treated wastewater (for reuse only for plantation purposes) from the STP treating black water	Green
f)	Treated wastewater (for reuse for flushing purposes or any other activity except plantation) from the STP treating greywater	Green with strips
g)	Stormwater	Orange

- xiii) Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents, and adopting other best practices.
- xiv) The CGWA provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of the plot area and a storage capacity of a minimum of one day of the total freshwater requirement shall be provided. In areas where groundwater recharge is not feasible, the rainwater should be harvested and stored for reuse. As per the proposal submitted by the project proponent, 3 no. recharging pits will be provided for groundwater recharging as per the CGWB norms. The groundwater shall not be withdrawn without approval from the Competent Authority.
- xv) All recharge should be limited to shallow aquifers.
- xvi) No groundwater shall be used during the construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and should be available at the site.
- xvii) Any groundwater dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any groundwater abstraction or dewatering.
- xviii) The quantity of freshwater usage, water recycling, and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC, and SEIAA along with six-monthly Monitoring reports.
- xix) Sewage shall be treated in the STP with tertiary treatment by providing ultra-filtration Technology. STP shall be installed in a phased manner viz a viz in the module system

designed in such a way so as to efficiently treat the wastewater with an increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/reused for flushing and gardening. No treated water shall be disposed of into the municipal stormwater drain.

- xx) No sewage or untreated effluent would be discharged through stormwater drains. Onsite sewage treatment with a capacity to treat 100% wastewater will be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry / SEIAA before the project is commissioned for operation. Treated wastewater shall be reused on-site for landscape, flushing, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by the Ministry of Environment, Forest, and Climate Change. Natural treatment systems shall be promoted.
- xxi) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxii) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed of as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

IV. Noise monitoring and prevention

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

V. Energy Conservation measures

- i) Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
- ii) Outdoor and common area lighting shall be LED.
- iii) Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building

envelope, appropriate fenestration, increased daylighting design and thermal mass, etc. shall be incorporated in the building design. Wall, window, and roof U-values shall be as per ECBC specifications.

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

VI. Waste Management

- i) A certificate from the competent authority handling municipal solid waste, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from the project shall be obtained.
- ii) The Project Proponent shall install 1 Mechanical Composter of adequate capacity for treatment of the wet component of the Solid Waste.
- iii) Disposal of muck during the construction phase should not create any adverse effect on the neighbouring communities and should be safely disposed of taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of the competent authority.
- iv) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating the segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- v) Organic waste compost/ Vermiculture pit/ Organic Waste Converter/Mechanical Composter within the premises must be installed for treatment and disposal of the solid waste.
- vi) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie-up must be done with the authorized recyclers.
- vii) Any hazardous waste generated during the construction phase, shall be disposed of as per applicable rules and norms with the necessary approvals of the State Pollution Control Board.
- viii) Use of environment-friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity.

These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environmentally friendly materials.

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

VII. Green Cover

- i) No naturally growing tree should be felled/transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department.
- ii) At least a single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure the planting of 154 trees in the project area at the identified location, as the per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and thereafter, protected throughout the entire lifetime of the Project. The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines.
- iii) The Project Proponent shall develop a green belt with native tree species (having canopy type structure and especially trees, and not grass) before the completion of the project. The greenbelt shall inter alia cover the entire periphery of the unit provided that the number of trees to be planted should not be less than one tree per 80 sqm of the total land area. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles.
- iv) Where the trees need to be cut with prior permission from the concerned local Authority, a compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 saplings of the same species for every tree that is cut) shall be done and the newly planted

saplings will be maintained for at least 5 years. Green belt development shall be undertaken as per the details provided in the project document.

- v) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during the plantation of the proposed vegetation on site.
- vi) The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.
- vii) The green belt along the periphery of the plot shall achieve an attenuation factor conforming to the day and night noise standards prescribed for commercial land use.
- viii) The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.

VIII. Transport

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

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

IX. Human health issues

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

X. Environment Management Plan

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

During Construction Phase

Description	Capital Rs. Lakhs	Recurring Cost Rs. Lakhs/annum
Waste Water Management (STP of 150 KLD, MBBR-UF)	40	2
Air & Noise Pollution Management: (Tarpaulin sheets, Acoustics enclosures for DG sets)	10	1
Landscaping	3	1
Rainwater Recharging (3 pits)	10	1
Environmental Monitoring	4	4
Solid Waste Management (including mechanical composter of size 200 kg)	20	2
Energy Conservation Measures (Solar lighting, CFL & solar panel system generating 25 KW solar Power)	40	1
TOTAL	Rs. 127 Lakhs	Rs. 12 Lakhs/annum

During Operation Phase

Description	Recurring Cost (Rs. In Lakhs/annum)
Waste Water Management (STP of 150 KLD, MBBR-UF)	6
Air & Noise Pollution Management	0.5
Landscaping	3 (for 3 years)
Rainwater Recharging (3 pits)	1.5
Environmental Monitoring	4
Solid Waste Management (including mechanical composter of size 200 kg)	3
Energy Conservation Measures (Solar lighting, CFL & solar panel system generating 25 KW solar Power)	2
Miscellaneous	2
TOTAL	Rs. 22 Lakhs/annum

CER Details:

- (i) Total estimated cost of the project is Rs. 34 Crores and 1% of the project cost comes out to be Rs. 34 lakhs which will be spent for pond rejuvenation under CER activity.

Thus, in this regard, pond has been adopted located in the Village Mubarakpur, Distt. SAS Nagar, Punjab. NOC has already been obtained.

XI. Validity

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

XII. Miscellaneous

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

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

XIII. Additional Conditions

- i) The approval is based on the conceptual plan/drawings submitted with the application. In case, there is variation in built-up area/green area/ any other details in the drawings approved by the competent authority, the Project Proponent shall obtain the revised Environmental Clearance.
- ii) The Project Proponent shall ensure that the natural drainage channels in the project site including streams, drains, choes, creeks, rivulets, etc. are not disturbed so that the natural flow of rainwater, etc is not impeded or disrupted in any manner.
- iii) Authorization from Punjab Pollution Control Board shall be obtained as applicable under the Bio-Medical Waste Management Rules 2016 as amended from time to time.
- iv) The solid waste other than Bio-Medical Waste & Hazardous Waste (dry as well as wet garbage) generated should be properly collected and segregated before disposal to Municipal Authorities in accordance with the Solid Waste (Management & Handling) Rules, 2016. No municipal waste should be disposed off outside the premises in contravention of relevant rules and by-laws. Adequate measures should be taken to prevent any malodour in and around the Project premises.
- v) In the event that the project proponent decides to abandon/close the Project at any stage, he shall submit an application in the prescribed form along with requisite documents through Parivesh to SEIAA for surrendering the Environmental Clearance as per the procedure prescribed in OM dated 29.03.2022 issued by the MoEF&CC. The project proponent shall be accountable for adherence/compliance of the EC conditions till such time as the project is finally closed by SEIAA, based upon the certified closure report of Integrated Regional Offices (IROs) of MoEF&CC, Chandigarh/PPCB.

- vi) This Environmental Clearance is liable to be revoked without any further notice to the Project Proponent in case of failure to comply with the conditions.
- vii) Concealing factual data or submission of false/fabricated data may result in revocation of this Environmental Clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- viii) The Ministry reserves the right to stipulate additional conditions if found necessary. The company in a time bound manner shall implement these conditions.
- ix) 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.
- x) Any appeal against this Environmental Clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

Item no. 229.04: Application for Environmental Clearance under EIA notification dated 14.09.2006 for the establishment of commercial Project namely "Roselyn Square" at PR-7, Village Ramgarh Bhuda, District SAS Nagar, (Punjab) by M/s Mrs. Rosy Singla, (Proposal No. SIA/PB/MIS/257739/2022).

The project proponent has submitted an application for obtaining Environmental Clearance under EIA Notification dated 14.09.2006 for the establishment of commercial Project namely "Roselyn Square" at PR-7, Village Ramgarh Bhuda, District SAS Nagar, (Punjab). The total land area of the project is 7943.209 sqm having built-up area of 29,892.361 Sqm. The 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 along with processing fee amounting to Rs. 59,800/- paid vide NEFT No. AXIC193386332448 dated 04.12.2019. The adequacy of the fee deposited by the Project Proponent has been checked and verified by supporting staff SEIAA. The total cost of the project is Rs. 5825.12 Lacs.

The Project Proponent undertake that the information given in the application are true to the best of his knowledge & belief and no facts have been concealed thereof. Further, he is aware that in case, if any information submitted was found to be false or misleading at any stage, the project will be rejected and clearance given, if any to the project will be revoked at their risk and cost.

PPCB was requested to send the latest construction status report of the project through e-mail on 02.03.2022. Punjab Pollution Control Board vide letter no. 2067 dated 29.03.2022 has sent the latest construction status report with details as under:

"It is intimated that vide email dated 2/3/2022, SEIAA has sought the report w.r.t. construction status of physical structures within 500 m radius of the site and compliance regarding siting criteria for this project.

The project proponent has applied for obtaining Environmental Clearance for establishment of Commercial Project in the name of "Roselyn Square" an area measuring 7943.209 sqm. (or 1.96 acres) (as per detail uploaded by the project proponent for grant of EC) at PR-7 Road , village Ramgarh Bhuda, Distt. SAS Nager. The total proposed built up area of the project is 29,892.361 sqm and the proposed cost of the project is Rs. 58.25 Crores.

The project proponent had earlier obtained consent to establish (NOCO) form pollution angle under the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and the Air (Prevision & Control of Pollution) Act, 1981 vide no. CTE/ Fresh / SAS /2018/8644409 dated 3/11/2018 having validity upto 2/11/2019 for the development of commercial project in an area of 4290.90 sqm (built up area: 12390.63 sqm) having 80 Showrooms, 18 SOHOs, 10 Office & 35 Rest Rooms, subject to certain terms and conditions mentioned therein and same was further extended vide no. CTE/Exrt/SAS/2021/17389947 dated 10/12/2021, which is valid upto 2/11/2022. The project proponent earlier submitted the CLU issued by the Office of Regional Deputy Director-cum- competent

Authority, Local Government Patiala vid order no. CLU/DDLG/ PTL/ 2018/15690 dated 16/7/2018 for commercial purpose for the proposing as under:

ਲੜੀ ਨੰ.	ਖਸਰਾ ਨੰ.	ਬਿਨੈਕਾਰ ਦੀ ਜਮਾਬੰਦੀ ਅਨੁਸਾਰ ਰਕਬਾ (ਬਿਘੇ-ਬਿਸਵੇ-ਬਿਸਵਾਸੀ)	ਸਕੀਮ ਅਧੀਨ ਰਕਬਾ (ਬਿਘੇ-ਬਿਸਵੇ-ਬਿਸਵਾਸੀ)
1.	522/2/2	2-0-0	2-0-0
2.	521/2	2-18-0	2-18-0
3.	0-4-12	0-4-12	0-4-12
	ਕੁੱਲ	5-2-12	5-2-12

Now, the project proponent has uploaded an additional CLU issued by Office of Additional Deputy Commissioner (Urban Development)-cum-competent Authority, SAS Nagar vide no . CLU/ADC/(UD) / SAS/2021/444 dated 17/9/2021 for commercial project as under:

ਲੜੀ ਨੰ.	ਖਸਰਾ ਨੰ.	ਬਿਨੈਕਾਰ ਦੀ ਜਮਾਬੰਦੀ ਅਨੁਸਾਰ ਰਕਬਾ (ਬਿਘੇ-ਬਿਸਵੇ-ਬਿਸਵਾਸੀ)	ਰੋਡ ਵਾਈਡਨਿੰਗ ਅਧੀਨ ਰਕਬਾ (ਬਿਘੇ-ਬਿਸਵੇ-ਬਿਸਵਾਸੀ)	ਬਾਕੀ ਬੱਚਦਾ ਸਕੀਮ ਅਧੀਨ ਰਕਬਾ (ਬਿਘੇ-ਬਿਸਵੇ-ਬਿਸਵਾਸੀ)
1.	521/1	01-02-00	00-00-00	01-02-00
2.	522/2/1	01-00-00	00-00-00	01-00-00
3.	526/2	01-00-00	00-05-00	00-15-00
4.	527/2	03-12-00	0-09-00	03-03-00
5.	528	02-16-00	00-09-00	02-07-00
	ਕੁੱਲ	09-1000	01-03-00	08-07-00
ਨੋਟ	ਬਿਨੈਕਾਰ ਆਪ ਉਕਤ ਅਨੁਸਾਰ ਰੋਡ ਵਾਈਡਨਿੰਗ ਅਧੀਨ ਰਕਬਾ ਛੱਡਣ ਦਾ ਪਾਸੰਦ ਹੋਵੇਗਾ।			

The proposed sit of the project was visited by officer of the Board on 23/3/2022 and the pointwise status report is as under:

1. The proposed site of the project is located on PR-Road, village Ramgarh Bhuda, Distt. SAS Nagar. The proposed site is located on R.H. S of Zirakpur -Mohali. The project proponent has demarcated the boundaries of the project. The construction activity pertaining to the project is not started at the proposed site. The proposed site is adjacent to the commercial project under construction for which the project proponent had earlier obtained separate consent to establish (NOC) from pollution angle. Detail of the same mentioned in para no. 3.
2. As physically observed, the distance of the proposed site forms the various approved existing operational industries, / units (for which specific siting guidelines has been issued by the Board for time to time), is more than the required distance as per the siting criteria given as under:

Sr. No.	Type of industrial unit	Required distance as per siting criteria
1.	Cement Plant /Grinding unit	300m
2.	Rice Sheller/ Salla Plant	500m

3.	Stone Crushing / Screening Cum Washing Plant	500m
4.	Hot Mix Plant	300m
5.	Brick Klin	300m
6.	CBWTF	500m
7.	Poultry Farm	500m
8.	Jaggery Unit	200m
9.	Retailed Outlet (Petrol/HSD)	50

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 25/7/2008 as amended on 30/10/2009.

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

Deliberations during 218th meeting of SEAC held on 11.04.2022.

The meeting was attended by the following:

- (i) Sh. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.
- (ii) Mrs. Simranjit Kaur, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

The project proponent was not present during the meeting. Thereafter, SEAC allowed the Environmental Consultant of the Project Proponent to present the salient features of the project. He, thereafter, presented the case as under:

S.no.	Description	Details
1.	Name & Location of the project	Commercial project "Roselyn Square" located at PR-7 road, Village Ramgarh Bhuda, Distt. SAS Nagar, Punjab by Mrs. Rosy Singla.
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 29,892.361 sq.m.
3.	Copy of the Master plan duly marked with the project site	The Project falls in Mixed Land Use in the Revised Master Plan of Zirakpur, 2031 as per location shown by the Project Proponent.
4.	Copy of duly signed Layout plan	Copy of layout plan is attached along with the application
5.	Details as per CLU certificate like Khasra no., Project area (Existing & after expansion)	A copy of the permission for change of land use for the total land area of 9 bighe,10 biswa (7943.20 sq.m) obtained from Office of Additional Deputy Commissioner (Urban Development) issued by vide letter No. CLU/ADC (UD)/SAS/2021/444 dated 17.09.2021 submitted. Details are as under:

		Khasra No.	Area details (In Sqm)	Ownership/Lease
		Khasra Nos: 521/1(1-2), 522/2/1(1-0), 526/2(1-0), 527/2(3-12), 528(2-16)	9 bighe,10 biswa 7943.209 sq.m.	Mrs. Rosy Singla
6.	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.	Undertaking regarding sole proprietorship for Mrs. Rosy Singla submitted.		
7.	Whether the proposal involves approval/clearance under the Forest (Conservation)Act,1980	A copy of NOC issued by DFO vide letter No. FCA/3046 dated 20.08.2021 submitted, wherein it has been mentioned that the no forest is involved in the project area falling in village Ramgarh Bhuda, bearing hadbast No. 42 , Khasra Nos: 521/1, 522/2/1, 526/2, 527/2, 528.		
8.	Does the project cover under PLPA, 1900	A copy of NOC issued by DFO vide letter No. FCA/3046 dated 20.08.2021 submitted, wherein it has been mentioned that the no project area falling in village Ramgarh Bhuda, bearing hadbast No. 42 , Khasra Nos: 521/1, 522/2/1, 526/2, 527/2, 528 attracts the provisions of the PLPA 1900.		
9.	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, the project does not fall in the notified eco-sensitive zone.		
10.	Detail of various components			
	S.no.	Description	Particulars	unit
	1.	Plot Area	7,943.209	Sq.m.
	2.	Proposed Built Up Area	29,892.361	Sq.m.
	3.	Number of Building Blocks	1 Building Block	Nos.
	4.	Max Height of Building	50	m
	5.	Max No of Floors	5	-
	6.	Expected Population	5,703	Persons
	7.	Proposed Ground Coverage Area (50%)	3,448.81	Sq.m.
	8.	Proposed Built Up Area	29,892.361	Sq.m.
	9.	Total Water Requirement	133	KLD
	10.	Fresh water requirement	73	KLD

	11.	Flushing requirement	60	KLD			
	12.	Wastewater Generation	106	KLD			
	13.	Proposed STP Capacity	200	KLD			
	14.	Surplus treated water	42	KLD			
	15.	Proposed Green Area	802.35	Sq.m.			
	16.	Green area to be developed as per Karnal Technology	0.472	Acres			
	17.	Municipal Solid Waste Generation	1,511	kg/day			
11	Details of population:						
	S.No.	Details	Area (sq.m.)	Criteria	Population		
	1.	Hyper Market Floor	1,960.02	1 person per 3 sq.m.	653		
	2.	Lower ground floor (Shops /Plaza)	2,275.76	1 person per 3 sq.m.	759		
	3.	Upper ground floor (Shops/Anchor Store)	3,579.64	1 person per 3 sq.m.	1193		
	4.	First Floor (Koisk/Anchor store/ shops)	3,275.47	1 person per 6 sq.m.	546		
	5.	Second Floor (Food Court/Restaurant)	2,936.48	1 person per 1.8 sq.m.	1631		
	6.	Third Floor (SOHO/ Offices)	919.94 + 2,354.20 (Residential Floor area + Business Floor Area)	Residential Floor = 1 person per 12.5 sq.m. Business Floor = 1 person per 10 sq.m	74 + 235 = 309		
	7.	Fourth Floor (SOHO/ Offices)	919.94 + 2,323.74 (Residential Floor area + Business Floor Area)	Residential Floor = 1 person per 12.5 sq.m. Business Floor = 1 person per 10 sq.m	74 + 232 = 306		
	8.	Fifth Floor (SOHO/ Offices)	919.94 + 2,323.74 (Residential Floor area + Business Floor Area)	Residential Floor = 1 person per 12.5 sq.m. Business Floor = 1 person per 10 sq.m	74 + 232 = 306		
	Total Estimated Population				5,703 persons		
12	Details of water demand as per the components:						
	The Project Proponent proposes to install water efficient fixtures within the project and therefore, the below mentioned calculation is based on the reduced water requirement after the installation of the said fixtures.						
	Sr. No.	Details	Population	Water Norms	Water demand (in KLD)	Flushing Water Norms	Flushing water demand in KLD
	1.	Shops, Retails, SCO, Kiosk	3151	15 lpcd	47	10 lpcd	32
	2.	SOHO	222	86 lpcd	19	21 lpcd	05
	3.	Offices	699	15 lpcd	10	10 lpcd	07

	4.	Food Court	1631	35 lpcd	57	10 lpcd	16
		Total	5,703		133 KLD		60 KLD
13.	Breakup of Water Requirements & source in Operation Phase (Summer, Rainy, Winter):						
	S.No.	Season	Total water requirement	Freshwater Domestic (KLD)	Reuse water Flushing (KLD) Green area (KLD)		Excess treated wastewater disposal in green area to be developed as per Karnal Technology
	1.	Summer	133	73	60	5	39
	2.	Winter	133	73	60	2	42
	3.	Rainy	133	73	60	1	43
	<p>1. The Project Proponent submitted a copy of NOC issued by MC Zirakpur vide letter No. 2037 dated 15.12.2021, wherein it has been mentioned that the MC Zirakpur is in the process laying down the water supply lines and sewerage line in the vicinity of the project and after laying down the said service lines, the Project Proponent may connect the outlet of the sewer with the main sewer line subject to the deposition of requisite charges and after approval of building plan and completion certificate.</p> <p>2. The project proponent mentioned in the application that no sewer line exists nearby the project site as such he was requested vide EDS to submit the alternate proposal for disposal of treated wastewater generated during all the three seasons. The Project Proponent vide reply dated 06.04.2022 on Parivesh Portal informed that lease deed for the land measuring 2285.178 sq. yards (0.472 acre) has been executed with owners of the land for development of the land as per karnal Technology for disposal excess treated wastewater. A copy of lease deed executed on 6.04.2022 with Sh. Bhupinder Singh, and Sh. Vikramjeet Singh, both residents of Village Ramgarh Bhudda, MC Zirakpur, District SAS Nagar submitted.</p>						
14.	Details of permission/acknowledgement of application filed to CGWA /Competent Authority for obtaining permission for abstraction of ground water			Water supply will be provided from the borewell for which permission has been obtained from PWRDA for abstraction of 207 KLD of ground water.			
15.	Details of Rainwater recharging/Harvesting (m ³ /hr) proposal & technology proposed to be adopted			Ground water recharging will be done in the 6 no. of rain water recharging pits so as to compensate the abstraction of ground water.			

16.	Details of Solid waste generation (Qty), treatment facility and its disposal arrangement	Solid waste @ 1,511 kg/day (@ 0.4 kg/capita/day for SOHO & service apartments, @ 0.2 kg/capita/day for floating & 0.40 kg/seat/day for restaurant/food court)) will be generated from project. A separate area has been earmarked for segregation of solid waste. Biodegradable waste will be composted by use of 2 Mechanical Composters of 500 kg and 200 kg. Inert waste will be dumped to authorized dumping site.				
17.	Details of Hazardous Waste & E- Waste generation (Qty), Treatment facility and its disposal arrangement	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.				
18.	Detail of DG sets	S. No.	Description	Unit	Proposed	
		1.	Power load	KW	2394	
		2.	D.G sets	KVA	2 DGs of 1010 KVA & 500 KVA capacity	
19.	Air pollution control device details	DG set shall be with in-built acoustic enclosure as approved by CPCB and conforming to MoEF Notification.				
20.	Energy Requirements & Saving	Also, solar panels have been proposed on the terrace of the building and thereby generating 50 KW of solar power generation. Also, solar panels have been proposed on the roof top of the blocks. The total area covered by solar panels will be 2,007 sq.m which is 30% of terrace area i.e. 602 sq.m. which will generate 50 KW of power generation				
21.	Details of Environmental Management Plan	Sr. No.	Details	Capital Cost (In Lacs)	Recurring Cost (Lacs/annum)	
		(i)	During Construction phase	151	10.5	
		(ii)	During Operation phase	-	18	
		Activities				Total expenditure in 5 years (in Lakhs)
		Government I.T.I, College for Women, Zirakpur, SAS Nagar. <ul style="list-style-type: none">Maintenance of the BuildingUpgradation of the facilities				14.50
				14.50 Lakhs		

22.	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 = $7,943.209 / 80 = 100$ trees will be planted b) Total proposed green area measures 802.35 sq.m. of the total plot area will be area under parks within the project
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The Committee observed that the Project Proponent has mentioned the height of the building as 50m, which needs to be checked. The Environmental Consultant of the Project Proponent agreed to the same.

The Committee further observed that the Project Proponent has not mentioned the details pertaining to No. of Shops, Retails, SCOs, Kiosk, Offices to be constructed. The Project Proponent apprised that in the absence of approved layout plan, the tentative details of the same shall be provided.

The Committee observed that the details of the water consumption for Shops, Retails, SCOs, Kiosk & Offices has been considered as 15 lpcd. The Committee observed that as per norms, the water consumption of 45 lpcd shall be considered for the residential population and 15 lpcd for the visitors. The Project Proponent agreed to revise the same.

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

1. The Project Proponent shall check the height of building mentioned as 50m in the application.
2. The Project Proponent shall submit the details pertaining to No. of Shops, Retails, SCOs, Kiosk, Offices to be constructed in the project.
3. The Project Proponent shall submit the revised water balance after considering water consumption of 45 lpcd for residential population and 15 lpcd for visitors.
4. The Project Proponent shall provide the details of the lease period for the land area proposed to be developed as per for Karnal Technology for utilization of treated waste water.
5. The Project Proponent shall submit the affidavit that no third-party interest shall be created in the land to be developed as per Karnal Technology till the sewer connection is obtained from the concerned Municipal Authorities.

Deliberations during 229th meeting of SEAC held on 19.09.2022.

The meeting was attended by the following:

- (i) Sh. Jaswinder Singh, General Manager M/s Mrs. Rosy Singla.
- (ii) Mr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt Ltd.

SEAC allowed the Environmental Consultant of the project proponent to present the reply to the observations made by it in the meeting of SEAC held on 19.09.2022. Accordingly, the Environmental Consultant presented the reply as under:

S.No.	Observations	Reply
1.	The Project Proponent shall check the height of building mentioned as 50m in the application	Due to some typographical error, the height of building was incorrectly mentioned in the application. The maximum height of the building will be approx. 21.5 m
2.	The Project Proponent shall submit the details pertaining to No. of Shops, Retails, SCOs, Kiosk, Offices to be constructed in the project.	Floor wise details components to be constructed submitted.
3.	The Project Proponent shall submit the revised water balance after considering water consumption of 45 lpcd for residential population and 15 lpcd for visitors	Revised water demand calculation along with water balance for all seasons submitted. As per the revised water balance, in summer season total water consumption shall be 249 KLD out of which 151 KLD shall be met through fresh water supply and 98 KLD shall be met through recycled water. The total wastewater generation shall be 199 KLD which shall be treated in the STP of capacity 250 KLD. Out of treated wastewater of quantity 195 KLD, 98 KLD shall be used for flushing purpose, 5 KLD shall be utilized for horticulture purpose and remaining 93 KLD shall be utilized in the land area of 1.2 acres to be developed as per Karnal technology. In winter season, out of treated wastewater of quantity 195 KLD, 98 KLD shall be used for flushing purpose, 2 KLD shall be utilized for horticulture purpose and remaining 95 KLD shall be utilized in the land area of 1.2 acres to be developed as per Karnal technology. In rainy season, Out of treated wastewater of quantity 195 KLD, 98 KLD shall be used for flushing purpose, 1 KLD shall be utilized for horticulture purpose and remaining 97 KLD shall be utilized in the land area of 1.2 acres to be developed as per Karnal technology.

4.	The Project Proponent shall provide the details of the lease period for the land area proposed to be developed as per for Karnal Technology for utilization of treated waste water.	Lease deed stating the lease period of 5 years starting from July,2021 for the adjacent land area i.e. 1.2 acres proposed to be developed as per for Karnal Technology for utilization of excess treated waste water submitted.
5.	The Project Proponent shall submit the affidavit that no third-party interest shall be created in the land to be developed as per Karnal Technology till the sewer connection is obtained from the concerned Municipal Authorities.	Affidavit regarding the same submitted.

During meeting, the Committee observed that the applicant has not deposited requisite fee of Rs. 59784.72/- as required vide Notification dated 27.06.2019 issued by Department of Science Technology & Environment, Govt. of Punjab. The Committee asked the Project Proponent to deposit the requisite fee. The Project Proponent agreed to the same.

The Committee further observed that the Project Proponent has not submitted details of the parking provisions as per the statutory norms. The Project Proponent agreed to provide the same.

The Committee further observed that the Project Proponent has proposed to utilize its excess treated wastewater in the adjoining land area of 1.2 acres, which shall be developed as per Karnal Technology. The Project Proponent had already submitted lease deed executed with the owner of the adjoining land of 1.2 acres for five years. In this regard, the Committee informed the Project Proponent that in the 13th joint meeting of SEIAA and SEAC was held on 25.04.2022, it was decided that in case of the absence of MC sewer, no case shall be granted Environmental Clearance in which the Project Proponent proposes to develop plantation as per Karnal Technology on land taken on lease by the Project Proponent which is outside the Project site. In all cases where the adoption of Karnal Technology method is to be used for disposal of wastewater (either due to the absence of MC Sewer or due to its present inadequate capacity), the Project Proponent be asked to develop plantation within the project site as per the Karnal Technology. The Project Proponent therefore, was asked to submit alternate proposal for utilization of its excess treated wastewater.

The Committee observed that the Project Proponent is required to allocate funds under the following Corporate Environment Responsibility (CER) activities:

- a) Development of Mini Forests (Nanak Bagchi), raising of Avenue Plantations and Plantations in public/community areas.
- b) Rejuvenation of Village Ponds.
- c) Development of Infrastructure for utilization of treated effluent of STPs.
- d) Provision of solar panels in the Government / Municipal / other public schools, hospitals and Dispensaries, etc.
- e) Rainwater harvesting in Public Buildings.

- f) Alternatives to Single Use Plastic.
- g) Solid Waste Management
- h) Other activities relating to amelioration of Air, Water and Soil pollution as prescribed in the applicable District Environment Plan (DEP).
- i) Activities as proposed by the Project Proponent / their accredited consultants for the amelioration of Air, Water, and Soil pollution on the basis of field surveys and approved by SEIAA / SEAC.

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

1. The Project Proponent shall deposit requisite fee of Rs. 59784.72/-.
2. The Project Proponent shall submit the details of the parking provisions as per the statutory norms.
3. The Project Proponent shall submit alternative proposal for utilization of excess treated wastewater.
4. The Project Proponent shall allocate funds up to 1% of the total project cost under Corporate Environment Responsibility for the following activities:
 - a) Development of Mini Forests (Nanak Bagchi), raising of Avenue Plantations and Plantations in public/community areas.
 - b) Rejuvenation of Village Ponds.
 - c) Development of Infrastructure for utilization of treated effluent of STPs.
 - d) Provision of solar panels in the Government / Municipal / other public schools, hospitals and Dispensaries, etc.
 - e) Rainwater harvesting in Public Buildings.
 - f) Alternatives to Single Use Plastic.
 - g) Solid Waste Management
 - h) Other activities relating to amelioration of Air, Water and Soil pollution as prescribed in the applicable District Environment Plan (DEP).
 - i) Activities as proposed by the Project Proponent / their accredited consultants for the amelioration of Air, Water, and Soil pollution on the basis of field surveys and approved by SEIAA / SEAC.

Item No.229.05: Application obtaining of Environment Clearance for minor minerals (Sand) from the bed of river Ravi in the revenue estate of Village Kot Rajada, Tehsil Ajnala, District Amritsar, Punjab by Sh. Preemdeep Singh Shergill S/o Amarjit Singh (Proposal No. SIA/PB/MIN/83011/2018)

Background:

Sh. Premdeep Singh Shergill S/o Amarjit Singh vide online application bearing proposal no. SIA/PB/MIN/75585/2018 has applied for obtaining environmental clearance under EIA notification dated 14.09.2006 for mining of minor minerals (Sand) from the bed of river Ravi in the revenue estate of village Kot Rajda, Tehsil Ajnala, District Amritsar. The project is covered under category 1 (a) of the Schedule appended to the said notification.

1.1 Deliberations during 175th meeting of SEAC held on 22.01.2019

The case was placed in the various meeting of SEAC and finally in the 175th meeting held on 22.01.2019 wherein after detailed deliberations, the SEAC decided to recommend the case to SEIAA: -

- i. For advising the GMDIC, Amritsar/M/s Shivalik Solid Waste Management Ltd., Zirakpur, Environmental Consultant to withdraw the old application earlier submitted online (Proposal No. SIA/PB/MIN/70513/2017) for the same site.
- ii. For grant of environmental clearance for mining of minor minerals to Sh. Premdeep Singh Shergil S/o Sh. Amarjit Singh in an area of 6.085 hectares having HB No. 59, bearing Khasra Nos 40//21, 22, 23, 24, 25, 43//1, 2, 3, 4, 5/1, 5/2, 6/1, 6/2, 7, 8, 15, 44//1/1, 1/2, 10/1, 10/2, 11 Geo Coordinates 31° 56'40.94"N 74°48'27.92"E, 31°56'38.87"N, 75°48'33.91"E, 31° 56'33.14"N, 74°48'24.51"E, 31°56'30.37"N, 74°48'26.80"E, 31°56'26.35"N, 74°48'18.30"E, 31°56'20.11"N,74°48'30.24"E, 31°56'36.86"N, 74°48'26.76"E, 31°56'28.38"N, 74°48'38.32"E from the bed of river ravi in the revenue estate of village Kot Rajada, Tehsil Ajnala, District Amritsar, by semi mechanized method, subject to the proposed measures and certain conditions.

1.2 Deliberations during 144th meeting of SEIAA held on 22.02.2019

The case was considered by the SEIAA in its 144th meeting held on 22.02.2019 and the same was attended by the following on behalf of the project proponent: -

- (i) Sh. Premdeep Singh S/o Sh. Amarjit Singh, Proprietor of the promoter company.
- (ii) Dr. Sandeep Garg, EIA coordinator, M/s ECO laboratories & Consultants Pvt. Ltd., Environment consultant of the promoter company.

Before allowing the environmental consultant of project proponent to present the salient features of the project, SEIAA queried to the project proponent regarding distance of

international boundary from the mining site. In reply to the query, the project proponent submitted that though the distance of the international boundary is 2.5 kms but as per notification dated 14.08.2018 issued by the MoEF&CC, New Delhi, the clause of "General Conditions" shall apply except for project or activity of mining of minor minerals of Category 'B2' (up to 25 ha of mining lease area) and their mining project site is category B2 project having mining lease area of approx. 6 hectares which is less than 25 hectares. Thus, General Condition is not applicable to their project. He submitted a copy of aforesaid notification in the meeting and the same was taken on record by the SEIAA.

SEIAA further queried whether public hearing has been carried out as per the provision of OM dated 12.12.2018. To this, he replied that public hearing is not required as per the MoEF&CC, New Delhi notification dated 15.01.2016. SEIAA informed that Hon'ble NGT has passed the order dated 11.12.2018 in the Executive Application 55/2018 in Original Application No. 520 Of 2016 and made it clear that till a fresh Notification is issued by the MoEF&CC, notification dated 15.01.2016 will not be acted upon.

SEIAA observed that as per the OM dated 12.12.2018, the mining projects with mining area between 5 ha to 25 ha under Category B2 are required to be dealt with at par with Category B1 Projects and Public Consultation has been made mandatory for the same. However, in present case, no public hearing has been conducted.

After deliberations, SEIAA decided to remand the case to SEAC to re-examine the same in light of the NGT orders dated 13.09.2018, 11.12.2018 and MoEF&CC Office Memorandum dated 12.12.2018 w.r.t applicability of the General Conditions and public hearing in this case and send the recommendations accordingly

1.3 Deliberations during 177th meeting of SEAC held on 13.03.2019

The case was considered by the SEAC in its 177th meeting held on 13.03.2019 and the same was attended by Dr. Sandeep Garg, EIA coordinator, M/s ECO laboratories & Consultants Pvt. Ltd., Environment consultant of the promoter company. He stated that the project proponent is not able to attend the meeting due to some unavoidable circumstances and requested to consider the case in the next meeting of SEAC. An email dated 12.03.2019 has also been received from the Environmental Consultant wherein a request letter of Sh. Premdeep Singh Shergill S/o Sh. Amarjit Singh, (Project Proponent) has been attached mentioning that due to unavoidable circumstances, he will not be able to present his case in 176th meeting of SEAC and has requested to consider the case in next meeting. SEAC took the request letter of project proponent on record. However, SEAC asked the Environmental Consultant as to whether he has to say anything in the matter except what has been conveyed by him in the 144th meeting of SEIAA held on 22.02.2019. To this, the environmental consultant stated that they do not have any additional document at this stage to support their claim.

Thereafter, SEAC perused the orders dated 13.09.2018 & 11.12.2018 passed by Hon'ble NGT, New Delhi and observed that Hon'ble NGT has suspended notification dated 15.01.2016 till fresh notification is issued by MoEF&CC & same will not be acted upon. SEAC also perused the notification dated 14.08.2018 and observed that General Conditions are not applicable for category B2 cases having mining area up to 25 ha. SEAC opined that Hon'ble NGT has not passed any direction in reference to the MoEF notification dated 14.08.2018 in its order dated 13.09.2018 & 11.12.2018, as such, clarification is required to be taken from the MoEF&CC, New Delhi w.r.t validity of notification dated 14.08.2018 so as to decide the applicability of General Condition in the matter.

SEAC also perused the office Memorandum dated 12.12.2018 and noted that the cases of category B2 are required to be considered at par with category B1 as such, the present case is required to go through the process of Public hearing to be conducted by State Pollution Control Board.

After detailed deliberations, SEAC decided to defer the case and decided that:

1. SEIAA be recommended to seek a clarification from the MoEF&CC as to whether notification 14.08.2018 is operative or not, in light of the Hon'ble NGT orders dated 11.12.2018 so as to decide the applicability of General Condition in the matter.
2. SEIAA be recommended to advise the project proponent to submit an application to Punjab Pollution Control Board for getting the Public Hearing to be conducted in light of the OM dated 12.12.2018.
3. Project Proponent be informed that he is at liberty to bring any additional document in support of his claim regarding non-applicability of General condition in their case. In case, any document is submitted by him, the same will be placed before SEAC in its next meeting.

1.4 Deliberations during 145th meeting of SEIAA held on 15.03.2019

The case was considered by the SEIAA in its 145th meeting held on 15.03.2019. But no one has attended the said meeting on behalf of project proponent.

SEIAA observed that SEAC has recommended to seek a clarification from the MoEF&CC as to whether notification 14.08.2018 is operative or not, in light of the Hon'ble NGT orders dated 11.12.2018 so as to decide the applicability of General Condition in the matter. SEIAA further observed that as per the procedure laid in the EIA Notification, 2006 amended from time to time for conducting Public Hearing, initially TOR are required to be issued to the Project Proponent in order to enable his Environmental Consultant to prepare draft EIA report. After

the preparation of draft EIA report, the project proponent can submit the same to SPCB for getting the Public Hearing to be conducted in the matter.

In the present case, TOR to project proponent cannot be issued till clarification from MoEF&CC regarding applicability of General Condition has been received to decide whether competency to deal with this project lies with SEIAA or MoEF&CC. Therefore, at this stage, Project Proponent cannot be advised to act as per recommendation of SEAC mentioned at Sr.No.2 & Sr.No.3.

After detailed deliberation, SEIAA decided as under:

1. Clarification be sought from the MoEF&CC as to whether notification 14.08.2018 is operative or not, in light of the Hon'ble NGT orders dated 11.12.2018 so as to decide the applicability of General Condition in the matter.
2. Decision w.r.t Sr.No.2 & 3 of the recommendation of the SEAC will be taken after the clarification at Sr.No.1 is received.

In compliance to the aforesaid decision, MoEF&CC, New Delhi has been requested vide no.335 dated 02.04.2019 to clarify as above. It is submitted that however, no reply has been received from the MoEF&CC so far.

It is relevant to mention here that while deciding the other application for obtaining environmental clearance under EIA notification dated 14.09.2006 for mining of minor minerals (Sand) from the bed of river Ravi in the revenue estate of village Kot Rajda, Tehsil Ajnala, District Amritsar, Punjab of General Manager cum Mining Officer, District Industries Centre, Amritsar.(Proposal No. SIA/PB/MIN/70513/2017)placed in its 160th meeting held on 30.01.2020, SEIAA decided among other decision as under:-

- 1) Directorate of Environment & Climate Change be requested to engage advocate on behalf of SEIAA to defend the matter in the Hon'ble High Court.
- 2) Reply in the CWP No 20853 of 2019 titled Premdeep Singh Shergill Vs State of Punjab be prepared and sent to Counsel engaged in the case for seeking any further additions / suggestions. As and when draft reply is received from the counsel, the same may be placed in the meeting of SEIAA for perusal/consideration, for filing the final reply in the Hon'ble High Court before 23.03.2020.

In compliance to the above decision, the following actions have been taken:

- i) Since, DECC has no legal cell, it was decided in the similar case that PPCB be asked to extend legal support in the matter. Accordingly, Member Secretary, PPCB was requested vide letter no 1434 dated 03.02.2020 to engage Sh. Suveer Sheokand, Addl. AG, Punjab as counsel on behalf of SEIAA in the matter so that reply can be filed in the Hon'ble Punjab & Haryana High Court at the earliest. Accordingly, Sh. Suveer

Sheokand, Addl. AG, Punjab has been engaged by the PPCB in the matter vide letter no 5711 dated 19.02.2020.

- ii) Draft reply in the matter is being prepared, which is will be placed in the next meeting of SEIAA.

It is further added here that

- 1) MoEF vide notification no. S.O. 3977(E) dated 14.08.2018 has made the following amendment in the EIA Notification dated 14.09.2006: -
 - a) The project/ activities related to mining of minerals (Non-Coal Mines) of area less than 100 hectare fall under Category-B projects.
 - b) General Conditions shall apply except:
 - a. for project or activity of mining of minor minerals of Category 'B2' (up to 25ha of mining lease area);
 - b. for project or activity of mining of minor minerals of Category 'B1' in case of cluster of mining lease area; and
 - c. River bed mining projects on account of inter-state boundary.
- 2) SEAC also perused the office Memorandum dated 12.12.2018 and noted that the cases of category B2 are required to be considered at par with category B1 as such, the present case being area more than 5 ha, is required to go through the process of public hearing to be conducted by State Pollution Control Board.

1.5 Deliberations during 161st meeting of SEIAA held on 27.02.2020.

The case was considered by the SEIAA in its 161st meeting held on 27.02.2020. But no one has attended the said meeting on behalf of project proponent.

SEIAA was apprised that project proponent was requested vide email dated 26.02.2020 to attend the meeting of SEIAA to be held on 27.02.2020 at 11:00 AM in Conference Hall-3, PSCST, MGSIPA Complex, Sector 26, Chandigarh and copy of the same was also forwarded to his consultant for information and necessary action.

After detailed deliberation, SEIAA decided as under:

- i) Another opportunity be given to the project proponent to attend the next meeting of SEIAA as and when scheduled.
- ii) Draft reply in the matter be prepared in consultation with advocate engaged in the matter at the earliest and same be placed in the next meeting of SEIAA as and when scheduled

In compliance to the above decision, the following actions have been taken:

- i) Project proponent was requested to attend vide email dated 18.03.2020 to attend the meeting of SEIAA to be held on 19.03.2020 at 11:00 AM in Conference Hall of

PSCST, MGSIPA Complex, Sector 26, Chandigarh and also informed telephonically on dated 18.03.2020

- ii) Draft reply in the matter has been prepared in consultation with advocate engaged in the matter, which is annexed as Annexure-A of the agenda.

1.6 Deliberations during 162nd meeting of SEIAA held on 19.03.2020.

The case was considered by the SEIAA in its 162th meeting held on 19.03.2020 and the same was attended by the following on behalf of the project proponent: -

- (i) Sh. Premdeep Singh S/o Sh. Amarjit Singh, project proponent.
- (ii) Sh. S.K Rana and Sh. Ashish Rana, Advocates on behalf of the project proponent
- (iii) Dr. Sandeep Garg, EIA coordinator, M/s ECO laboratories & Consultants Pvt. Ltd., Environment consultant of the project proponent.

SEIAA perused the written statement to be filed in the Hon'ble Court in the matter and suggested some amendments. Sh. Premdeep Singh Shergill, complainant requested to consider the pending application for grant of Environmental Clearance in light of MoEF Notification dated 14.08.2018, as the NGT order dated 13.09.2018 & 11.11.2018 had already been challenged in the Hon'ble Supreme Court and they were suffering from huge financial loss.

To a query of SEIAA regarding availability of any stay order in the matter passed by the Hon'ble Supreme Court, the project proponent failed to show any such order.

SEIAA further observed that clarification in the matter from the MoEF&CC regarding notification dated 14.08.2018, is yet awaited. Even if it is assumed that notification dated 14.08.2018 is operational even then General condition is applicable to their project as the river bed mining projects are exempted only in case of interstate boundary and not for the project where the international boundary falls within 5 Km of the project site. In this case, as per the coordinates mentioned in the application, the international boundary is located at a distance of about 1.6 Km from the nearest point of the project site. Hence, the competency to decide the application lies with MoEF&CC only, as the project is to be treated as a Category A project.

After considering the above facts, Project proponent requested to defer the application submitted for obtaining environmental clearance under EIA notification dated 14.09.2006 for mining of minor minerals (Sand) from the bed of river Ravi in the revenue estate of village Kot Rajada, Tehsil Ajnala, District Amritsar, Punjab (Proposal No. SIA/PB/MIN/75585/2018)

After detailed deliberations, SEIAA decided as under: -

- i) to defer the case since clarification sought from MoEF&CC is still awaited and project proponent requested to defer the case.

- ii) Member Secretary, SEIAA shall file the amended written statement by way of affidavit (Annexure-A) on behalf of Respondents No. 05 i.e., SEIAA, Punjab, in the Hon'ble Punjab & Haryana High Court, Chandigarh.

With respect to decision no (i), it is pertinent to mention here that no clarification has been received from the MoEF&CC till date. Further, the reply was filed in the Hon'ble Punjab and Haryana High Court and the case is listed for hearing on 23.03.2021.

1.7 Deliberations during 176th meeting of SEIAA held on 19.02.2021.

The case was considered by SEIAA in its 176th meeting held on 19.02.2021, wherein, SEIAA observed that clarification in the matter from the MoEF&CC regarding notification dated 14.08.2018, is still awaited. Even if it is assumed that notification dated 14.08.2018 is operational, General conditions would be applicable to their project as the river bed mining projects are exempted only in case of interstate boundary and not for the projects where the international boundary falls within 5 Km of the project site.

In this case, as per the coordinates mentioned in the application, the international boundary is located at a distance of about 1.6 Km from the nearest point of the project site. Hence the competency to decide the application lies with MoEF&CC only, as the project is to be treated as a Category A project.

After detailed deliberations, SEIAA decided that the advocate engaged in the matter be reminded a day before the date of hearing to attend the Court and the matter be followed up regularly.

The progress of the ongoing court cases was reviewed by SEIAA in its various meetings held time to time and lastly in the 195th meeting held on 14.12.2021.

In compliance with the decision of 195th meeting held on 14.12.2021, a copy of the order dated 10.11.2021 passed in the CWP 20853/2019 has been sent vide letter no. 4946 dated 20.12.2021 to the Regional Office, MoEF&CC, Chandigarh through email on 20.12.2021.

Hon'ble High Court heard the CWP 20853/2019 on 21.12.2021. In compliance with the previous order dated 10.11.2021, MoEF&CC has submitted affidavit to the effect that as per the notification dated 14.08.2018, the clause of General Conditions shall apply except for project activity of mining of minor minerals of Category B2 (up to 25.0 ha of mine lease area). Therefore, SEIAA is the competent authority to grant Environmental Clearance to the petitioner. The order passed by the Hon'ble High Court on 21.12.2021 is annexed as Annexure-1 of the agenda for kind perusal. The case is now listed on 14.01.2022.

Project proponent and his Environmental Consultant has already been requested telephonically as well as through whatsapp message dated 22.12.2021 to appear in the 196th meeting of SEIAA to be held on 28.12.2021 (Tuesday) in the Conference Hall no. 1 (Room No 311), 2nd Floor of MGSIPA at 10:30 AM, MGSIPA Complex, Sector-26, Chandigarh and present the case.

In compliance with the order dated 21.12.2021 passed by the Hon'ble High Court, the matter is again placed before SEIAA for consideration.

2.0 Deliberations during 196th meeting of SEIAA held on 28.12.2021.

The case was considered by SEIAA in its 196th meeting held on 28.12.2021, which was attended by the following on behalf of the project proponent:

- (i) Sh. Premdeep Singh Shergill S/o Sh. Amarjit Singh, project proponent (Lease Holder).
- (ii) Sh. S.K Rana and Sh. Ashish Rana, Advocates on behalf of the project proponent
- (iii) Dr. Sandeep Garg, EIA coordinator, M/s ECO laboratories & Consultants Pvt. Ltd., Environment consultant of the project proponent.

SEIAA was apprised background of the case as above. SEIAA perused the orders of Hon'ble High Court passed on 21.12.2021 and observed as under:

- (i) Respondent No.4 (MoEF&CC) had filed an affidavit dt.20.12.2021 in the Hon'ble High Court, specifically stating that respondent No.5 (SEIAA, Punjab) is the competent authority to consider the grant of Environmental Clearance of Mining Lease to the petitioner.
- (ii) Having regard to the said affidavit placed on record by the counsel for respondent No.4, it is stated by the counsel for respondent No.5 (SEIAA) that respondent No.5 will consider the application of the petitioner for granting Environmental Clearance of Mining Lease to him on 28.12.2021, in accordance with law.
- (iii) Learned counsel for the petitioner shall instruct the petitioner to be present in the hearing before respondent No.5 on 28.12.2021.
- (iv) The matter was adjourned to 14.01.2022.

Environmental Engineer, SEIAA apprised that as per the OM dated 12.12.2018, the mining projects with mining area between 5 ha to 25 ha under Category B2 are required to be dealt with at par with Category B1 Projects and Public Consultation has been made mandatory for the same. The applicant has submitted an application for obtaining Environmental Clearance for mining in an area of 6.085 ha from the bed of river Ravi in the revenue estate of village Kot Razada, Tehsil Ajnala, District Amritsar by semi-mechanized method. In the present case, no public hearing has been conducted which is mandatory as per the OM dated 12.12.2018.

To this, the project proponent informed that Ministry of Environment, Forest & Climate Change, New Delhi has issued notification dated 14.08.2018 according to which an affidavit has been submitted before the Hon'ble High Court, Chandigarh stating that the competency to decide the case lies with the State Environment Impact Assessment Authority. Accordingly, in this regard, Hon'ble High Court has issued order and directed SEIAA, Punjab, to consider the case on 28.12.2021 in accordance with the law.

Advocate for the Project Proponent present in the meeting submitted that as per the notification dated 14.08.2018, there is no requirement of public hearing when the area of

lease is between 5 ha to 25 ha. In the present case, mining area is less than 25 ha i.e., 6.084 ha, as such no public hearing is required. With respect to the OM dated 12.12.2018 issued by the Ministry, both the Advocate for the Project Proponent as also the Project Proponent himself submitted that this OM was not required to be considered and that EC should be granted on the basis of earlier Notification dated 14.08.2018.

SEIAA carefully considered the request of the project proponent and observed that on the basis of the affidavit submitted by the MOEF&CC, Hon'ble High Court of Punjab and Haryana has directed that case shall be considered and dealt with in accordance with law by Respondent No 5 (SEIAA, Punjab). However, Hon'ble High Court has not granted any exemption to the petitioner from following due process which includes conducting the mandatory public consultation.

SEIAA further observed that the MOEF&CC issues Office Memorandums from time-to-time inter-alia in pursuance of the orders of Hon'ble NGT, various Hon'ble High Courts and Hon'ble Supreme Court and the directions in these OM's are binding on the SEIAAs constituted for States all over the country. The Office Memorandum dated 12.12.2018 was similarly issued by the Ministry in pursuance of the orders of Hon'ble NGT dated 04.09.2018 in the matter titled Sudarsan Das Vs State of West Bengal & Ors & Order dated 13.09.2018 titled Satendra Pandey Vs Ministry of Environment Forest & Climate. The operative parts of OM dated 12.12.2018 are reproduced below:

"2. The Hon'ble NGT vide order dated 13th September, 2018 in OA No 186 of 2016 (Satendra Pandey Vs Ministry of Environment Forest and Climate Change and Anr) has inter-alia directed as follows:-

- i) Providing for EIA, EMP and therefore, Public Consultation for all areas from 5 to 25 ha falling under category B-2 at par with Category B-1 by SEAC / SEIAA as well as for cluster situation wherever it is not provided.*
- ii) Form- 1 M be made more comprehensive*
- iii) If a cluster or an individual lease site exceeds 5 ha the EIA / EMP be made applicable in the process of grant of environmental clearance.*

xxx xxx xxx xxx xxx xxx

3. In view of the above, the undersigned is directed to forward the copy of the aforementioned order for necessary compliance and inform the Ministry about the action taken.

4. This issue with the approval of the competent authority."

As evident from the foregoing, OM dated 12.12.2018 was issued by the MOEF&CC in compliance with and to give effect to the directions of the Hon'ble NGT in OA No's 173 of 2018 and OA No 186 of 2016.

The SEIAA further observed that SEAC in its 177th meeting held on 13.03.2019 has also recommended that the project proponent be advised to submit an application to PPCB for getting the public consultancy conducted in light of OM dated 12.12.2018.

For the aforesaid reasons and considerations, the Authority found no merit in the submissions made by the Project Proponent that OM dated 12.12.2018 issued by the MOEF&CC should be disregarded and that the Environmental Clearance for sand mining should be granted for their Project without conducting Public Consultancy as mandated under this OM.

After detailed deliberations, SEIAA decided as under:

- (i) Being a mandatory pre-condition and part of the due process for consideration of the case for grant of Environmental Clearance in such category of cases, Terms of Reference (TORs) be issued to the project proponent for preparing EIA report and conducting public consultation as per **Annexure-1** of the proceedings
- (ii) A copy of the TOR letter be sent to the Regional Office, MoEF&CC, Chandigarh for information stating that procedure defined in the OM dated 12.12.2018 and appendix-IV of the EIA Notification 14.09.2006 as amended time to time has been followed for the public consultation. In case there is any discrepancy in the procedure prescribed, SEIAA Punjab may be informed accordingly as this is the first such case within 5 km of International Boundary which has been decided by SEIAA, Punjab, in view of the affidavit submitted by the MoEF&CC in this matter in the Hon'ble High Court.
- (iii) SEIAA further decided that after issuing the Terms of Reference to the project proponent, in view of the order passed by the Hon'ble High Court on 21.12.2021, the status report be filed in the Hon'ble High Court through Member Secretary, SEIAA.

In compliance with the aforesaid decisions, the following action have been taken:

- i) Terms of Reference (TORs) will be issued to the project proponent by 04.01.2022 for preparing EIA report and conducting public consultation.
- ii) A copy of the TOR letter will be sent to the Regional Office, MoEF&CC, Chandigarh for information by 04.01.2022.
- iii) The status report by way of affidavit to be filed in the Hon'ble High Court through Member Secretary, SEIAA has been prepared in consultation with advocate engaged in the matter and the same was annexed as Annexure-1 of the agenda.

3.0 Deliberations during 197th meeting of SEIAA held on 06.01.2022.

SEIAA was apprised as above. SEIAA perused the status report by way of affidavit to be filed in the Hon'ble High Court through Member Secretary, SEIAA. After deliberation, SEIAA decided to approve the said affidavit without any amendments and ask the Environmental Engineer, SEIAA to file the same in the Hon'ble High Court, Chandigarh on behalf of Respondent No 5 i.e. SEIAA well before the next date of hearing.

Deliberations during 228th meeting of SEAC held on 05.09.2022.

The Project Proponent has submitted Form-2, EIA report along with relevant annexures. The Project Proponent has proposed to carryout mining in the land area of 6.085 Ha. for excavation of 266158 TPA of mining materials. The project is covered under category 1(a) of the schedule appended with EIA notification dated 14.09.2006. The Project Proponent has deposited Rs. 12,170/- vide transaction ID No. 224118990064 dated 29.08.2022, which is checked and verified by the supporting staff SEIAA.

The Project Proponent has submitted EIA report after incorporating the compliance pertaining to the Terms of Reference issued by SEIAA vide letter No. SEIAA/MS/2022/4988 dated 06.01.2022 and proceedings of public hearing conducted on 12.07.2022.

The meeting was attended by the following:

- (i) Mr. Premdeep Singh Shergill S/o Sh. Amarjit Singh, project proponent (Lease Holder).
- (ii) Mr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt Ltd.
- (iii) Mrs. Jyoti Rani, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

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

Sr. No.	Item No.	Details									
1.	Nature of Project	Sand Mining Project at Village- Kot Razada, Tehsil- Ajnala, District- Amritsar, Punjab by Sh. Premdeep Singh Shergill S/o Sh. Amarjit Singh									
2.	Category/Activity	Schedule: 1(a): Mining (Non-Coal Mining) Category: B-2									
3.	Whether the project falls in critical polluted area notified by MoEF&CC/ CPCB.	No, the project is not located in critically polluted area as notified by MoEF&CC/ CPCB.									
4.	a. Total Project Cost b. Total project cost breakup at current price level	a. Total cost of Project: Rs. 48,90,000. b. The break-up of the project cost :N/A									
5.	Plot Area Details	Area breakup of the project is given below: <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>S. No.</th> <th>Description</th> <th>Area (in Ha)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>River Bed</td> <td>6.085</td> </tr> <tr> <td colspan="2" style="text-align: center;">Total Area</td> <td style="text-align: center;">6.085 Ha</td> </tr> </tbody> </table>	S. No.	Description	Area (in Ha)	1.	River Bed	6.085	Total Area		6.085 Ha
S. No.	Description	Area (in Ha)									
1.	River Bed	6.085									
Total Area		6.085 Ha									
6.	ToR Compliance Report	Submitted									

7.	Compliance Report of Public Hearing Proceedings (Action Taken)	No action proposed to be taken in compliance to the queries/observations raised by the General public during public hearing held on 12.07.2022 submitted.			
8.	Whether any litigation pending against the project or any direction/order passed by SPCB/Court of Law against the project, if so, details thereof shall also be included.	Yes, litigation is pending against the project in Punjab & Haryana High Court vide case no. 20853, year 2019.			
9.	Details of the products given below:				
	S. No.	Product Name	Capacity		
	1.	Sand	2,66,158 TPA		
10.	Details of major machinery given below:				
	Name of the Equipment	Bucket Capacity	No. of Equipment	Standby Equipment	Total Equipment
	Excavator	1.1 m ³ or above	5	1	6
	Dumpers	20 Tonnes	53	-	53
	Water Tanker	As & when required			
11.	Manpower requirement	Details of manpower is given below:			
		S.No.	Category	Numbers	
		1.	Mining Competent Person	1	
		2.	Administrative	1	
		3.	Supervisor	3	
		3.	JCB Operator & Drivers	5	
		4.	Unskilled/Skilled workers	25	
		Total			35
12.	Details of emissions after expansion: N/A				
13.	Hazardous/Non-Hazardous Waste Generation details & their storage, utilization and its disposal. Copy of agreement clearly mentioning the Quantity Hazardous Waste: N/A Non-Hazardous Waste: N/A				
14.	Solid Waste Generation and its mode of Disposal				
	S. No.	Type of waste	Quantity	Disposal method	

	1.	Domestic Solid waste	7 kg/day	Will be disposed of as per Solid Waste Management Rules, 2016.
15.	Wastewater generation & its disposal Arrangement in Operation phase:			
	S. No.	Description	Total after expansion	Mitigation Measures/ Remarks
	1.	Domestic wastewater	1.2 KLD	Will be treated in Septic Tank
	2.	Industrial effluent	Nil	--
16.	Breakup of Water Requirement & its source in Operation phase:			
	Water Requirement			
	S. No.	Purpose	Water Requirement (KLD)	
	1.	Dust Suppression	1.15	
	2.	Domestic	1.5	
	Total		2.65	
	Source of water:			
	S. No.	Purposes	Source of water	
	1.	Make-up water for cooling demand	N/A	
	2.	Domestic water demand	Will be met from water tanker.	
	3.	Dust Suppression	Treated water and water tankers will be used.	
17.	Water balance chart for summer, Rainy & Winter seasons		Not Submitted	
18.	Rain water utilization proposal during monsoons		During monsoons there is no mining activity and since it is a river-bed mining, replenishment of minerals will take place during the monsoon season.	
19.	Rain Water Harvesting proposal (within/outside premises) along with NOC from concerned village Sarpanch.		It is a river-bed mining project, rain water harvesting measures will be adopted outside the project premises after the grant of Environment Clearance.	
20.	Block-wise details of no. of trees to be planted in proposed greenbelt area (1500 trees to be planted @ 10,00 sq.m area):		Block-wise green area and no. of trees to be planted are given below:	
	S.No.	Year	No. of Plants	
	1.	First	125	
	2.	Second	125	
	3.	Third	125	
	4.	Fourth	125	
	5.	Fifth	125	

		Total	625		
21.	a. Energy requirements & savings. b. Energy saving measures to be adopted within industry:	a. The proposed project is sand mining on bed of river Ravi and material will be excavated with Semi-Mechanized opencast method in day time only. Excavation work will be done with the help of excavator; thus no power will require to operate the project. b. N/A			
22.	EMP Budget details:				
	S. No.	Description	Capital Cost (lakhs)	Cost to be incurred (lakhs/annum)	
	1	Air Quality a) Monitoring in the vicinity of the mine b) Monitoring in the vicinity of the transportation network c) Cost of dust suppression	-	0.15	
	2	Water quality of surface and ground water around the site	-	0.15	
	3	Ambient Noise Level	-	0.05	
	4	Soil Quality	-	0.05	
	5	Inventory of flora (tree plantation, survival etc.) & Fauna	-	0.50	
	6	Man power cost for environmental cell	-	0.50	
		TOTAL	-	1.40 Lakhs	
	A duly constituted EMC comprises the following:				
	1. Representative of Management (Sh. Premdeep Singh Shergill)				
	2. Project In-charge				
	3. Representative of Environment Consultant				
	4. Representative of Local Area as Sarpanch of the Village				
23.	CER activities: Sh. Premdeep Singh Shergill (Proprietor) will be responsible for implementation of the CER activities. Following activity has been proposed under CER:				
	S.No.	Activities	Annual Expenditure	Timeline (years)	Total Expenditure in

					5 years
1.	Maintenance of toilets and terrace of Primary Government School.	10000	5	50000	
2.	Maintenance of Transportation route connecting Project site at Kot Razada.	10000	5	50000	
3.	Providing solar lights on village roads (rasta).	5000	5	25000	
4.	Scholarship to needy students in Primary Government School.	5000	5	25000	
	Total	30000			1,50,000

The Committee observed that the Project Proponent has proposed major machinery i.e., excavators (5 No.) of bucket capacity of 1.1 m³ or above and 53 dumpers of bucket capacity of 20 ton. The Committee asked the Project Proponent to check the permissibility of proposed machinery as per the statutory guidelines for sand mining.

Further, the Committee observed that the Project Proponent has not submitted the adequate reply/compliance of the observations raised during public hearing by Sh. Gurpreet Singh S/o Santokh Singh, Village Azadpur. The Committee also observed that the Project Proponent has not submitted the latest District Survey Report required to appraise the project.

The Project Proponent has not submitted the latest status of the CWP No. 20853/2019 titled as Premdeep Singh Shargill Vs State of Punjab & Ors. The Project Proponent agreed to provide the same.

The Committee further observed that Project Proponent has not submitted the compliance pertaining to point no. 20 & 21 of ToR issued earlier vide SEIAA letter no. SEIAA/MS/2022/4988 dated 06.01.2022.

After deliberations, the Committee decided to defer the case till the receipt of reply of below mentioned observations.

1. The Project Proponent shall check the permissibility of proposed machinery i.e. excavators (5 No.) of bucket capacity of 1.1 m³ or above and 53 dumpers of bucket capacity of 20 ton, as per the statutory guidelines for sand mining.
2. The Project Proponent shall submit the adequate reply/compliance of the observations raised during public hearing by Sh. Gurpreet Singh S/o Santokh Singh, Village Azadpur.
3. The Project Proponent shall submit the latest District Survey Report required to

- appraise the project.
4. The Project Proponent shall submit the latest status of the CWP No. 20853/2019 titled as Premdeep Singh Shargill Vs State of Punjab & Ors.
 5. The Project Proponent shall submit the compliance pertaining to point no. 20 & 21 of ToR issued earlier vide SEIAA letter no. SEIAA/MS/2022/4988 dated 06.01.2022.
 6. The Project Proponent shall check the mis-match of Khasra No. mentioned in the letter of ToR with the application form.
 7. The Project Proponent shall check the mis-match of Khasra No. mentioned in the NOC issued by the land owners wherein mining is to be carried out with the khasra no. mentioned in the land documents. The Project Proponent is required to mark/highlight the khasra no. in the land document along with the NOC issued by the land owners.

Deliberations during 229th meeting of SEAC held on 19.09.2022.

The meeting was attended by the following:

- (i) Mr. Premdeep Singh Shergill S/o Sh. Amarjit Singh, project proponent (Lease Holder).
- (ii) Mr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt Ltd.

SEAC allowed the Environmental Consultant of the project proponent to present the reply to the observations made by it in the meeting of SEAC held on 19.09.2022. Accordingly, the Environmental Consultant presented the reply as under:

S. No.	Point	Reply
1.	The Project Proponent shall check the permissibility of proposed machinery i.e. excavators (5 No.) of bucket capacity of 1.1 m ³ or above and 53 dumpers of bucket capacity of 20 ton, as per the statutory guidelines for sand mining.	Semi-mechanized mining will be undertaken considering the quantity of sand which is to be excavated i.e. 1065 TPD. Proposed machinery will include 4 excavators with bucket capacity of 1.1 m ³ (1 on standby mode), and 27 dumpers of bucket capacity 20 ton as per statutory guidelines for sand mining. The dumpers/tippers of 20 ton fall in the medium capacity category. The justification for using the proposed machinery is submitted.
2.	The Project Proponent shall submit the adequate reply/compliance of the observations raised during public hearing by Sh. Gurpreet	The queries raised by Sh. Gurpreet Singh, S/o Santokh Singh, Village Azadpur alongwith their replies during the public hearing are as follows: Query 1: Will this project provide employment to the residents of the village?

	<p>Singh S/o Santokh Singh, Village Azadpur.</p>	<p>Reply: This project will provide employment to 35 workers who live in this village.</p> <p>Query 2: Whether or not sand will be provided free/reduced rate or subject to policy for the construction purposes in the village? Reply: Sand will be provided free of cost or at reduced rate for construction purposes in the village.</p> <p>Query 3: Sand is mined to a depth of 40 feet and ground water is contaminated to a depth of 300 feet. Token for transportation of sand is given for one village but illegal mining is done through dumper machines carrying sand from all nearby villages. Manipulation is done by the contractor and written complaints are made against them but no action is taken by the authorities. Reply: The project proponent will have to obtain approval for operation from the Punjab Pollution Control Board after obtaining environmental clearance. Compliance with the conditions of environmental clearance is verified by the officials of the board and in case of non-compliance the consent to operate may be revoked by the Punjab Pollution Control Board. This was a general issue raised regarding the illegal mining done in the area addressed to SDO of Mining Department, Amritsar Sh. Satnam Singh and doesn't relate to our mining lease site. No mining activity has been started in our case till date and will be initiated only after the grant of Environmental Clearance from SEIAA, Punjab. Undertaking regarding the same submitted.</p>
3.	<p>The Project Proponent shall submit the latest District Survey Report required to appraise the project.</p>	<p>The latest draft District Survey Report for 2022 uploaded on the district website submitted. This new DSR clearly mentions the Khasra nos. of mining lease area of Kot Razada.</p>
4.	<p>The Project Proponent shall submit the latest status of the CWP No. 20853/2019 titled as Premdeep Singh Shargill Vs State of Punjab & Ors.</p>	<p>Copy of the Punjab & Haryana High Court order dated 02.09.2022 w.r.t. CWP No. 20853/2019 titled as Premdeep Singh Shargill Vs State of Punjab & Ors. submitted. As per the order, the court mentioned that the respondent no.5 (SEIAA) will associate with the petitioner in the process and complete the entire process within 3 months and they will take the decision</p>

		and inform this Court on the next date of hearing. The case is adjourned to 15.12.2022.															
5.	The Project Proponent shall submit the compliance pertaining to point no. 20 & 21 of ToR issued earlier vide SEIAA letter no. SEIAA/MS/2022/4988 dated 06.01.2022.	<p>The compliance pertaining to point no. 20 & 21 of ToR issued earlier vide SEIAA letter no. SEIAA/MS/2022/4988 dated 06.01.2022 is given below:</p> <p>TOR Point No. 20: The project proponent is required to get the hydrogeological survey of the existing water level done and to submit the impact on the water level regime due to the project. This report is required to be submitted at the time of submission of the EIA report. Reply: The Hydrogeological Survey submitted.</p> <p>TOR Point No. 21: The project proponent shall submit site specific rain water harvesting details at the time of submission of the EIA report. Reply: As the project is a river-bed mining project, rain water harvesting measures will be adopted outside the project premises after the grant of Environment Clearance. In Govt Sen Sec School Gaggomahal, rainwater harvesting pits will be provided.</p>															
6.	The Project Proponent shall check the mis-match of Khasra No. mentioned in the letter of ToR with the application form.	<p>The complete Khasra nos. for the mining lease are as follows: 40//21,22,23,24,25; 43//1,2,3,4,5/1,5/2,6/2,7,8,15; 44//1,1/2,10/1,10/2,11. Same have been mentioned in the TOR as well as auction certificate</p>															
7.	The Project Proponent shall check the mis-match of Khasra No. mentioned in the NOC issued by the land owners wherein mining is to be carried out with the khasra no. mentioned in the land documents. The Project Proponent is required to mark/highlight the Khasra No. in the land document along with the NOC issued by the land owners.	<p>The Land Documents/ Jamabandi along with NOC from land owners submitted.</p> <table border="1"> <thead> <tr> <th>S.No.</th> <th>Name of the Owner</th> <th>Khasra nos.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Gurmeet Kaur</td> <td>44//1/2, 10/2</td> </tr> <tr> <td>2</td> <td>Smt. Beero</td> <td>43//1,2,3,4,5/1,5/2,,6/1,10/1,11</td> </tr> <tr> <td>3</td> <td>Ravel Singh S/o Harbhajan Singh</td> <td>43//15, 6/2</td> </tr> <tr> <td>4</td> <td>Hazara Singh, Jodha</td> <td>40//21,22,23,24,25; 43//7,8; 44//1/1</td> </tr> </tbody> </table>	S.No.	Name of the Owner	Khasra nos.	1	Gurmeet Kaur	44//1/2, 10/2	2	Smt. Beero	43//1,2,3,4,5/1,5/2,,6/1,10/1,11	3	Ravel Singh S/o Harbhajan Singh	43//15, 6/2	4	Hazara Singh, Jodha	40//21,22,23,24,25; 43//7,8; 44//1/1
S.No.	Name of the Owner	Khasra nos.															
1	Gurmeet Kaur	44//1/2, 10/2															
2	Smt. Beero	43//1,2,3,4,5/1,5/2,,6/1,10/1,11															
3	Ravel Singh S/o Harbhajan Singh	43//15, 6/2															
4	Hazara Singh, Jodha	40//21,22,23,24,25; 43//7,8; 44//1/1															

			Singh, Bhan Singh S/o Pritam Singh		
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During meeting, the Committee observed that the Project Proponent had applied for obtaining Environmental Clearance on 25.07.2018 for carrying out mining of minor minerals (sand) in the river bed of Ravi. The Committee further observed that the SEAC in its 177th meeting held on 13.03.2019 took cognizance of the OM dated 12.12.2018 issued by MoEF&CC and decided that the case is required to go through the process of public hearing to be conducted by PPCB. Accordingly, public hearing of the said case was conducted on 12.07.2022 and queries raised during public hearing was addressed by the Project Proponent and Environmental Consultant.

During the course of appraisal of the case, the Project Proponent filed CWP No. 20853 of 2019 titled as Premdeep Singh Shergill Vs State of Punjab, wherein, SEIAA was made one of the Respondents. The Committee further perused the latest order dated 02.09.2022 issued by Hon'ble Punjab & Haryana High Court in the said matter, the operative para of the same is reproduced as under:

“Learned counsel for respondent no.5 (SEIAA) has informed that they have received a letter from respondent no.4 and they are in the process of examining in the next week. The respondent no.5(SEIAA) will associate the petitioner in the process and complete the entire process within 3 months and they will take decision and inform this Court on the next date of hearing. Adjourned to 15.12.2022”

Keeping in view that the Project Proponent had applied for Environmental Clearance on 25.07.2018 (well before the Hon'ble NGT order 26.02.2021 in OA 360/2015 regarding requirements of approved DSR) and the orders of Hon'ble Punjab & Haryana High Court dated 02.09.2022 to complete the entire process within 3 months, the Committee decided to appraise the case.

The Committee after taking into cognizance the earlier proceedings of the case and ADS reply submitted by the Project Proponent observed that the Project Proponent was issued Terms of Reference (ToR) vide SEIAA letter dated 06.01.2022, wherein, it was mentioned that the Project Proponent shall adopt manual method of mining over any other method of mining otherwise submit proper justification of use of semi-mechanized/mechanized method, if any over the manual method of mining considering the location, thickness of sand deposition, agricultural land/river bed, with detailed calculation and benefits to be achieved for the environment. The Project Proponent has proposed to deploy machinery including 4 excavators with bucket capacity of 1.1 m³ (1 on standby mode), and 27 dumpers of bucket capacity 20 ton. The Committee did not agree with the proposal of the Project Proponent and asked him to use semi-mechanized methods only by using light machinery such as excavators having bucket capacity not more than 1.1 m³ and tractor trolley/dumper with capacity up to 10 Metric ton. The Project Proponent agreed to the same.

The Committee further observed that the latest draft District Survey Report (DSR) for the year 2022 has been submitted by the Project Proponent and the said copy of the draft DSR is also available on the website of the District Administration, Amritsar, as verified by the Committee during the meeting. Thereafter, the Committee noted that the Khasra Nos. mentioned in the draft DSR match with the proposed Khasra Nos. mentioned in the application wherein mining has been proposed to be carried out.

The Committee noted the issue raised during Public Hearing by Sh. Gurpreet Singh S/o Sh. Santokh Singh, Village-Azadpur, regarding sand mining to a depth of 40 feet and ground water contamination to a depth of 300 feet and decided that the concerned Executive Engineer/Mining Officer be directed to ensure that the statement/reply given by the Project Proponent in respect of this issue is correct before allowing start of mining operations.

Keeping in view that the Project Proponent had applied for Environmental Clearance on 25.07.2018 (well before the Hon'ble NGT order 26.02.2021 in OA 360/2015 regarding requirements of approved DSR) and the orders of Hon'ble Punjab & Haryana High Court dated 02.09.2022 to complete the entire process within 3 months, the Committee after due deliberations, decided to forward the case to SEIAA for grant of Environmental Clearance under EIA notification dated 14.09.2006 for carrying out mining of minor minerals (Sand) from the bed of river Ravi in the revenue estate of village Kot Rajda, Tehsil Ajnala, District Amritsar subject to the special & standard conditions.

Special Condition:

1. The Project Proponent shall strictly comply with the Sustainable Sand Mining and Management Guidelines (SSMG)-2016 read with Enforcement & Monitoring Guidelines for Sand Mining, 2020 issued by MoEF&CC.
2. The Project Proponent shall use semi-mechanized methods only by using light machinery such as excavators having bucket capacity not more than 1.1 m³ and tractor trolley/dumper with capacity up to 10 metric ton.

Specific conditions:

- i) The environmental clearance will be valid for a period for which agreement is valid or completion of excavation of brick earth upto 3 m depth, whichever is reached earlier, as per the provisions of the EIA Notification, 2006 as amended subsequently, for mining of minor minerals in the aforesaid location and khasra numbers.
- ii) The project proponent shall ensure that the mining shall be carried out as per the EMP prepared and as per the Mines & Mineral (Development & Regulation) Act, 1957 / other Acts/rules related with mining of minor minerals. It shall be ensured that no mining shall be carried out during the monsoon season.
- iii) Effective safeguard measures shall be taken by project proponent to ensure that the ambient air quality levels at various locations are within permissible limit as prescribed by MoEF/PPCB.
- iv) The project proponent shall ensure that wherever deployment of labour attracts the Mines Act, the provision thereof shall be strictly followed.
- v) The project proponent shall undertake plantation/afforestation work by planting the native species in the nearby area adjacent to mine lease.
- vi) The project proponent shall ensure that effective safeguard measures, such as regular water sprinkling shall be carried out in critical areas prone to air pollution and having high levels of particulate matter such as loading and unloading point and all transfer points. Extensive water sprinkling shall be carried out on the approach roads. It should be ensured that the Ambient Air Quality parameters conform to the norms prescribed by the Central Pollution Control Board/MoEF in this regard.

- vii) The project proponent shall obtain necessary prior permission of the competent authorities for withdrawal of requisite quantity of water (surface water and groundwater), if any, required for the project.
- viii) Vehicular emissions shall be kept under control and regularly monitored. The mineral transportation shall be carried out through covered trucks/trolleys only and the vehicles carrying the mineral shall not be overloaded.
- ix) No drilling and blasting operation shall be carried out.
- x) Periodical medical examination of the workers engaged in the project shall be carried out and records maintained. For the purpose, schedule of health examination of the workers should be drawn and followed accordingly.
- xi) 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, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- xii) The critical parameters such as RSPM (Particulate matter with size less than 10micron i.e., PM10) and NOX in the ambient air within the impact zone shall be monitored periodically. Further, quality of discharged water shall also be monitored [(TDS, DO, PH, Faecal Coliform and Total Suspended Solids (TSS)]. The monitored data shall be uploaded on the website of the company as well as displayed on a display board at the project site at a suitable location near the main gate of the Company and website of mining department i.e. www.pbindustries.gov.in in public domain. The Circular No. J-20012/1/2006-IA.II(M) dated 27.05.2009 issued by Ministry of Environment and Forests, which is available on the website of the Ministry www.envfor.nic.in shall also be referred in this regard for its compliance.
- xiii) The project proponent shall submit within 3 months their policy towards Corporate Environment Responsibility which should inter-alia address (i) Standard operating process/ procedure to bring into focus any infringement/deviation/violation of environmental or forest norms/ conditions, (ii) Hierarchical system or Administrative order of the company to deal with environmental issues and ensuring compliance of EC conditions and (iii) System of reporting of non-compliance/violation of environmental norms to the Board of Directors of the company and/or stakeholders or shareholders.
- xiv) Vehicles hired to be used for transportation of mined material should be in good condition and should conform to applicable air and noise emission standards.
- xv) Ambient noise levels should conform to prescribed standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored.
- xvi) The Risk assessment and disaster management plan should be prepared.
- xvii) The project proponent shall ensure that the compensation to the private land owner (s) for the mined area shall be made as per the prevalent policy of the State Govt.
- xviii) The project proponent shall obtain permission from the National Board of Wild Life, if required as per guidelines laid down in Office Memorandum No. 6-10/2011/WL dated 19.12.2012 of Govt. of India and in case the said memorandum is applicable in the case, the promoter company shall not carry out any mining activity at site till the said permission is obtained and the copy of the same be submitted to the SEIAA, Punjab. The grant of environmental clearance does not necessarily imply that wildlife clearance shall be granted to the project and the proposal for grant of wildlife clearance will be considered by the respective authorities on merits.

- xix) The project proponent will submit the Mining Plan of excavation of ordinary earth to the Department of Mining.
- xx) No mining operation shall be carried out at any point within 75 m of railway line, 60 m from national highway, 50 m from HT line/any public works/reservoirs, tanks/canal/public roads and buildings or inhabited or 10 m of outer edge of any village road. A safety barrier of 7.5m width shall be left intact around the mine lease boundary.

General conditions:

- i) No change in mining technology and scope of work should be made without prior approval of the Ministry of Environment & Forests. Ministry of Environment and Forests, Chandigarh, the respective Zonal Office of Central Pollution Control Board and the State Pollution Control Board.
- ii) Fugitive dust emissions from all the sources should be controlled regularly. Water spraying arrangement on haul roads, loading and unloading and at transfer points should be provided and properly maintained.
- iii) Personnel working in dusty areas should wear protective respiratory devices and they should also be provided with adequate training and information on safety and health aspects. Occupational health surveillance program of the workers should be undertaken periodically to observe any contractions due to exposure to dust and take corrective measures, if needed.
- iv) The contractor shall be responsible for the implementation of the EMP. The funds earmarked for environmental protection measures should be kept in separate account and should not be diverted for other purpose. Year wise expenditure should be reported to the Ministry of Environment and Forests and its Regional Office located at Chandigarh and SEIAA, Punjab.
- v) The Mining Department/ the Regional Office of Ministry of Environment & Forests located at Chandigarh and Punjab Pollution Control Board 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.
- vi) A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zila Parisad/ Municipal Corporation, Urban Local Body and the Local NGO, if any, from whom suggestions/ representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- vii) The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of environmental clearance conditions and shall also be sent to the Regional Office of the Ministry of Environment and Forests, Chandigarh by e-mail.
- viii) The project proponent shall adhere to the commitments made in the Environment Management Plan.
- ix) The project proponent should advertise at least in two local newspapers widely circulated, one of which shall be in the vernacular language of the locality concerned, within 7 days of the issue of the clearance letter informing that the project has been accorded environmental clearance and a copy of the clearance letter is available with the State Pollution Control Board and also at web site of the Ministry of Environment and Forests at <http://envfor.nic.in> and a copy of the same should be forwarded to the Regional Office of this Ministry located at Chandigarh.
- x) The MoEF/SEIAA or any other competent authority may alter/modify the above conditions or stipulate any further condition in the interest of environment protection.

- xi) The SEIAA may cancel the environmental clearance granted to this project under the provisions of EIA Notification, 2006, if, at any stage of the validity of this environmental clearance, it is found/ come to the knowledge of this Ministry that the project proponent has deliberately concealed and/or submitted false or misleading information or inadequate data for obtaining the environmental clearance.
- xii) The project proponent shall ensure that the contractor shall engage people of local area for mining purpose as far as possible, so as to have opportunities of employment for them.
- xiii) The depth of the mining shall not exceed 3m below ground level and shall terminate at least 2 m above the ground water table at site, whichever situation is reached first.
- xiv) The project proponent shall ensure that the excavation of brick earth does not alter the natural drainage pattern of the area and a distance of atleast 100m shall be maintained from any nearest choe and a distance of atleast 30 m shall be maintained from any nearest water body.
- xv) The project proponent shall ensure that excavated pit is restored for useful purposes.
- xvi) The project proponent shall make appropriate fencing all around the excavated pit to prevent any mishap.
- xvii) The project proponent shall ensure that a berm is left from the boundary of adjoining field having a width atleast equal to the depth of the proposed excavation.
- xviii) The project proponent shall ensure that no civil structure is allowed to come up/exists within a distance of 15 m from the periphery of excavation area.
- xix) The project proponent shall properly demarcate the mining lease area.
- xx) The project proponent will ensure that mining activity will be started only after obtaining environmental clearance & meeting other statutory condition / requirement. In case, it comes into the notice of Ministry of Environment and Forests, / SEIAA that mining has been carried out prior to obtaining environmental clearance, environmental clearance granted to the project proponent is liable to be revoked and legal proceedings would be initiated against the project proponent under the provisions of Environment (Protection) Act, 1986.
- xxi) Any appeal against this environmental clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

Item No. 229.06: Application for Issuance of Environmental Clearance for Residential Project namely “Suntec City” located at Village Palheri, Tehsil Kharar and Village Raihmanpur, Tehsil Majri, Distt. S.A.S Nagar, New Chandigarh, Punjab by M/s The Indian Co-op House Building Society Ltd. (Proposal No. SEIAA/MS/2022/82403)

History of the Case:

The project proponent has applied for issuance of TORs to M/s Suntec City for setting up of new residential colony project namely “Suntec City”, located at village Palheri (H.B. no. 173), Tehsil- Kharar and Village Raihmanpur (H.B no. 172), Tehsil- Majri, District- SAS Nagar, New Chandigarh, Punjab with proposed built-up area as 2,08,819.52 Sqm. The Project is covered under category 8(b) as per EIA notification-2006.

The project proponent submitted the Form I (Appendix I),1A, Conceptual Plan and other additional documents on online portal. They have also deposited the processing fee amounting to Rs.52,205/- (25% of the total fee) through DD No. 004758 dated 13.12.2019.

The Project Proponent undertake that the information given in the application are true to the best of his knowledge & belief and no facts have been concealed thereof. Further, he is aware that in case, if any information submitted was found to be false or misleading at any stage, the project will be rejected and clearance given, if any to the project will be revoked at their risk and cost.

The application was scrutinized and essential details were sought on 12.01.2020 and 15.04.2020, to which the project proponent submitted replies on 27.02.2020 and 09.07.2020 respectively. The brief details of the Project are as under:

1.1 EDS reply dated 12.01.2020

Sr. No.	Detail of the Document	Reply submitted by PP dated 12.01.2020
1.	Cost of the project duly certified by Chartered Engineer/ Approved valuer and Chartered Accountant	Rs 370 Cr, Certificate submitted
2.	Copy of the Master plan duly marked with project site.	Submitted.
3.	Pre-feasibility report/ conceptual Plan as per Ministry of Environment & Forests, Circular dated 30.12.2010.	Submitted.
4.	Proof of ownership of land	MOA submitted in favour of Sh. Ajay Sehgal

1.2 EDS reply dated 09.07.2020

Sr. No.	Detail of the Document	Reply submitted by PP dated 09.07.2020
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1.	Certificate of accreditation of EIA consultant	Consultant: P and M Solution Certificate No. NABET/EIA/1922/IA0053
2.	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	MOA submitted in favour of Sh. Ajay Sehgal
3.	Submit a Copy of Master Plan of the area showing land use pattern of the proposed site/certificate from Competent Authority intimating land use pattern of the project site as per proposals of the Master Plan of the area.	Submitted.
4.	Undertaking for no litigation pending against the project.	No litigation is pending w.r.t. project, Undertaking submitted.

Environmental Engineer, PPCB, RO, SAS Nagar was requested vide email dated 15.09.2020 to send the construction status of the project site. However, the report was not sent by PPCB till the time of SEAC meeting.

The details of the project as given in Form 1, Pre-feasibility Report / Conceptual Plan, above EDS replies and other additional documents are as under:

Sr. No.	Description	Details	
1.	Name & Location of the project	M/s. The Indian Co-op House Building Society Ltd. at Village Palheri (H.B. No. 173), Tehsil Kharrar and village Raihmanpur (H.B. No. 172), Tehsil Majri, Distt. SAS Nagar (Area 108.58 acres). New Chandigarh, Punjab	
2.	Project/activity	8(b)	
3.	Co-ordinates of all the corners of the project site as per following:		
	S.No.	Latitude	Longitude
	1.	30°47'40.11"N	76°41'42.76"E
	2.	30°47'41.38"N	76°41'40.67"E
	3.	30°47'26.04"N	76°41'7.23"E
	4.	30°47'22.05"N	76°41'7.36"E
	5.	30°47'28.91"N	76°41'12.53"E
	6.	30°47'14.41"N	76°41'9.72"E
	7.	30°47'6.62"N	76°41'15.94"E
	8.	30°47'8.30"N	76°41'19.70"E
	9.	30°47'14.38"N	76°41'13.93"E

	10.	30°47'16.23"N	76°41'24.71"E
	11.	30°47'12.20"N	76°41'29.77"E
	12.	30°47'4.14"N	76°41'42.25"E
	13.	30°47'4.27"N	76°41'37.25"E
	14.	30°47'11.87"N	76°41'42.42"E
	15.	30°47'31.82"N	76°41'36.99"E
	16.	30°47'31.54"N	76°41'41.51"E
	17.	30°47'38.45"N	76°41'51.49"E
	18.	30°47'22.28"N	76°41'15.37"E
4.	Copy of the Master plan duly marked with the project site	Submitted	
5.	Copy of duly signed Layout plan	Submitted approved Layout plan vide Letter No. 5542-CTP(PB)/SP-454 dated 11-11-2016.	
6.	Pre-feasibility/ conceptual report	Submitted	
7.	Proof of ownership of land	Submitted	
8.	Details of CLU certificate	Submitted CLU by Department of Town & Country Planning, Punjab Memo no. 2629 CTP(PB)/SP-432 dated 03-06-16.	
9.	Copy of Memorandum of Article & Association.	Submitted Copy of Memorandum of Article in favour of Sh. Ajay Sehgal	
10.	Proposed ToRs (based on the standard ToRs)	Submitted	
11.	Classification/Land use pattern as per Master Plan	As per the New Chandigarh Master plan 2031 project falls in residential area.	
12.	Cost of the project	Rs. 370 Cr (Development 37.50 + Land 332.50) EDS reply submitted Dated: 12.01.2020	
13.	Processing Fee details (Amount/NEFT no./dated)	Amount Rs 52,205/- Ref No:183512003671 DD No: "004758" dated 13-12-2019	
14.	Detail of various components		
	S.no.	Description	Unit
	1.	Plot Area (acres)	SQM
			439407.67 sqm. (108.58 acres / 43.94 Ha)
	2.	Proposed Built Up Area	SQM
			208819.52 sqm
	3.	Number of Building Blocks	Nos
			557 (Plots) including Shopping, Education Site & EWS
	4.	Total no of Saleable DU's	Nos
			557 (Plots)
	5.	Max Height of Building	Meter
			28
	6.	Max No of Floors	Nos
			3
	7.	Expected Population	Persons
			13280
	8.	Total Water Requirement	KLD
			1647 Summer 1559 Winter

		1532 Monsoon						
9.	Freshwater requirement	1046	KLD					
10.	Wastewater Generation	1307	KLD					
11.	Proposed STP Capacity	2000	KLD					
12.	Treated Water Available for Reuse	1176	KLD					
13.	Rain Water Harvesting Potential	2805.06	CUM					
14.	Proposed Total Parking	To be Done by individual flat owner						
15.	Surface Parking	To be Done by individual flat owner	ECS					
16.	Basement Parking	Done by individual flat owner	ECS					
17.	Required Green Area as per Plan	19837.69	SQM					
18.	Proposed Green Area (7.195% as approved plan)	23791.47 sqm as per approved plan	SQM					
19.	Municipal Solid Waste Generation	5850	KG/DAY					
20.	Quantity of Hazardous Waste Generation	Not submitted	LTS/DAY					
21.	Quantity of Sludge Generated from STP	Not submitted	KG/DAY					
15.	Breakup of Water Requirements & source in Operation Phase (Summer, Rainy, Winter):							
	S.No.	Season	Freshwater	Reuse water			Total (KLD)	
			Domestic (KLD)	Others (KLD)	Flushing (KLD)	Green area (KLD)	HVAC (KLD)	
	1.	Summer	1046	642	470	172	---	1647
	2.	Winter	1046	526	470	56	---	1559
	3.	Rainy	1046	486	470	16	---	1532
	S.No.	Description		Source of water				
	1.	Domestic		Water will be supplied by GAMADA				
	2.	Flushing purposes		Recycle water				
	3.	Green area		Recycle water				
16.	Details of acknowledgement of application filed to CGWA /Competent Authority for obtaining permission for abstraction of ground water			Not Applicable				
17.	Specify block of project site as per CGWA norms (Notified/Non-Notified)			Non- Notified				
18.	Details of Wastewater generation, Treatment facility & its Disposal arrangements in Construction Phase			Not submitted Qty Details of Wastewater generation. During Construction: Septic tank followed by soak pit				
19.	Details of Wastewater generation, Treatment facility & its Disposal arrangements in Operation Phase			Total wastewater generation will be 1307KLD which will be treated in proposed STP of 2000KLD based on SBR technology to be installed within project premises. The details of the breakup of the utilization of wastewater are as under: -				

		Season	Flushing (KLD)	Green area (KLD)	Disposal in GMADA Sever (KLD)
		Summer	470	172	534
		Winter	470	56	650
		Monsoon	470	16	690
		NOC regarding permission for disposal op treated water in proposed Sever Line of GMADA vide letter dated: 11.01.2019			
20.	Details of Rainwater recharging/Harvesting(m ³ /hr) proposal & technology proposed to be adopted	Total Rain Water: 2805.06 Cum/hr Harvesting pit and Tank total capacity: 137 cum No. of Pits proposed 21			
21.	Details of Solid waste generation (Qty), treatment facility and its disposal arrangement	5850.3 Kg/day during operation Treat as per the Solid Waste Management Rule 2016. GAMADA waste treatment facility			
22.	Details of Hazardous Waste&E-Waste generation (Qty), Treatment facility, and its disposal arrangement	Project Proponent informed that it is a residential project, hence, no Hazardous and E-Waste generated, A very less amount will be generated that will be treated as per the Solid Waste Management Rule 2016.			
23.	Detail of DG sets	Individual plot owners will make their own arrangement, 25 kVa D.G. will be provided to power failure.			
24.	Air pollution control device details	Water sprinkler will be used at site for regular water sprinkling			
25.	Energy Requirements & Saving	50. Nos of Solar Light, Energy-saving equipment Solar water heater will be used.			
26.	Details of Environmental Management Plan	Sr. No	Environmental Protection Measures	Capital Cost Rs. Lacs	Recurring Cost Rs. Lacs
		1.	Monitoring of Environment components	--	3
		2.	Water Conservation measures	500	20
		3.	Energy Conservation Measures	6	0.5
		4.	Green Belt Development	215	5
		5.	Solid Waste Management	5	2
			Total	726	30.5
27.	a. Details of Corporate Environmental Responsibility (CER) indicating various activities to be undertaken as per the provision of OM dated 01.05.2018	Corporate Environment Responsibility (CER) Budget towards capital expenditure in accordance with the MoEF&CC Office Memorandum F.No. 22-65/2017-IA.III dated 01.05.2018 for Social Welfare. The estimated cost of the project is Rs 370 Crores 2% of the project cost has been earmarked for the Corporate			

	b. Details of NOC from the village Sarpanch, Certificate from the School Principal & concerned Govt. Departments etc.	environment Responsibility (CER) to meet expenditures for the stakeholders as per social impact assessments. As per the commitment made during the public hearing an amount of Rs. 7.4 Crores will be spent Timeline and CER activity will be done at the time of EIA study
28.	Details of green belt development shall include the following: c) No. of tree to be planted against the requisite norms. d) Percentage of the area to be developed.	a) No. of trees will be examined during the EIA Study b) 7.195 % (5.897 Acre/ 23791.47 Sq.m.) as per approved plan and 7526.54 additional.

2.0 Deliberations during the 193rd meeting of SEAC held on 26.09.2020

The meeting was attended by Sh. Ajay Sehgal, Director of the company and Mr. S. Brahma, Environmental Consultant, M/s Shivalik Solid Waste Management Ltd., Zirakpur. Environmental Consultant of the promoter company was not allowed to make a presentation for the proposal before SEAC as the construction status report was not sent by PPCB till the time of the meeting.

After detailed deliberations, SEAC decided to defer the case and the same shall be placed in the next meeting of SEAC after getting the construction status report from PPCB.

In compliance with the above decision, the Member Secretary, PPCB, was requested vide email dated 19.10.20 to send the construction status of the project site. However, the report is yet awaited.

3.0 Deliberations during the 194th meeting of SEAC held on 23.10.2020

The meeting was attended by Sh. Devipal Sharma, Manager from the promoter company, Ms. Shivani Dutt & Sh. Suryakant Srivastva, Environment Consultant from M/s P & M Solutions Consultancy Services.

SEAC was apprised that construction status report from the PPCB has not yet received.

Environmental Consultant of the promoter company was not allowed to make a presentation for the proposal before SEAC as the construction status report was not sent by PPCB till the time of the meeting.

After detailed deliberations, SEAC decided to defer the case and the same be placed in the next meeting of SEAC after getting the construction status report from PPCB.

4.0 Deliberations during the 196th meeting of SEAC held on 01.03.2021

The case was considered by SEAC in its 196th meeting held on 01.03.2021 and same was attended by following:

1. Sh. Devi Pal Sharma, representative of the Project Proponent.
2. Ms. Shivani Dutt, M/s P & M solutions, Noida.

It is submitted that the Punjab Pollution Control Board vide letter no. 4185 dated 23.10.2020 has sent latest construction status report which was placed before SEAC for consideration. SEAC perused the report and observed that the site of the project was visited by the Regional Office of the Punjab Pollution Control Board on 25.09.2020 and it was observed that the project proponent had laid sewer and inner roads in one pocket only i.e., approximately 4-5% of the total area. SEAC further observed that the project proponent affords an opportunity of personal hearing before the Chairman of the

Board on 01.07.2019 due to the reason that the project proponent had started construction without obtaining Environmental Clearance under the EIA notification dated 14.09.2006. After hearing it was decided as under:

- i) The promoter company shall not carry out any development work at proposed site without getting environmental clearance as required under EIA notification no. S.O.4533 E dated 14.09.2006.
- ii) The promoter company shall furnish a bank guarantee amounting to Rs. 10.00 lacs which shall be valid for at least one year, to the Environmental Engineer, Regional Office, SAS Nagar within 7 days as an assurance to not to carry out any development work at site without getting environmental clearance as required under EIA notification dated 14.09.2006 as well as assurance to comply with the various environmental Laws/Rules.
- iii) The NOC applied by the promoter company be granted (after the submission of said bank guarantee) subject to the specific condition that the promoter company shall not carry out any development/construction work at site without getting environmental clearance as required under EIA notification dated 14.09.2006.

SEAC observed that as per EIA Notification dated 14.09.2006, the project proponent was required to obtain Environmental Clearance before starting any construction activity. But in the present case, the project proponent has already laid sewer and inner roads in one pocket only which is 4-5% of the total area. However, SEAC was of the view that laying of sewer and internal roads in one pocket is a minor construction activity and no major civil construction has been constructed by the project proponent. Moreover, Chairman, Punjab Pollution Control Board has already granted NOC to the project proponent after giving personal hearing on 01.07.2019.

SEAC further observed that the window for considering violation cases given by MoEF&CC, GoI had already expired on 13.04.2018 and thereafter no specific instruction for dealing with violation cases have been issued by MoEF&CC.

In view of above observations, SEAC after due deliberations decided to forward this case to SEIAA with the recommendation to allow SEAC to process cases of minor violation in the interest of development of State and to avoid unnecessary litigation.

5.0 Deliberations during 178th meeting of SEIAA held on 22.03.2021

The case was considered by SEIAA in its 178th meeting held on 22.03.2021, wherein SEIAA observed that the EIA notification dated 14.09.2006 stipulates that all projects mentioned in the Schedule appended to the said notification are required to obtain Environmental Clearance prior to commencement of any construction or pre-construction work including preparation of land (except securing of land for the Project).

As per the construction status report of the PPCB the project proponent had commenced construction in the Project site by laying sewer pipes and making internal roads in part of the area without obtaining the requisite prior Environmental Clearance which is a clear case of violation of the EIA notification.

SEIAA, therefore, did not agree with the recommendations of SEAC that it may be allowed to process the case being one of "minor violation" since the EIA Notification neither defines nor differentiates between "minor" and "major" violations. The EIA Notification also does not empower SEIAA or SEAC to condone violations "in the interest of development of the State" or "to avoid unnecessary litigation" as recommended by SEAC.

SEIAA further observed that the MoEF&CC vide its notifications dated 14.03.2017, 08.03.2018, 15.03.2018, 16.03.2018 and 09.09.2019 had laid down procedures for entertaining and processing

violation cases in respect of which Project Proponents had sought condonation prior to the final cut off window of 13.04.2018. However, no procedure has been prescribed by the MOEF&CC in respect of cases of violations after 13.04.2018. Taking into consideration the fact that more such cases of violations are bound to come up in future too, SEIAA decided that a detailed reference should be made to MOEF&CC suggesting a procedure for dealing with such cases keeping in view the spirit of the orders of various Courts and the NGT on the subject.

SEIAA further observed that effective mechanisms needed to be put in position to ensure that all the projects coming in the ambit of the EIA Notification apply for and obtain prior Environmental Clearance before start of project activities as stipulated in the Notification dated 14.09.2006.

After detailed deliberations, SEIAA decided as under:

- i) A detailed reference be made to MoEF&CC seeking clarity on dealing with cases in which violations of the EIA notification have occurred or come to light after 13.04.2018.
- ii) A copy of the EIA Notification dated 14-9-2006 be sent to all concerned Departments, Corporations, Boards and Municipalities in Punjab State which regulate activities falling in the schedule attached to the EIA Notification dated 14.09.2006. All such Departments / Organizations should be requested to make it mandatory that projects falling under the ambit of EIA notification should have the requisite Environmental Clearance before statutory clearances are issued to such projects by the concerned Departments / Organizations.
- iii) The above issues will also be discussed in the next Joint meeting of SEIAA and SEAC.

In compliance with the aforesaid decisions, the following actions have been taken:

- i) A detailed reference has been made to MoEF&CC by SEIAA vide letter No 3772 dated 09.04.2021 requesting clarification on the procedure to be adopted for violations after 13.04.2018.
- ii) A copy of the EIA Notification dated 14-9-2006 has been sent through email to all concerned Departments, Corporations, Boards and Municipalities in Punjab State which regulate activities falling in the schedule attached to the EIA Notification dated 14.09.2006. All such Departments / Organizations have also been requested to make it mandatory that projects falling under the ambit of EIA notification should have the requisite Environmental Clearance before statutory clearances are issued to such projects by the concerned Departments / Organizations.
- iii) The above issue has been flagged and noted separately to discuss the same in the next Joint meeting of SEIAA and SEAC.

In the meanwhile, the Indian Cooperative Housing Building Society Ltd. (Registered SAS Nagar, Mohali vide letter dated 22.03.2021 (received on 24.03.2021) informed as under:

- (i) Earlier, application was filed for grant of Environmental Clearance for residential colony project namely Suntec City located at Village Palheri (H.B. no. 173), Tehsil Kharar and Village Raihmanpur (H.B. no. 172), Tehsil Majri, District SAS Nagar, New Chandigarh, Punjab having plot area of 108.58 acre and built-up area of 2,08,819.52 sqm.
- (ii) Now, they have changed the planning of the project in a way that only development work will be undertaken by them in the form of laying of roads, plumbing, electrical lines, etc. within the project and no construction on any plot or group housing will be done by them.
- (iii) They wish to draw SEIAA attention towards EIA Notification, 2006 and its amendments, if the plot area of the project is more than 50 ha or built-up area is more than 1,50,000 sqm then, it comes under schedule 8 (b). As plot area of their project is 108.58 acres (44.34 ha) which is

less than 50 ha and no construction on any plot or group housing will be done by them; thus, project does not fall under the purview of Environmental Clearance.

- (iv) Further, they assure that consent to Establish will be obtained from Punjab Pollution Control Board for the said development work. And if, the group housing site within the project will be having built-up area more than 20,000 sqm. then separate Environmental Clearance will be obtained for the said group housing site by the individual plot owner.
- (v) As such, it is requested to kindly allow the withdrawal of their application submitted for the Environmental Clearance.

6.0 Deliberations during 179th meeting of SEIAA held on 12.04.2021

The case was considered by SEIAA in its 179th meeting held on 12.04.2021, which was attended by Sh. Devi Pal Sharma and Dr. Sandeep Garg Environmental Consultant on behalf of the promoter company.

During the meeting, SEIAA was apprised that Member Secretary, PPCB vide letter no. 1777 dated 05.04.2021 in reference to the email dated 19.10.2020 informed that the proposed site of the project is situated in the residential area as per the notified Master Plan of New Chandigarh. Further, there is no MAH industry within a radius of 250 m from the boundary of the proposed site of the project. There is no Air Polluting Industry within 100 m radius from the boundary of the proposed site of the project. Therefore, the site of the project is conforming to siting guidelines laid down by the Govt. of Punjab, Department of Science, Technology & Environment vide order dated 25.07.2008 as amended on 30.10.2009.

As per the record of this office, the Project Proponent has applied for consent to establish (NOC) of the Board through OCMMS in the month of January, 2019. The industry has submitted proposal to abstract ground water @2200 KLD and 1887 KLD effluent will be treated. The project proponent has submitted proposal to install STP of capacity 2 MLD based on SBR technology. The treated effluent @ 1698.3 KLD will be utilized onto land for horticulture and plantation area (35.565 acre horticulture land and 6.5 acre onto land for plantation as per Karnal technology). The remaining treated effluent will be discharge into GMADA sewer. The project proponent has submitted a proposal to dump the solid waste at authorized dumping site for which GMADA has issued permission to the project proponent vide no. SE(C1)/GMADA/2019/84 dated 11.01.2019.

Environmental Consultant of the promoter company informed that the planning of the project has been changed and they are in the process of getting the approval for the revised layout plan of the project. To a query by SEIAA regarding commencing construction of internal roads and laying of sewers in violation of the EIA 2006 as reported by PPCB vide letter No 4185 dated 23.10.2020, Environmental Consultant stated that the planning has been changed by the promoter company and construction work has been stopped. Environmental Consultant reiterated the submissions made vide their aforementioned letter dated 22.03.2021 that the Project Proponent would not be undertaking any construction itself and hence no violation has been made by the project proponent at this stage.

To another query of SEIAA, the project proponent and Environmental Consultant both stated that if their present application for withdrawal is accepted, they will apply afresh for Environmental Clearance for their project after getting the revised layout plan of the Township & Area Development project.

SEIAA was not satisfied with the reply of project proponent due to the following reasons:

- i) The application for withdrawal appears to have been submitted by the Project proponent only to escape the anticipated action against them regarding the violations made by them by commencing

work on the project prior to obtaining EC in contravention of the EIA Notification, 2006. This is evidenced by the fact that they have submitted detailed maps, plans and extensive other documentation for the Project which all consistently state that the built-up area of the project will be 2,08,819.52 sqm. They have also consistently been following up their case since 2019. Even as late as the SEAC meeting held on 01.03.2021 attended by the Project Proponent and their Environmental Consultant, no mention has been made of any change in plans or withdrawal of their application. The request for withdrawal has suddenly been made only after SEIAA took cognizance of the violations made by the Project Proponent and prima facie appears to have been done only to escape action against them for the said violations.

- ii) The Project Proponent's main contention is that since the construction of the built-up area is no longer proposed to be undertaken by them, the EIA Notification 2006 will not be applicable to their Project. This argument is not tenable since the EIA Notification 2006 is applicable to all projects having total area above 50 hectares and /or built-up area above 1,50,000 sqm regardless of whether the Project Proponent or any other agency / person undertakes the actual construction. The application for obtaining EC has been made by the Project Proponent in which an exact figure of 2,08,819.52 sqm built-up area has been computed. Since this built-up area is in excess of the threshold figure of 1,50,000 sqm, the Project is covered under the EIA Notification 2006, irrespective of whether the construction is done by the Project Proponent or by any other agency.
- iii) The violations reported by the PPCB vide their letter dated 23.10.2020 obviously ante-date the said letter of the PPCB. Hence the violations occurred well before the Project Proponent requested withdrawal of their application vide letter dated 22.03.2021 and thus, attract the relevant provisions of EIA Notification 2006.

After detailed deliberations, SEIAA decided to issue notice to the Project Proponent to show cause why action should not be initiated against them in respect of the aforementioned violations under Section 5 of the Environmental Protection Act, 1986. SEIAA further decided that a copy of the notice be also sent to PPCB stating that "Consent to Operate" may not be granted to the Project Proponent till a final decision is taken in the matter. Project Proponent also be directed not to undertake any further construction till a final decision in the matter is taken by SEIAA.

In compliance with the aforesaid decision, the following action have been taken:

- i) Show cause notice has been issued vide letter no 4069 dated 04.05.2021 to the project proponent. A copy of the notice has been endorsed vide no 4070 dated 04.05.2021 to PPCB stating that "Consent to Operate" may not be granted to the Project Proponent till a final decision is taken in the matter
- ii) Project Proponent has been directed vide letter no 4071 dated 04.05.2021 not to undertake any further construction.

The project proponent vide letter no 2161 dated 17.05.2021 sought additional time to reply the show cause notice issued by SEIAA vide letter no 2176 dated 11.06.2021 due to reason that management and most of the employees were suffering from COVID-19 pandemic; thus; they will not be able to submit the reply of show cause in the given timeline. Therefore, it was requested to give additional time frame of 15 days,

The project proponent has now submitted the reply to show cause notice vide letter no 2176 dated 11.06.2021 in reference to SEIAA letter no 4069 dated 04.05.2021. A copy of reply was annexed as Annexure-B of the agenda.

7.0 Deliberations during 183rd meeting of SEIAA held on 15.06.2021

The case was considered by SEIAA in its 183rd meeting held on 15.06.2021, which was attended by Sh. Devi Pal Sharma and Dr. Sandeep Garg Environmental Consultant on behalf of the promoter company.

Environmental Consultant of the promoter company submitted that they agreed to pay for the Environmental degradation as well as to undertake the CSR activity in the area around the Project site in lieu of the minor violation done by the Project Proponent. Further, violation window for the Environmental Clearance given by MoEF&CC has already been closed on 13.04.2018. As such, it is requested to take a lenient view on their case and consider the case for out of court settlement by imposing Environmental Compensation as applicable and grant them the Environmental Clearance on the basis of MoEF&CC Notification dated 08.03.2018.

SEIAA was also apprised that the matter regarding procedure to be adopted for violation cases identified after the final cut off window of 13.04.2018, was also considered in the 12th Joint Meeting of SEIAA/SEAC held on 09.06.2021 and it was noticed that no reply has been received from the MoEF&CC in reference to the letter no. 3772 dated 09.04.2021 to provide clarity on dealing with cases in which violations of the EIA notification have occurred or come to light after 13.04.2018 so that SEIAA Punjab may adopt similar procedures for dealing with such cases. A reminder has also been sent vide email dated 19.05.2021 to the Ministry but a reply is still awaited.

As such, it was decided by the Joint Committee that another reminder may be issued to the Ministry. In case, clarification is still not received, matter may be re-examined and decision taken whether the procedure prescribed in MOEF&CC Notification dated 14.03.2017 for dealing with the violation cases (which is continuing to be adopted by the MoEF&CC for post 14.03.2018 violations) may also be adopted by SEIAA/SEAC, Punjab for such fresh violations which come to notice after 14.03.2018.

After detailed deliberations, SEIAA decided to defer the case for a period of 01 month during which efforts should continue to be made to get the required clarification from MOEF&CC.

In compliance with the aforesaid decision, Joint Secretary, MoEF&CC, New Delhi has been requested vide letter no 4435 dated 25.06.2021 & email dated 26.06.2021 to provide the clarity on procedure to be adopted in violation cases which have come to light after 13.04.2018.

8.0 Deliberations during 203rd meeting of SEAC held on 05.07.2021

SEAC observed that no action was pending on behalf of SEAC, however, the case was reflected in the pendency list of SEAC on the Parivesh Portal due to technical reasons.

After deliberations, SEAC decided to forward the case to SEIAA online for taking further necessary action.

Further, Ministry of Environment, Forest & Climate Change vide OM dated 07.07.2021 had issued standard operating procedure for identification and handling of violation cases under EIA Notification 2006 in compliance of the orders of Hon'ble National Green Tribunal in OA No. 34/2020.

9.0 Deliberations during 186th meeting of SEIAA held on 29.07.2021

The case was considered by SEIAA in its 186th meeting held on 29.07.2021, which was attended by the following through Video Conference:

- (i) Sh. Devipal Sharma, Representative and Project proponent.

(ii) Dr. Sandeep Garg, Ms. Priyanka Madan and Ms. Simran and, Environment Consultant of the project proponent.

Environmental Consultant of the promoter company informed SEIAA that the Madurai Bench of Madras High Court vide its order of 15.07.2021 has ordered an interim stay on the operation of OM dated 07.07.2021 issued by the MoEF&CC. On being asked by SEIAA to provide a copy of the detailed order passed by the Hon'ble High Court, Environmental Consultant sought time to submit the same.

After detailed deliberation, SEIAA decided to defer the case and seek clarification from the Regional office of MoEF&CC, Chandigarh, regarding the operation of office memorandum dated 07.07.2021 keeping in view the interim stay granted by the Madurai Bench of the Madras High Court.

In compliance with the aforesaid decision, Regional office of MoEF&CC, Chandigarh has been requested vide letter no. 4615 dated 10.08.2021. An email has been received from the Regional office MoEF&CC, Chandigarh addressed to Director (IA- Policy), MoEF&CC, New Delhi on 31.08.2021 wherein it was requested to provide the necessary guidance to proceed further. However, no reply has been received from the MoEF&CC, New Delhi.

10.0 Deliberations during 191st meeting of SEIAA held on 11.10.2021

The case was considered by SEIAA in its 191st meeting held on 11.10.2021 which was attended by Dr. Sandeep Garg and Ms. Priyanka Madan, Environment Consultant of the project proponent.

During the meeting, Environmental Consultant of the promoter company submitted that in a very recent similar "violation" case, MoEF&CC, New Delhi has granted Environmental Clearance on 21.05.2021 for expansion of the group housing project namely "Green Lotus Saksham" with built-up area of 1,24,724.142 sqm located at village Nabha and Chatt Zirakpur, Distt. SAS Nagar developed by M/s Maya Builders after issuing a show cause notice u/s 5 of the Environment (Protection) Act, 1986. Copies of EC letter, Minutes of EAC held on 8th January, 2021 and Show Cause notice issued in the matter were submitted by the Environmental Consultant, which were taken on record by SEIAA. Environmental Consultant requested to grant the EC being a very minor violation as project proponent has only laid sewer and internal roads in a small pocket of the Project and no major civil construction has been commenced.

To a query by SEIAA, Environmental Consultant informed that he is not fully aware whether the construction has actually been fully stopped at project site after the site visited by the officer of the PPCB on 25.09.2020.

After detailed deliberations, SEIAA decided to defer the case and examine in detail the similar project of "Green Lotus Saksham" in which post-violation EC has been granted by MoEF&CC only recently. SEIAA also decided to visit the project site on 18.10.2021 (Monday) at 11:00 AM to verify the construction status of the project.

In compliance with the aforesaid decision, project proponent and Environmental Consultant was asked vide letter no. 4818-19 dated 12.10.2021 to present at the project site on aforesaid date and time to accompany SEIAA during their field visit to verify the construction status of the project. The project site was visited on 18.10.2021 by SEIAA and similar project of "Green Lotus Saksham" in which post-violation EC granted by MoEF&CC has also been examined in detail. The project proponent submitted an affidavit to the effect that the construction activities has been stopped and no such a violation will ever be repeated. A copy of the affidavit is enclosed as Annexure-A1 of the Agenda.

11.0 Deliberations during 192nd meeting of SEIAA held on 01.11.2021.

The case was considered by SEIAA in its 192nd meeting held on 01.11.2021, which was attended by the following:

- (i) Sh. Devipal Sharma, Manager of the promoter company.
- (ii) Dr. Sandeep Garg and Ms. Priyanka Madan, Environment Consultant of the project proponent.

During the meeting, representative of the promoter company vide letter dated 01.11.2021 submitted notarized affidavit as directed during the visit to SEIAA, Punjab. The contents of the said affidavit are reproduced as under:

“I, Ajay Sehgal (Director) on behalf of M/s The Indian Co-operative House Building Society Ltd. having its office at Chandigarh Mullanpur Barrier, New Chandigarh, Punjab for our project namely “Suntec City” (108.58 acres) located at Village Palheri (H.B. No. 173), Tehsil Kharar and Village Raihmanpur (H.B. No. 172), Tehsil Majri, Distt. SAS Nagar, New Chandigarh, Punjab do hereby solemnly affirm and declare the following:

- a. That project is a plotted township having plot area of 108.58 acres (43.94 ha) which is less than 50 ha. Only development work is to be undertaken in the project. As initially we presumed that our project does not fall under the purview of EIA Notification & its amendments and Environmental Clearance was not required. Accordingly, we have started development of our project by making green parks, internal roads and laying of sewer line in the small pocket of project i.e., 4-5% of the total planning area.
- b. That later on, we came to know that if permissible built-up area exceeds the limit of 1,50,000 sqm. based on permissible FAR, then, prior Environmental Clearance is required before start of any development activities.
- c. That accordingly immediately we have filed application to SEIAA, Punjab vide proposal no. SIA/PB/NCP/42854/2019 dated 14.09.2019 in Schedule 8(b) based on permissible built-up area of 2,08,819.52 sqm.
- d. That consequently construction activity was immediately stopped at site since the date of submission of the application of EC.
- e. That as we have done development work in 4-5% of total planning area that too without any intention to violate any law pertaining to Environmental Clearance. Thus, our small inadvertent violation may kindly be condoned off.
- f. That we wish to inform you that MoEF&CC in so many other cases have condoned similar/minor violation and taken favorable decision in granting Environmental Clearance in interest of state/project proponent.
- g. That no such violation will ever be repeated in future and development/construction work will be resumed only after obtaining Environmental Clearance.

Thus, it is our humble plea to condone our unintentional act of violation so that Environmental Clearance may kindly be issued to the said project.”

The said affidavit was taken on record by SEIAA.

Further, SEIAA was apprised regarding the visit report dated 18.10.2021 (Annexure-1 of the proceeding). The said visit report was also taken on record. Perusal of visit report reveals as under:

- i) Project proponent has constructed roads in one pocket of the project in an area of about 4 to 5 acres. In the said pocket, sewer has been laid and Electric Poles have been erected alongside the roads. Two parks have also been developed in this pocket.

- ii) Fencing has been partially erected on the front side of the project site and an entrance gate has been constructed.
- iii) Structures of three buildings (G+2) with approximate combined built-up area of 950 sqm and 2-Labour huts-cum storage rooms with built-up area of about 15 sqm have been partially constructed which were all unfinished and no occupancy was found in the same.
- iv) No construction had been undertaken in the remaining about 104 acres area of the project site which is mainly agricultural fields and some non-cultivable banjar land.
- v) No fresh construction was observed at site.

SEIAA also noted that in a similar project of “Green Lotus Saksham”, MoEF&CC in its 63rd meeting of EAC (Infra-2) held on 19.03.2021 has granted post-violation EC. Moreover, no procedure has been defined by Ministry to deal with the post window violation cases after the stay orders of the Hon’ble Madurai Bench of the High Court of Tamil Nadu on the OM dated 07.07.2021. SEIAA also noted that the Project Proponent had stopped construction works under the Project and no new construction beyond that initially undertaken in a small pocket of 5 acres had been done by him.

After perusal of the site visit report and taking into consideration the affidavit submitted by the project Proponent and the case of Green Lotus Saksham in which EC has been granted by MoEF&CC in a “violations case” as precedence, SEIAA decided to accept the recommendation of SEAC and permit SEAC to process the case of Suntec City for grant of EC as no directions have been received from the MoEF&CC regarding dealing with such cases despite reminders and because important Projects cannot be delayed indefinitely.

12.0 Deliberations during 209th meeting of SEAC held on 27.11.2021.

The case was attended by the following:

- (i) Sh. Devipal Sharma, Manager of the promoter company.
- (ii) Dr. Sandeep Garg and Ms. Priyanka Madan, Environment Consultant of the project proponent.

During meeting, the representative of the Project Proponent informed that there are certain changes in the proposal and the same have been incorporated in the Form-1, 1A, and approved layout plan. The hard copy of revised Form-1,1A and layout plan of the project approved by Chief Town Planner, Punjab vide no. 4660 dated 21.10.2020 were taken on record during the meeting.

The project proponent further informed that as per revised forms, the built-up area of the project has been revised from 208819.52 sqm to 466702.58 sqm along with other details pertaining to no. of plots, population, water requirement, wastewater generation etc.

SEAC observed that there are significant changes in the revised proposal and asked the project proponent to upload the same including Form-1, 1A, and Layout Plan on the Parivesh Portal.

After detailed deliberations, SEAC decided to defer the case till the next meeting of SEAC.

13.0 Deliberations during 212th meeting of SEAC held on 10.01.2022.

The case was attended by the following:

- (i) Sh. Devipal Sharma, Manager of the promoter company.
- (ii) Dr. Sandeep Garg and Ms. Priyanka Madan, Environment Consultant of the project proponent.

The Project Proponent has submitted the reply of the ADS raised through Parivesh Portal, wherein, the Project Proponent has uploaded all the relevant documents pertaining to the project in Form-1, 1A &

approved layout plan, water balance for the three seasons & Solid Waste Management with details as under:

Sr. no.	Description	Details			
1.	Layout plan details	A copy of Layout plan approved by Chief Town Planner vide no. 4660 dated 21.10.2020. The details of the project as per the said layout plan is as under:			
		Sr. no.	Description	Number	Population
		1	Plots	442	6630
		2	Independent Floors (S+4)	12	240
		3	Independent Floors (S+3)	90	1350
		4	Shopping	4.193 acres	419
		5	Education site	7.87 acres	787
		6	EWS	5.751 acres	2300
Besides above, one group housing project of Total area= 7.975 acres. Population for the said group housing project = 2393 persons (7.975x300) Total Population with the project = 14119 a) CLU granted for area =108.58 acres b) Area under revenue rasta= 2.842 acres c) Total area= (a+b)=111.422 acres d) EWS area= 5.571 acres e) Area under master plan roads= 13.212 acres f) Reserved area= 3.116 acres g) Site area= 92.252 acres					
2.	CLU and other Details	Permission for CLU has been granted for area of 108.58 acres falling in village Palheri, Tehsil Majrai, District SAS Nagar vide memo no. 2629CTP(PB).SP-432M dated 03.06.2016.			
3.	Processing Fee details (Amount/NEFT no./ dated)	Amount Rs 52,205/- Ref No:183512003671 DD No: "004758" dated 13-12-2019. Additional amount Rs. 64,472/- UTR no. N334211731155303 through NEFT dated 30.11.2021.			
4.	Built up area details	Residential plots, Independent floors, Group Housing and EWS @ 394265.966 sqm. Commercial= 16968.469 sqm. Public Amenities= 55468.14 sqm. Total Built up area= 466702.58 sqm.			
5.	Water Demand and wastewater generation details				
	S.no.	Description	Particulars	Unit	
	1.	Total Water Requirement	1,813	KLD	

2.	Freshwater requirement	1,200	KLD
3.	Flushing water demand	613	KLD
4.	Wastewater Generation	1,450	KLD
5.	Proposed STP Capacity	2 MLD (to be installed in 2 modules of 1000 KLD each based on SBR Technology)	MLD
6.	Treated Water Available for Reuse	1,421	KLD
7.	Green area water requirement	<ul style="list-style-type: none"> • Summer @ 5.5 l/sqm/day= 127 KLD • Winter @ 1.8 l/sqm/day= 42 KLD • Rainy @ 0.5 l/sqm/day= 12 KLD 	
8.	Water balance details	<p>In summer season, out of total water requirement of 1813 KLD, fresh water demand meet through GMADA/Borewell @ 1200 KLD. The total wastewater generation shall be 1450 KLD, which shall be treated in a STP of capacity 2 MLD. Out of treated sewage of 1421 KLD, 613 KLD shall be utilized for flushing purposes, 127 KLD shall be used for horticulture purposes and remaining 681 KLD shall be utilized in the green belt out site the project/construction activities/disposed of to GMADA sewer.</p> <p>In winter season, out of total water requirement of 1813 KLD, fresh water demand meet through GMADA/Borewell @ 1200 KLD. The total wastewater generation shall be 1450 KLD, which shall be treated in a STP of capacity 2 MLD. Out of treated sewage of 1421 KLD, 613 KLD shall be utilized for flushing purposes, 42 KLD shall be used for horticulture purposes and remaining 766 KLD shall be utilized in the green belt out site the project/construction activities/disposed of to GMADA sewer.</p> <p>In rainy season, out of total water requirement of 1813 KLD, fresh water demand meet through GMADA/Borewell @ 1200 KLD. The total wastewater generation shall be 1450 KLD, which shall be treated in a STP of capacity 2 MLD. Out of treated sewage of 1421 KLD, 613 KLD shall be utilized for flushing purposes, 12 KLD shall be used for horticulture purposes and remaining 796 KLD shall be utilized in the green belt out site the project/construction activities/disposed of to GMADA sewer.</p>	

9.	Rain Water Harvesting Potential	3,741 CUM of rainwater shall be collected and utilized for recharging of ground water.
10.	Municipal Solid Waste Generation	5,472 kg/day will be generated from the residential, commercial and public amenities The biodegradable component of the solid waste shall be converted into manure using composters of size 2x 1000 kgs and 500 kg. The non-biodegradable component shall be handed over to the authorized rag pickers and domestic hazardous waste shall be disposed of as per the SWM rules 2016.
11.	Plantation details	4670 trees are proposed to be planted against the requirement of 4666 trees (1 tree per 80 sqm of plot area= 373330/80)

SEAC was satisfied with the above said ADS reply & by the presentation of the Project Proponent and took a copy of the same on record.

After detailed deliberations, SEAC decided to forward the application of the project proponent to SEIAA with the recommendation to grant Terms of References (ToR) for the establishment of new residential colony project namely "Suntec City", located at village Palheri (H.B. no. 173), Tehsil- Kharar and Village Raihmanpur (H.B no. 172), Tehsil- Majri, District- SAS Nagar, New Chandigarh, Punjab with proposed built-up area as 466702.58 sqm, as per the details mentioned in the Form 1, 1A, EMP & subsequent presentation /clarifications made by the project proponent and his consultant subject to the following conditions.

Standard TOR Conditions

1. Examine details of land use as per Master Plan and land use around 10 km radius of the project site. Analysis should be made based on latest satellite imagery for land use with raw images. Check on flood plain of any river.
2. Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/villages and present status of such activities.
3. Examine baseline environmental quality along with projected incremental load due to the project.
4. Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic and health.
5. Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area. Any obstruction of the same by the project.
6. Submit the details of the trees to be felled for the project
7. Submit the present land use and permission required for any conversion such as forest, agriculture etc.
8. Submit Roles and responsibility of the developer etc. for compliance of environmental regulations under the provisions of EP Act.

9. Ground water classification as per the Central Ground Water Authority.
10. Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart.
11. Rain water harvesting proposals should be made with due safeguards for ground water quality. Maximize recycling of water and utilization of rain water. Examine details.
12. Examine soil characteristics and depth of ground water table for rainwater harvesting.
13. Examine details of solid waste generation treatment and its disposal.
14. Examine and submit details of use of solar energy and alternative source of energy to reduce the fossil energy consumption. Energy conservation and energy efficiency.
15. DG sets are likely to be used during construction and operational phase of the project. Emissions from DG sets must be taken into consideration while estimating the impacts on air environment. Examine and submit details.
16. Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analyzed with measures for preventing traffic congestion and providing faster trouble-free system to reach different destinations in the city.
17. A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.
18. Examine the details of transport of materials for construction which should include source and availability.
19. Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.
20. Baseline data should not be older than 3 years.
21. Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.
22. Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.
23. The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.
24. The project proponent shall make an assessment of ecological damage done and economic benefit derived due to violation and prepare remediation plan and natural & community resource augmentation plan and it shall be prepared as an independent chapter in the environment impact assessment report by the accredited consultants. The collection and analysis of data for assessment of ecological damage, preparation of remediation plan and natural and community resource augmentation plan shall be done by an environmental laboratory duly notified under Environment (Protection) Act, 1986, or a environmental laboratory accredited by National Accreditation Board for Testing and Calibration Laboratories, or a laboratory of a Council of Scientific and Industrial Research institution working in the field of environment.

2.0 Deliberations during 199th meeting of SEIAA held on 25.01.2022.

The case was considered by SEIAA in its 199th meeting held on 25.01.2022 which was attended by the following:

- (i) Sh. Devipal Sharma, Manager of the promoter company.

(ii) Dr. Sandeep Garg and Ms. Priyanka Madan, Environment Consultant of the project proponent.

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

During discussions, representative of the promoter company agreed to take action with respect to specific TORs proposed by SEAC except TOR No. 24 (prescribing the preparation of a remediation plan and natural & community resource augmentation plan in respect of the violations). However, Project Proponent / their Environmental Consultant failed to submit any reasonable explanation why the TOR No. 24 as proposed by SEAC should not be imposed. As such, SEIAA decided to accept the recommendation made by SEAC.

To a query by SEIAA, Environmental Consultant informed that a separate chapter to define the role and responsibilities of different stakeholders for implementation of the Environmental Management Plan as well as to comply with the conditions of Environmental Clearance to be granted shall be prepared. SEIAA was satisfied with the reply and decided to impose an additional TOR in this regard.

SEIAA observed that as per New Chandigarh Master plan 2008-2031, land use pattern of the project falls in residential area. A copy of the Layout plan approved vide Letter No. 5542-CTP(PB)/SP-454 dated 11-11-2016 has also been submitted. As such, the project is permissible for operation as per extant regulations.

The SEIAA further observed that this is a category 8(b) project i.e., Township and Area Development project as per the Schedule appended to the EIA Notification 14.09.2006 and being a violation case, SEAC has recommended the grant of TORs for carrying out detailed EIA & EMP for such type of projects along with Additional specific TORs in line with OM dated 14.03.2017 of the MoEF&CC as amended on 08.03.2018.

The SEIAA looked into the details of the case and was satisfied with the same. SEIAA further observed that Hon'ble Supreme Court vide its order dated 09.12.2021 passed in Civil Appeal Nos. 7576-7577 of 2021[Arising out of SLP (C.) Nos. 11226-11227 of 2020] titled Electrosteel Steels Limited (Petitioner (s)) Versus Union of India and Ors. etc. (Respondent (s)) ordered that the stay granted by the Hon'ble Madurai Bench of the High Court of Tamil Naidu in respect of OM dated 07.07.2021 is not applicable outside the jurisdiction of the said High Court.

SEIAA therefore concluded that the case is required to be dealt with as per the MoEF Notification dated 07.07.2021. As per the said Notification, action has to be taken against the violator by Punjab Pollution Control Board under the provisions of Sections 15 and 16 read with Section 19 of the Environment (Protection) Act, 1986.

After detailed deliberations, SEIAA decided as under:

- a) Directions u/s 5 of the Environment (Protection) Act, 1986 be issued to PPCB to initiate action against the responsible persons under the provisions of Sections 15 and 16 read with Section 19 of the Environment (Protection) Act, 1986 and send the action taken report to SEIAA, Punjab, within 30 days.
- b) Directions u/s 5 of the Environment (Protection) Act, 1986 be issued to the project proponent as under:
 - (i) That the project proponent shall not undertake any further construction activity under the project or create any further third-party interest in the project till the grant of Environmental Clearance under EIA Notification dated 14.09.2006.
 - (ii) That the project proponent shall pay penalty equivalent to the amount as may be determined based upon notification dated 07.07.2021 at the time of submission of EIA/EMP report.

- c) Terms of reference be issued to the project proponent as recommended by SEAC for carrying out detailed EIA & EMP with additional TORs as under:
- (i) Project proponent shall submit a separate chapter defining the role and responsibilities of all the stakeholders in the implementation of the proposed Environmental Management Plan as well as for assuring proper compliance of the conditions of Environmental Clearance in case it is granted.
 - (ii) Environmental Consultant shall prepare EIA report keeping in view Office Memorandum dated 07.07.2021 issued by the MoEF&CC, New Delhi.

Present Case:

The project proponent has submitted an application for Environmental Clearance for Residential Project namely “Suntec City” located at Village Palheri, Tehsil Kharar and Village Raihmanpur, Tehsil Majri, Distt. S.A.S Nagar, New Chandigarh, Punjab by M/s The Indian Co-op House Building Society Ltd. The permissible built-up area of the project will be 4,66,702.58 sq.m. The Project is covered under Activity 8(b) & Category ‘B2’ as per EIA notification-2006.

The project proponent submitted EIA Report, Form-2 and other additional documents on online portal. The Project Proponent has submitted Rs. 4,66,702.58/- vide UTR No. N334211731155303 dated 30.11.2021 as verified & checked by supporting staff of SEIAA.

Punjab Pollution Control Board vide letter no. 5306 dated 02.09.2022 has sent the latest construction status report with details as under:

“It is further intimated that the proposed site of the subject cited project was visited by office of the Board on 31/8/2022 and the point wise reply of the comments sought by SEIAA from this office relating to the proposal of the subject cited project is given as under:

Sr. No.	Reports of point sought by SEIAA	Remarks
1.	Construction status of the proposal.	<ol style="list-style-type: none"> 1. The proposed site is located at Village Raihmanpur, tehsil Majri, Distt. S.A.S Nagar. 2. The GPS coordintates of the site are 30.47’22.28’ N,7641’15.37’ E. 3. The project proponent has earmarked the boundary of the project with flags. The project proponent has completed construction/ structure work of main gate. 4. The project proponent has completed structure work of approx.. 15 no. independent floor adjoining main gate and independent floor adjoining main gate and 02 no. Kothi structure work was also completed. The project proponent has also completed structure work 03 no. show room site adjoining the main gate. During visit, no construction work activity was going on at the site.

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

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

Summary of case as per application proposal is as under:

Sr. No.	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	Residential Project "Suntec City" by M/s The Indian Co-op House Building Society Ltd.
1.2	Proposal:	SEIAA/MS/2022/5058
1.3	Location of Project:	Village Palheri, Tehsil Kharar and Village Raihmanpur, Tehsil Majri, Distt. S.A.S Nagar, New Chandigarh, Punjab
1.4	Details of Land area & Built up area:	Plot Area under CLU = 108.58 acres Net Planned Area = 111 acres Permissible Built up area: 4,66,702.58 sq.m.
1.5	Category under EIA notification dated 14.09.2006	The project falls under S. No. 8(b) – "Township & Area Development Projects" as per EIA Notification dated 14 th September, 2006 and its

		subsequent amendments as permissible built-up area of the project will be 4,66,702.58 sq.m.
1.6	Cost of the project	Rs. 370 Crores
2.	Site Suitability Characteristics	
2.1	Whether project is suitable as per the provisions of Master Plan:	The project is an area development project and falls in residential zone as per Master plan of New Chandigarh. Copy of the Master plan of New Chandigarh showing the project location is submitted.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	CLU has been obtained for 108.58 acres of land vide Memo no. 2629 CTP(PB)/SP-432 dated 03.06.2016. Copy of CLU submitted.
3	Forest, Wildlife and Green Area	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act, 1980 or not:	No. The project does not involve any forest land. NOC has been obtained from DFO vide letter no. 8995 dated 24.01.2017.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	No, Project is not covered under PLPA, 1900. NOC has been obtained from DFO vide letter no. 8995 dated 24.01.2017.
3.3	Whether project required clearance under the provisions of Wildlife Protection Act, 1972 or not:	No. City Bird Sanctuary & Sukhna Wildlife Sanctuary are located at distance of approx. 10.1 km and 11.2 km respectively from the project location. As both the sanctuaries falls outside 10 km of project location. Thus, NBWL clearance is not required.
3.4	Distance of the project from the Critically Polluted Area.	The nearest critically polluted area is Ludhiana which is approx. 80 km from our project location.
3.5	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No. Project falls outside the eco-sensitive zone of Sukhna Wildlife Sanctuary and City Bird Sanctuary.
3.6	Green area requirement and proposed No. of trees:	Total green area: 23,119.69 sq.m. No. of trees required = 4,666 trees

		Proposed trees to be planted: 4,670 nos.		
4.	Configuration & Population			
4.1	S.No.	Particulars	Area (acres)	
	1.	Area under CLU (A)	108.58	
	2.	Area under Revenue Rasta (B)	2.842	
	3.	Total area (A+B)	111.422	
	4.	Permissible EWS area (@ 5% of total area)	5.571	
	5.	Area under Master Plan Roads (C)	13.212	
	6.	Reserved Area (D)	3.116	
	7.	Site Area [A-(C+D)] = E	92.252	
	8.	Area under Group Housing (F)	7.975	
	9.	Net Planned area (E-F)	84.277	
	10.	Area under Green (@ 6.778%)	5.713	
	*The above details are as per the layout plan approved from Chief Town Planner, Punjab vide no. 4660 CTP (PB) 188-454 dated 21.10.2020.			
4.2	Built up area bifurcation:			
	S.No.	Type	Area (in acres)	FAR
	1	Residential plots (442)	26.657	2.1
	2	Residential Independent floors (102)	5.043	2.6
	3	Group housing (1)	7.975	1.75
	4	EWS pocket (1)	5.751	2.5
	Built-up area of Residential Plots, Independent floors, Group housing & EWS (A)			3,94,265.966
	Commercial area details			
	S.No.	Plot no.	Area (in acres)	Built up area (in m²)
	1	Commercial Plot	4.193	16,968.469
	Built-up area of Commercial (B)			16,968.469
	Public Amenities details			
	S.No.	Type	Area (in acres)	Built up area (in m²)
	1	Nursery School/Crèche	0.649	2626.40
	2	Pre-Primary School	0.27	1311.18
	3	High School	4.362	26478.58

	4	Primary School	1.298	5252.81
	5	Primary School	1.289	5216.39
	6	Dispensary	0.382	2318.83
	7	Community Center	1.516	6135.03
	8	Religious Site	0.289	1169.54
	9	Police Post	0.183	1110.85
	10	Suvidha Kender (CFC)	0.197	797.23
	11	Area under Sub Station & STP (0.622 acre) + Water Works Site (0.132 acre)		3051.3
	Built-up area of Public Amenities (C)			55,468.14
	Overall Permissible Built-up area (A+B+C)			4,66,702.58
*The above details are as per the Final EIA report submitted.				
4.3	Proposal & Configuration		442 Residential plots, 102 Independent floors, Commercial, Group Housing site, EWS site, public amenities such as crèche, Primary School, high School, Dispensary, Community Centre, etc.	
4.4	Population details:			
	S.No.	Description	No of Plots/Area	PPU/acre
	1.	Residential		
		• Residential plots	442 Plots	15 persons per plot
		• Independent Floors (S+4)	12 Plots	20 persons per plot
		• Independent Floors (S+3)	90 Plots	15 persons per plot
		• EWS	5.751 acres	400 persons per acre
		• Group Housing	7.975 acres	300 persons per acre
	2.	Commercial	4.193 acres	100 persons per acre
	3.	Amenities:		100 persons per acre
		• Educational Site	7.87 acres	787
		• Other Public buildings	3.321 acres	332
	Total Estimated Population			14,451
5	Water			
5.1	Water Demand Calculations			

S.No.	Description	Total Occupancy	Per capita water requirement (lpcd)	Total water Demand (KLD)
1.	Residential			
	• Residential plots	6630	135	895
	• Independent Floors (S+4)	240	135	32
	• Independent Floors (S+3)	1350	135	182
	• EWS	2300	135	311
	• Group Housing	2393	135	323
2.	Commercial	419	45	19
3.	Amenities:			
	• Educational Site	787	45	35
	• Other Public buildings	332	45	15
	Water Demand			1,813 KLD
5.2	Total fresh water requirement:		1,813 KLD	
5.3	Source:		Borewell	
5.4	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>		No, application has been filed to PWRDA for obtaining NOC for abstraction of ground water for quantity of 1,813 KLD through 3 proposed bore wells.	
5.5	Total wastewater generation:		1,450 KLD	
5.6	Treatment methodology: <i>(STP capacity, technology & components)</i>		1,450 KLD of sewage will be generated from the project which will be treated in proposed STP of 2 MLD to be installed in modules (2*1000 KLD based on SBR technology).	
5.7	Treated wastewater for flushing purpose:		613 KLD	
5.8	Treated wastewater for green area in summer, winter and rainy season:		Summer: 127 KLD Winter: 42 KLD Monsoon: 12 KLD	
5.9	Utilization/Disposal of excess treated wastewater.		Excess treated water will be disposed of to GMADA sewer that has already been laid on PR 7 Master Plan Road. A copy of permission for discharging treated wastewater into public sewer has been obtained from GMADA vide	

		Memo no.SE(C-1) GMADA/2019/85 dated 11.01.2019 submitted.				
5.10	Cumulative Details:					
	Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement
	1.	1,813 KLD	1,450 KLD	1,421 KLD	613 KLD	Summer: 127 KLD Winter: 42 KLD Monsoon: 12 KLD
						Into GMADA sewer Summer: 681 KLD Winter: 766 KLD Monsoon: 862 KLD
	As per GMADA letter, till the trunk sewer is laid down, the promoter company shall be responsible for disposal of treated wastewater into sewer. The Promoter company needs to explain the alternate mode of disposal in case aforementioned situation.					
5.11	Rain water harvesting proposal:				13 no. of rain water recharging pits with dual bore have been proposed for artificial rain water recharge within the project premises. Layout showing 13 rain water recharging pits is enclosed along with application.	
6	Air					
6.1	Details of Air Polluting machinery:				1 DG set of 25 KVA capacity for essential services such as STP, borewell, etc.	
6.2	Measures to be adopted to contain particulate emission/Air Pollution				DG set will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.	
7	Waste Management					
7.1	Total quantity of solid waste generation				5,472 kg/day	
7.2	Details of management and disposal of solid waste (Mechanical Composter/Compost pits)				Biodegradable waste will be composted in 2 Mechanical Composters of 2*1000 & 1*500 kg capacity. Non-biodegradable waste (recyclable waste) will be disposed off through authorized recycler vendors. Inert waste will be dumped to authorized dumping site.	

	6.	Rain water recharging pits (13 pits with dual bore)	50	2
	7.	Energy Conservation	20	2
	8.	Environmental monitoring	5	5
	9.	Miscellaneous	10	2
	Total		Rs. 353 Lakhs	Rs. 24.5 Lakhs/ annum
Operation Phase:				
	S.No.	Title	Recurring Cost (Rs. Lakhs/ Annum)	
	1.	Air Pollution Control	1	
	2.	Water Pollution Control <ul style="list-style-type: none"> Maintenance & working of Sewage Treatment Plant (STP of 2000 KLD, SBR) 	10	
	3.	Noise Pollution Control	1	
	4.	Landscaping	7	
	5.	Solid Waste Management	6	
	6.	Rain water recharging pits (Maintenance of pits)	4	
	7.	Energy Conservation	5	
	8.	Environmental monitoring	5	
	9.	Miscellaneous	5	
	Total		Rs. 44 Lakhs /annum	
8.4	CER Activities:			
	S. No.	Description	Amount (in Rs. Crores)	
	1.	Construction/maintenance of toilets (girls & boys) as well as maintenance of classrooms in Government School, Villages Palheri	0.22	
	2.	Provide Ambulance to Primary Health & Wellness Centre at Village Palheri	0.5	
	3.	Pond rejuvenation at Village Palheri	1.5	
	Total		Rs. 2.22 Crores	

8.5	<p>a) Whether damage assessment plan, remediation plan and natural & community resource augmentation implementation plan submitted or not?</p> <p>b) CER Details along with proposed cost under remediation and natural & community resource augmentation implementation plan</p>	<p>a) Yes submitted. (Annexure-E)</p> <p>b) The total cost of the Rs. 370 Crores and 1% of the project cost (Rs. 3.7 Crore) shall be spent under CER. However, breakup of cost proposed under CER is of Rs. 1.9 Crore. The Project Proponent needs to explain above discrepancy. Further, Rs. 1.6 Crore shall be spent on remediation plan for violation. Besides this, under natural and community resource augmentation implementation plan, Rs. 1.5 Crore shall be spent on rejuvenation of pond. Details submitted.</p>
8.6	<p>Latest status of the complaint filed by Punjab Pollution Control Board against the promoter company for the violations of the provisions of EIA notification dated 14.09.2006.</p>	<p>Documents pertaining to complaint filed in the court submitted, however, the same are without any signature and moreover the latest status not submitted.</p>

On perusal of the EDS reply dated 14.09.2022 and the presentation made by the Project Proponent, the SEAC observed that the Project Proponent was given personal hearing before Chairman, PPCB on 01.07.2019 due to the reason that the Project Proponent had started construction without obtaining Environment Clearance. After hearing, it was decided that the promoter company shall furnish a bank guarantee amounting to Rs. 10 Lakhs to Environmental Engineer, Regional Officer, SAS Nagar as assurance to not to carry out any development work at site without getting Environmental Clearance as well as assurance to comply with various environmental laws/rules. Further, it was decided that the NOC applied by the promoter company be granted (after the submission of the said bank guarantee) subject to the specific condition that the promoter company shall not carry out any development/construction work at site without getting Environmental Clearance.

In compliance to the decisions taken by SEIAA during its 179th Meeting held on 12.04.2021, show cause notice was issued to the Project Proponent vide letter No. 4069 dated 04.05.2021. Further, Project Proponent was directed vide letter No. 4071 dated 04.05.2021 not to undertake any further construction. Further, during 192nd meeting of SEIAA held on 01.11.2021, representative of the promoter company submitted notarized affidavit vide letter dated 01.11.2021, as directed by SEIAA during their visit to the project on 18.10.2021,

wherein, along with others it was mentioned that no such violation will ever be repeated in future and development/construction work will be resumed only after obtaining environmental clearance.

SEIAA in their visit report dated 18.10.2021 indicated that the Project Proponent has constructed roads in one pocket of the project in an area of about 4-5 acres. In the said pocket, sewer has been laid and electric poles have been erected along side the roads. 2 parks have been developed and fencing has been partially erected on the front site of the project. Further entrance gate has been constructed and structures of 3 buildings (G+2) with approximate combined built-up area of 950 sqm and 2 labor huts-cum-storage rooms with built up area of about 15 sqm have been partially constructed and no occupancy was found in the same.

The SEAC perused the status report of the PPCB submitted vide letter No. 5306 dated 02.09.2022, wherein, it was mentioned that the Project Proponent has completed construction/structure work of main gate and has also completed structure work of approximately 15 No. independent floors adjoining main gate and 2 No. Kothi structure work was also completed. Further, structure work of 3 No. showrooms adjoining main gate has also been completed.

The SEAC perused the EDS reply dated 14.09.2022 submitted by the Project Proponent and observed that in the Damage Assessment Plan, the Project Proponent has mentioned that the structural work of 15 independent floors, 2 no. of Kothi's and 3 no. showrooms have been partially constructed with approximate built-up area of 3133.37 sqm.

In view of the position explained above, the Committee observed that the Project Proponent has carried out the construction in-spite of the directions issued by PPCB & SEIAA not to carry out any development work at site without getting the Environmental Clearance. Further, the Project Proponent has also violated the commitment made in their affidavit dated 01.11.2021. The Committee asked the Project Proponent to explain the same. The Project Proponent agreed that he has carried out construction after the site visit made by SEIAA on 18.10.2021.

The SEAC observed that the figures with respect to the total water demand, waste water generation, green area requirements, water balance diagrams for summer, winter & rainy seasons mentioned in the agenda does not match with the presentation made by the Project Proponent. **The Committee asked the Project Proponent to revise the water demand, waste water generation, flushing requirements, green area requirements along with water balance diagrams.** The Project Proponent agreed to provide the same.

SEAC further observed that the Project Proponent has proposed to discharged excess quantity of its treated waste water into GMADA sewer. The Project Proponent has submitted permission dated 11.01.2019 issued by GMADA wherein, it has been mentioned that GMADA shall allow the promoter company to connect its outfall sewer into the proposed trunk sewer to be laid by GMADA, however, till the time the said trunk sewer is laid by GMADA, the

promoter company shall be responsible for the disposal of treated waste water at their own cost and arrangement. The Committee asked the Project Proponent to explain the latest position with respect to the laying down of trunk sewer. The Project Proponent informed the Committee that GMADA vide letter dated 16.09.2022 informed that the sewer network for treated sewage is being laid in New Chandigarh by their office and the work is under progress. On completion of the work, the promoter company would also be allowed to discharge their surplus treated sewage subject to the terms & conditions laid by GMADA. The Committee noted the same and took a copy of the letter on record.

The SEAC perused the EDS reply submitted by the Project Proponent for parking requirements for different components of the project and observed that the Project Proponent has not submitted the component wise requirements for parking. The Committee asked the Project Proponent to submit the details of the parking required as per norms and proposed to be provided.

The Committee observed that the Environment Consultant of the Project Proponent assessed the damage done to the environment due to the construction activity carried out by the Project Proponent with respect to air, noise, water, ecology & land as Rs. 13.10 Crore. Whereas, the remediation assessment cost has been estimated as Rs. 1.6 crore and the cost for natural & community resource augmentation plan has been estimated as Rs. 1.5 crore. The Committee asked the Project Proponent to explain the difference in cost of damage assessment and remediation plan. The Project Proponent informed that the cost for damage assessment has been inadvertently mentioned as Rs. 13.10 crore and requested the Committee to allow him to submit the revised damage assessment plan. Further, the Committee asked the Project Proponent to provide the details of activities being carried out in the remediation plan and natural & community resource augmentation plan such as development of mini forest (Nanak Bagichi) in village-Palheri, plantation activity, rejuvenation of pond in majri etc. The Committee also asked the Project Proponent to provide the timeline for carrying out the activities proposed in the remediation plan and natural and community resource augmentation.

SEAC perused the EDS reply dated 14.09.2022 for carrying out activities under CER wherein, the Project Proponent has mentioned that 1 % of the total project cost i.e Rs. 3.7 crores shall be spent on CER activities, however, the breakup of the total cost of 1.9 crore has been provided. Further, the NOCs shown during the meeting issued by the Sarpanch Village-Palheri, was also not found up to the mark. The Committee asked the Project Proponent to submit the revised NOC.

The Committee perused the EDS reply with respect to the status of prosecution filed by PPCB for violation the provision of EIA notification, 2006. The Committee asked the Project Proponent to submit the latest status of prosecution. The Project Proponent agreed to provide the same.

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

- (i) The Project Proponent shall submit the revised water demand, waste water generation, flushing requirements, green area requirements along with water balance diagrams.
- (ii) The Project Proponent shall submit an affidavit to ensure that there shall be no occupancy of any plot/flat/commercial unit till the project sewer is connected with the GMADA sewer.
- (iii) The Project Proponent shall submit the details of the parking required as per norms and proposed to be provided.
- (iv) The Project Proponent shall submit the revised damage assessment plan. Further, he shall also provide the details of activities being carried out in the remediation plan and natural & community resource augmentation plan such as development of mini forest (Nanak Bagichi) in village-Palheri, plantation activity, rejuvenation of pond in majri etc. along with their timelines.
- (v) The Project Proponent shall submit the revised cost for carrying out various activities under CER along with their NOCs from the respective authorities.
- (vi) The Project Proponent shall submit the latest status of prosecution of the case filed by PPCB.

Item No. 229.07: Application for Environmental Clearance under EIA notification dated 14.09.2006 for construction of Multilevel Parking and Hospital Building Block in the existing premises of Sohana Hospital at Sector 77, Mohali, District SAS Nagar, Punjab by M/s Shri. Guru Harkrishan Sahib (C) Eye Hospital Trust, (Proposal No. SIA/PB/MIS/288363/2022).

The subject cited Hospital is an existing 400 bedded HCF and was granted Consent to Operate under the provisions of Water Act 1974 & Air Act 1981, which is valid up to 21.11.2022 and 17.11.2022 respectively. The Hospital had also been granted authorization under Bio-medical Waste Management Rules 2016 which is valid up to 31.03.2023.

Now, the Project Proponent has submitted an application under EIA notification dated 14.09.2006 for construction of Multilevel Parking and Hospital Building Block in the existing premises of "Sohana Hospital" at Sector 77, Mohali, District SAS Nagar, Punjab, in the total land area of 31444.07 sqm having built up area 31652.97 sqm. The 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 along with processing fee amounting to Rs. 63,306/- vide UTR No. N222222074202637 dated 10.08.2022, as checked & verified by the supporting staff SEIAA.

On perusal of conceptual plan submitted by the Hospital, it was observed that the construction activity has been proposed to be carried out within in the land area of 7.77 acres. As per the said conceptual plan, following building components shall be constructed which will increase the overall built-up area from 19816.79 sqm to 31652.97 sqm

Sr. No.	Building Blocks to be constructed	Built up area
1.	Eye/IVF Centre/OTS/Critical Care Unit	3906.78 sqm
2.	Optical Pharmacy	128.717 sqm
3.	Multi-level Parking 1 & 2	5947.96 sqm
		1784.38 sqm
4.	Extended waiting area	68.343 Sqm
	Total	11836.18 Sqm

Punjab Pollution Control Board vide letter no. 5647 dated 14.09.2022 has sent the latest construction status report with details as under:

"It is intimated that the project site was visited by officer of the Board on 05.09.2022 and it was observed as under:

Sr.	Report of point sought by SEIAA	Remarks
-----	---------------------------------	---------

No.		
1.	<i>Construction status of the proposal</i>	<ol style="list-style-type: none"> 1. <i>The proposed site is located within the existing premises of Shri Guru Harkrishan Sahib charitable society Eye Hospital Sohana.</i> 2. <i>The Hospital has not stated any excavation work and construction activity in the proposed site.</i>
2.	<i>Status of physical structures within 500m radius of the site including the status of industries, drain, river, eco sensitive structure, if any.</i>	<p><i>The following units are located within 500m radius of the unit:</i></p> <ol style="list-style-type: none"> 1. <i>No rice sheller/stone crusher/hot mix plant/cement grinding unit/brick kiln exist within 500m from the proposed site.</i> 2. <i>There is no jaggery, petroleum outlet exist within 100m of the site.</i> 3. <i>There is drain/nallah/choe exist within 500m.</i> 4. <i>There is no common bio-medical treated facility within 500m.</i> 5. <i>There is no eco-sensitive area within 500m</i> 6. <i>There is no MAH industry existing within 300m.</i> 7. <i>There is no other air polluting industry exist within 250m from the proposed site.</i>
3.	<i>Whether the site meets within the prescribed criteria for setting up of such projects.</i>	<i>The proposed site is complying with the sitting guidelines framed by the Government of Punjab for such project.</i>

It is pertinent to mention here that the proposed site is situated within the jurisdiction of GMADA. However, the terminal STP installed in SAS Nagar by GMADA authorities is not adequate to cater the quantity of additional effluent of this project. The upgradation of existing STP installed by GMADA authorities is under progress. The Project Proponent has not submitted the alternate proposal for mode of disposal.”

Deliberations during 229th meeting of SEAC held on 19.09.2022.

The meeting was attended by the following:

- (i) Mr. Adarsh Suri, Chief Administrator, M/s Shri. Guru Harkrishan Sahib (C) Eye Hospital Trust.
- (ii) Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.
- (iii) Sh. Sandeep Singh, Consultant, M/s. Chandigarh Pollution Testing Laboratory.

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

Sr. No.	Description	Details			
1	Basic Details				
1.1	Name of Project & Project Proponent:	Sohana Hospital by Shri Guru Harkrishan Sahib (C) Eye Hospital Trust Sohana, Sector-77, Mohali			
1.2	Proposal:	SIA/PB/MIS/288363/2022			
1.3	Location of Industry:	Sector-77, Mohali			
1.4	Details of Land area & Built up area:	Description	Existing (sqm)	Proposed (sqm)	Total (sqm)
		Net Plot area	31444.07	-	31444.07
		Built up area	19816.79	11836.18	31652.97
1.5	Category under EIA notification dated 14.09.2006	B2			
1.6	Cost of the project	Rs. 144 Crore			
2.	Site Suitability Characteristics				
2.1	Whether site of the industry is suitable as per the provisions of Master Plan:	The site of the hospital has been adjusted as it is in the master plan of Mohali. The proposed construction activity shall be confined within the project site. The Hospital had already been operational and granted valid consents under the provisions of Water Act 1974 & Air Act 1981.			
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	A copy of letter no. 6/9/97 dated 01.02.2001 issued by Department of Housing and Urban Development submitted, wherein it has been mentioned that land area of 52 Kanal and 7 Marla meant for construction of Guru Harkrishan Eye Charitable Hospital, Sohana has been exempted from land acquisition.			
3	Forest, Wildlife and Green Area				
3.1	Whether the industry required clearance under the provisions of Forest Conservation Act 1980 or not:	No Forest land is involved and undertaking in this regard submitted.			
3.2	Whether the industry required clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900:	No land area of the project is covered under the provisions of Punjab Land Preservation Act (PLPA) 1900.			
3.3	Whether industry required clearance under the provisions	No wildlife sanctuary is involved in the vicinity or study area if the project site. Thus, the industry does not require clearance under the provisions of Wildlife Protection Act 1972.			

	of Wildlife Protection Act 1972 or not:																						
3.4	Distance of the industry from the Critically Polluted Area.	The nearest Critically polluted area of Ludhiana is at a distance of 77km.																					
3.5	Whether the industry falls within the influence of Eco-Sensitive Zone or not. (Specify the distance from the nearest Eco sensitive zone)	Not applicable																					
3.6	Green area requirement and proposed No. of trees:	Total land area: 4746.28 sqm Proposed number of trees- 393																					
4.	Configuration & Population																						
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1.	Eye/IVF Center/OTS/Critical Care unit	3906.78 sqm																					
2.	Optical Pharmacy	128.717 sqm																					
3.	Multi-level Parking	5947.96 sqm 1784.38 sqm																					
4.	Extended waiting area	68.343 Sqm																					
	Total area (B)	11836.18 Sqm																					

		Total Built up area (A+B)							31652.97
*The details are as per the conceptual plan submitted by the promoter company.									
4.2	Population details	1800							
5	Water								
5.1	Population & Water Demand Details:								
	S.No.	Description	No. of Units	Population	No. of Units	Population	Total	Daily Water Req. per unit	Total water Req. KLD
			Existing		Proposed		Total		
	1	Indoor Beds	400	400	NIL	NIL	400	450 (Includes water required for lab/laundry/cooling tower)	180
	2	Staff	-	300	-	200	500	45	22.5
	3	OPD		600		300	900	15	13.5
	4	Laboratory	-	-	-	-	-	-	8.00
	Total Water Requirement								224
	Wastewater generated								179.2
5.1	Total fresh water requirement:	224 KLD							
5.2	Source:	Tubewell							
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>	Application for permission for abstraction of 225 KLD of ground water is filed with PWRDA.							
5.4	Total water requirement for domestic purpose:	224 KLD							
5.4.1	Total wastewater generation:	179.2 KLD							
5.4.2	Treatment methodology for domestic wastewater:	STP of 200 KLD capacity based on MBBR Technology installed.							

	(STP capacity, technology)																													
5.6	Details of utilization of treated wastewater into green area in summer, winter and rainy season:	Treated water will be partly used for tree plantation, landscaping, parks & flushing etc within the project premises.																												
5.7	Utilization/Disposal of excess treated wastewater.	Excess treated waste water from STP shall be discharged into sewer.																												
5.8	Cumulative Details:																													
	<table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Season</th> <th>Total water Requirement</th> <th>Total wastewater generated</th> <th>Treated wastewater</th> <th>Green area requirement (4716.61 sqm)</th> <th>Into sewer</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Summer</td> <td>224 KLD</td> <td>179.2 KLD</td> <td>179.2 KLD</td> <td>26 KLD</td> <td>153.2 KLD</td> </tr> <tr> <td>2.</td> <td>Winter</td> <td>224 KLD</td> <td>179.2 KLD</td> <td>179.2 KLD</td> <td>8.5 KLD</td> <td>170.7 KLD</td> </tr> <tr> <td>3.</td> <td>Rainy</td> <td>224 KLD</td> <td>179.2 KLD</td> <td>179.2 KLD</td> <td>2.3 KLD</td> <td>176.9 KLD</td> </tr> </tbody> </table>	Sr. No.	Season	Total water Requirement	Total wastewater generated	Treated wastewater	Green area requirement (4716.61 sqm)	Into sewer	1.	Summer	224 KLD	179.2 KLD	179.2 KLD	26 KLD	153.2 KLD	2.	Winter	224 KLD	179.2 KLD	179.2 KLD	8.5 KLD	170.7 KLD	3.	Rainy	224 KLD	179.2 KLD	179.2 KLD	2.3 KLD	176.9 KLD	
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5.9	Rain water harvesting proposal:	8 No. RWH pits shall be provided.																												
6	Air																													
6.1	Details of Air Polluting machinery:	3 DG Set of capacity 2x600 KVA and 1x910 KVA has already been installed.																												
6.2	Measures to be adopted to contain particulate emission/Air Pollution	Canopy equipped DG set with adequate height will be installed.																												
7	Waste Management																													
7.1	Total quantity of solid waste generation	0.36 Ton/Day																												
7.2	Details of management and disposal of solid waste (Mechanical Composter/Compost pits)	About 36 kg/day of Solid Waste is being generated from the Hospital for which the 3 no. containers of capacity 60 Kg each have been provided at the roof top of the Multi-Speciality building block. The Solid Waste is treated in these containers with anaerobic digestion process by adding consortia. The Compost produced is utilized as manure in the plantation area of the Hospital.																												

7.3	Details of management of Bio-medical waste generated from project	Category	Type of waste	Quantity Generated or collected in Kg/day or Ltr/day	Method of Treatment and disposal as per Schedule-I
		Yellow	a) Expired or Discarded Medicines	0.8	Incineration
			b) Chemical Liquid Waste	48	Pre-treatment with 10% Sodium Hypo-chlorite followed by final treatment ETP.
			c) Discarded linen, mattresses, bleedings contaminated with blood or body fluid, Anatomical waste, Human, chemical solid waste, microbiology, biotechnology and other clinical laboratory waste.	69.95	Incineration
		Red	Contaminated waste (Recyclable)	88.24	Autoclaving followed by shredding. Treated waste to be sent to authorized recyclers or for energy recovery or plastic to Diesel or fuel oil or for road making.
		White (Translucent)	Waste sharps including metals	3.58	Autoclaving followed by shredding. Treated waste to be sent to Iron foundries or sanitary landfill or designated concrete waste sharp pit.
		Blue	Glassware and Metallic Body implants	23.91	Disinfection or Autoclaving or microwaving or

				hydroclaving and then sent for recycling.
		Total	186.48 Kg/Day or Ltr/day	
8	Energy Saving & EMP			
8.1	Power Consumption:	2995 KW		
8.2	Energy saving measures:	Provision for LEDs for internal lighting will be used. Solar system on the roof top of multi-level parking for lighting purpose shall be provided.		
8.3	Details of activities under Environment Management Plan:	Submitted		
8.4	CER Activities details	No activities have been proposed under CER, an EDS in this regard was raised and the Hospital had replied that the Hospital is being run by the Trust namely Shri Guru Harkrishan Eye (c) Trust, which is non-profit organization This organization is regularly carrying out social activities such as plantation drive in the villages to conserve and protect the environment. Besides, the trust is regularly organizing free medical camps in the villages. Therefore, activities under CER is a regular part of the Trust with the aim to provide clean and green environment despite the fact being non-profit organization.		

During meeting, the Committee asked the Project Proponent as to whether the Hospital has executed agreement with Common bio-medical Waste Treatment Facility. The Project Proponent apprised the Committee that the Hospital has already executed agreement with M/s Rainbow Environments Private Limited on 07.04.2020, which is valid for 3 years. The Committee noted the same and took a copy of the said agreement on record.

The Committee further perused the status report submitted by PPCB on 14.09.2022, wherein, it has been mentioned that the proposed site is situated within the jurisdiction of GMADA. However, the terminal STP installed in SAS Nagar by GMADA authorities is not adequate to cater the quantity of additional effluent of this project. The upgradation of existing STP installed by GMADA authorities is under progress. The Project Proponent has not submitted the alternate proposal for mode of disposal.

The Committee further observed that the Project Proponent has proposed to discharge excess treated wastewater of 176 KLD into sewer, however, no permission has been obtained by the Hospital for discharging excess treated wastewater into sewer. In this regard, the Project Proponent apprised the Committee that there is a proposal to construct 2 Multi Level Parkings, Eye/IVF Centre/OTS/Critical Care Unit/Optical Pharmacy and Extension in the waiting area. Further the installed and operational capacity of the hospital will remain as 400 bedded after construction of new buildings. Further, at present the hospital has obtained

Consent to Operate under the provisions of the Water Act 1974 for the discharge of 175 KLD of domestic effluent and 5 KLD of liquid waste from the laboratories. Therefore, the Consent is valid for the discharge of 180 KLD of treated wastewater. However, as per proposal, there will not be any increase in the quantity of discharge of wastewater after construction of above-mentioned building blocks, as there is no increase in the bed capacity of the Hospital. The discharge of the waste water will remain as 180 KLD (179.2 as shown in the water balance). Further, the hospital was established in the year 1995 by the trust at Village Sohana and now this Hospital falls in Sector 77, Mohali which was developed by GMADA in the year 2008. The sewer connection was given by GMADA to the Hospital when this sector was developed.

The Committee after perusal of Environment Management Plan has asked the Project Proponent to revise the EMP. The Project Proponent has submitted revised EMP with details as under:

Construction Phase:

SR. NO.	PARTICULARS	APPROX. CAPITAL COST (LAC)	APPROX. RECURRING COST (LAC)	ITEMS COVERED
1.	Medical Cum First Aid	Already provided		First aid medical facility with first aid kit
2.	Toilets for workers	3.0	2.0	Toilets with septic tank
3.	Wind breaking curtains	4.0	0.5	Wind breaking walls at vulnerable areas
4.	Sprinklers for suppression of dust	2.0	0.5	Sprinklers, Pipeline
Total Cost		Rs 9.0	Rs. 3.0	

For Operational Phase

SR. NO.	PARTICULARS	APPROX. CAPITAL COST (LAC)	APPROX. RECURRING COST (LAC)	ITEMS COVERED
1.	Sewage Treatment Plant	Already installed		STP
2.	Solid Waste segregation & disposal	50.0	2.5	Coloured Bins at appropriate Locations

3.	Green Belt including Lawns coverage	8.0	8.0 (for 3 years)	Plantation and landscaping
4.	Rain Water harvesting	5	2	
Total Cost		Rs. 63.0	Rs 12.5	

The Committee was satisfied with the presentation and reply submitted by the Project Proponent and it was decided to award Silver Grading to the Project and recommend the case to SEIAA for grant of Environmental Clearance under EIA Notification dated 14.09.2006 for the construction of Multilevel Parking and Hospital Building Blocks in the existing premises of "Sohana Hospital" at Sector 77, Mohali, District SAS Nagar, Punjab, in the total land area of 31444.07 sqm having built up area 31652.97 sqm subject to the standard conditions.

I. Statutory compliances:

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

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

II. Air quality monitoring and preservation

- i) Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii) A management plan shall be drawn up and implemented to contain the current exceedance in the ambient air quality at the site.
- iii) The project proponent shall install a system to undertake Ambient Air Quality monitoring for common /criterion parameters relevant to the main pollutants released (e.g., PM10 and PM2.5) covering upwind and downwind directions during the construction period.
- iv) Diesel power generating sets proposed as a source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel would be the preferred option. The location of the DG sets may be decided in consultation with Punjab Pollution Control Board.
- v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, and continuous dust/ wind-breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum up to 10 m). Plastic/tarpaulin

sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

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

III. Water quality monitoring and preservation

- i) The natural drainage system should be maintained for ensuring unrestricted flow of water.
- ii) No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.
- iii) Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done.
- iv) The total water requirement for the project shall be 224 KLD, which shall be met through own tube well. Total freshwater use shall not exceed the proposed requirement as provided in the project details and other relevant details as under:

Sr. No.	Season	Total water Requirement	Total wastewater generated	Treated wastewater	Green area requirement (4716.61 sqm)	Into sewer
1.	Summer	224 KLD	179.2 KLD	179.2 KLD	26 KLD	153.2 KLD
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3.	Rainy	224 KLD	179.2 KLD	179.2 KLD	2.3 KLD	176.9 KLD

- a) 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.
- b) During the construction phase, the project proponent shall ensure that the wastewater generated from the labour quarters/toilets shall be treated and disposed of in an environment-friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately designed septic tanks for the treatment of such wastewater and treated effluents shall be utilized for green area/plantation.
- v) The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.
- vi) The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC and SEIAA along with six-monthly monitoring reports.
- vii) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration, and the

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

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

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

- xiii) Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents, and adopting other best practices.
- xiv) The CGWA provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of the plot area and a storage capacity of a minimum of one day of the total freshwater requirement shall be provided. In areas where groundwater recharge is not feasible, the rainwater should be harvested and stored for reuse. As per the proposal submitted by the project proponent, 8 no. recharging pits will be provided for groundwater recharging as per the CGWB norms. The groundwater shall not be withdrawn without approval from the Competent Authority.
- xv) All recharge should be limited to shallow aquifers.
- xvi) No groundwater shall be used during the construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and should be available at the site.
- xvii) Any groundwater dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any groundwater abstraction or dewatering.
- xviii) The quantity of freshwater usage, water recycling, and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC, and SEIAA along with six-monthly Monitoring reports.
- xix) Sewage shall be treated in the STP with tertiary treatment by providing ultra-filtration Technology. STP shall be installed in a phased manner viz a viz in the module system designed in such a way so as to efficiently treat the wastewater with an increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/reused for flushing and gardening. No treated water shall be disposed of into the municipal stormwater drain.
- xx) No sewage or untreated effluent would be discharged through stormwater drains. Onsite sewage treatment with a capacity to treat 100% wastewater will be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry / SEIAA before the project is commissioned for operation. Treated wastewater shall be reused on-site for landscape, flushing, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by the Ministry of Environment, Forest, and Climate Change. Natural treatment systems shall be promoted.
- xxi) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.

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

IV. Noise monitoring and prevention

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

V. Energy Conservation measures

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

VI. Waste Management

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

VII. Green Cover

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

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

- ii) At least a single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure the planting of 393 trees in the project area at the identified location, as the per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and thereafter, protected throughout the entire lifetime of the Project. The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines.
- iii) The Project Proponent shall develop a green belt with native tree species (having canopy type structure and especially trees, and not grass) before the completion of the project. The greenbelt shall inter alia cover the entire periphery of the unit provided that the number of trees to be planted should not be less than one tree per 80 sqm of the total land area. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles.
- iv) Where the trees need to be cut with prior permission from the concerned local Authority, a compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 saplings of the same species for every tree that is cut) shall be done and the newly planted saplings will be maintained for at least 5 years. Green belt development shall be undertaken as per the details provided in the project document.
- v) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during the plantation of the proposed vegetation on site.
- vi) The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.
- vii) The green belt along the periphery of the plot shall achieve an attenuation factor conforming to the day and night noise standards prescribed for commercial land use.
- viii) The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.

VIII. Transport

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

IX. Human health issues

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

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

X. Environment Management Plan

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

Construction Phase:

SR. NO.	PARTICULARS	APPROX. CAPITAL COST (LAC)	APPROX. RECURRING COST (LAC)	ITEMS COVERED
1.	Medical Cum First Aid	Already provided		First aid medical facility with first aid kit
2.	Toilets for workers	3.0	2.0	Toilets with septic tank
3.	Wind breaking curtains	4.0	0.5	Wind breaking walls at vulnerable areas
4.	Sprinklers for suppression of dust	2.0	0.5	Sprinklers, Pipeline
Total Cost		Rs 9.0	Rs. 3.0	

For Operational Phase

SR. NO.	PARTICULARS	APPROX. CAPITAL COST (LAC)	APPROX. RECURRING COST (LAC)	ITEMS COVERED
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1.	Sewage Treatment Plant	Already installed		STP
2.	Solid Waste segregation & disposal	50.0	2.5	Coloured Bins at appropriate Locations
3.	Green Belt including Lawns coverage	8.0	8.0 (for 3 years)	Plantation and landscaping
4.	Rain Water harvesting	5	2	
Total Cost		Rs. 63.0	Rs 12.5	

XI. Validity

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

XII. Miscellaneous

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

Environment (Protection) Rules, 1986, as amended subsequently and put the same on the website of the company.

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

XIII. Additional Conditions

- i) The Project Proponent shall obtain permission for discharge of treated wastewater into GMADA sewer within 3 months.
- ii) 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.
- iii) The Project Proponent shall ensure that the natural drainage channels in the project site including streams, drains, choes, creeks, rivulets, etc. are not disturbed so that the natural flow of rainwater, etc is not impeded or disrupted in any manner.
- iv) Authorization from Punjab Pollution Control Board shall be obtained as applicable under the Bio-Medical Waste Management Rules 2016 as amended from time to time.

- v) The Bio-Medical wastes shall be managed in accordance with the Bio-Medical Waste Management Rules 2016 as amended from time to time.
- vi) The solid waste other than Bio-Medical Waste & Hazardous Waste (dry as well as wet garbage) generated should be properly collected and segregated before disposal to Municipal Authorities in accordance with the Municipal Solid Waste (Management & Handling) Rules, 2000. No municipal waste should be disposed off outside the premises in contravention of relevant rules and by-laws. Adequate measures should be taken to prevent any malodour in and around the Project premises.
- vii) In the event that the project proponent decides to abandon/close the Project at any stage, he shall submit an application in the prescribed form along with requisite documents through Parivesh to SEIAA for surrendering the Environmental Clearance as per the procedure prescribed in OM dated 29.03.2022 issued by the MoEF&CC. The project proponent shall be accountable for adherence/compliance of the EC conditions till such time as the project is finally closed by SEIAA, based upon the certified closure report of Integrated Regional Offices (IROs) of MoEF&CC, Chandigarh/PPCB.
- viii) This Environmental Clearance is liable to be revoked without any further notice to the Project Proponent in case of failure to comply with condition (vi) above.
- ix) 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.
- x) The Ministry reserves the right to stipulate additional conditions if found necessary. The company in a time bound manner shall implement these conditions.
- xi) 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.
- xii) Any appeal against this Environmental Clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.