

Proceedings of 240th meeting of State Expert Appraisal Committee (SEAC) held on 20.02.2023 (Monday) at 11:00 AM in the Conference Hall no. 2 MGSIPA Complex, Sector-26, Chandigarh.

Following were present:

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

Item No. 01: Confirmation of the proceedings of 238th & 239th meetings of State Level Expert Appraisal Committee held on 06.02.2023 & 09.02.2023.

The proceedings of 238th & 239th meeting of State Level Expert Appraisal Committee held on 06.02.2023 & 09.02.2023 were prepared and circulated through email on 08.02.2023 & 09.02.2023 respectively.

Sh. KL Malhotra, Member SEAC furnished comments pertaining to the agenda item no. 238.06 & 238.08. The comments pertaining to the item no. 238.06 were duly incorporated in the proceedings of the said meeting, however, one of the comments pertaining to agenda item no. 238.08 could not be incorporated. Therefore, the proceedings of the 238th meeting of SEAC may be confirmed subject to the change that Sh. KL Malhotra had not visited the site of the project namely Casa Espana along with Sh. PS Bhogal due to illness. Further, no comments were received with regard to 239th meeting of SEAC. The Committee after taking note of above, confirmed the minutes of the 238th & 239th meeting held on 06.02.2023 & 09.02.2023 respectively subject to the following change:

“Sh. K.L Malhotra had not visited the site of the project namely Casa Espana along with Sh. PS Bhogal due to illness”

Item No. 02: Action taken on the proceedings of the 238th & 239th meetings of State Level Expert Appraisal Committee held on 06.02.2023 & 09.02.2023.

The action taken on the decisions of 238th & 239th meeting of SEAC held on 06.02.2023 & 09.02.2023 respectively have been completed.

Item No. 240.01: Application for amendment in Environmental Clearance for group housing project namely “Noble Callista” located at Plot no. 1, IT City, Sector-66B, SAS Nagar, Punjab by M/s Noble Dream Projects Pvt Ltd (Proposal No. SIA/PB/MIS/296286/2023)

The Project Proponent was granted Environmental Clearance vide SEIAA letter No. 4185 dated 20.05.2021 for a group housing project namely “Noble Callista” located at Plot No.1, IT City, Sector-66B, SAS Nagar. The total land area of the project is 27,680.5 sqm (6.84 acres) having built up area of 1,41,340 sqm.

The Project Proponent has applied for amendment in Environmental Clearance for group housing project namely “Noble Callista” located at Plot no. 1, IT City, Sector-66B, SAS Nagar, Punjab and submitted Form-4, six-monthly compliance report and other relevant documents through Parivesh Portal. The Project Proponent submitted a copy of layout plan of the project approved from Chief Town Planner, Department of Town & Country Planning, Punjab vide No. 4509CTP(PB)SC-101 dated 06.08.2021. The Project is covered under category 8(a) of the schedule appended with the EIA notification dated 14.09.2006.

The Project Proponent mentioned in the Form-4 that changes have been made due to change in the approved layout plan. The details of the as per amendment application is as under:

Sr. No.	Description	Existing	Proposed	After amendment
1.	Built up area	1,41,340 sqm	-1308.24 sqm	140031.73 sqm
2.	Green area	7639.20 sqm	-71.31 sqm	7567.89 sqm
3.	Surface Parking and internal Roads	3370.30 sqm	+1613.38 sqm	4983.68 sqm
4.	Area under Pavements	7609.40 sqm	-688.91 sqm	6920.49 sqm
5.	Ground Coverage	9061.60 sqm	-853.16 sqm	8208.44 sqm

The Project Proponent and Environmental Consultant of the promoter company were not present during the meeting.

The Committee perused the application proposal and was satisfied with the same. After deliberations, SEAC decided to forward the case to SEIAA with the recommendation to grant amendment in Environmental Clearance granted vide letter no. 4185 dated 20.05.2021

Item No.240.02: Application for Issuance of Terms of Reference for the establishment of Residential Project namely “Bollywood Green City” at Village Landran, Sector 113, District S.A.S. Nagar (Mohali), Punjab by M/s Lark Projects Pvt. Ltd. (SIA/PB/INFRA2/414454/2023)

History of case:

The project proponent has filed an application for obtaining environmental clearance under EIA notification dated 14.09.2006 for expansion of Residential Project namely “Bollywood Floors” located at Village Landran, Sector 113, District S.A.S. Nagar (Mohali), Punjab. The case was considered by SEAC in the 168th meeting held on 22.06.2018. Before allowing the presentation, the SEAC asked the project proponent to prove that it is not a case of violation, to which the project proponent submitted reply.

SEAC was not satisfied with the reply submitted by the project proponent and decided to defer the case and ask the project proponent to submit following documents to prove that it is not a case of violation:

1. A Copy of the 8 types of plans submitted to GMADA.
2. Copies of the receipts of fee deposited to GMADA for approval of plans.
3. A copy of the forwarding letter written to GMADA.
4. A copy of the license of the architect who has prepared the drawings.
5. Any other documents to prove that the total built up area of 48 plots is not more than 20000 sqm.

The matter was again considered in 185th meeting of SEAC and no one from the project proponent appeared for attending the hearing. SEAC observed that the project proponent is not interested in pursuing the case and took serious note of the same. After detailed deliberations, SEAC decided to recommend the case to SEIAA to delist the application as per the OM dated 30.10.2012 issued by MoEF&CC.

The matter was considered by SEIAA in its 160th meeting of SEIAA held on 30.01.2020 and SEIAA observed that the project proponent has neither replied to the observations conveyed on 11.07.2018 through online facility of additional detail sought (ADS) available on the web portal nor to the notice issued vide letter no 929 dated 29.10.2019. It was felt that the project proponent was not willing to pursue his case.

SEIAA also observed that as per MoEF, GoI OM dated 30.10.2012 all projects where additional information desired has not been submitted even after 6 months of the Expert Appraisal Committee (EAC) meeting should be delisted from the list of pending projects.

After detail deliberations, SEIAA decided that case be delisted in light of OM dated 30.10.2012 as no reply has been submitted by the project proponent since more than 6 months and the project proponent be informed accordingly and PPCB should be asked to ensure that there was no violation of EPA in this case.

Present case:

The project proponent has applied for Issuance of Terms of Reference under EIA notification dated 14.09.2006 under violation category for the establishment of Residential Project namely “Bollywood Green City” at Village Landran, Sector 113, District S.A.S. Nagar (Mohali), Punjab by M/s Lark Projects Pvt. Ltd. The total land area of the project is 1,28,973.31 sqm (31.87 acres) having built up of 1,38,298.79 sq.m. The Project is covered under category 8(a)- of the schedule appended with the EIA notification dated 14.09.2006.

The project proponent has submitted the Checklist, Conceptual Plan, EMP, Form-I/IA and other additional documents through Parivesh Portal. The Project Proponent is required to deposit Rs. 69,149.39/- (@ 25%). The Project Proponent has deposited Rs. 69200/- (Rs. 65,925/- through NEFT vide UTR No. 000131167751 dated 11.01.2023 and Rs. 3275/- vide UTR No. 000131274834 dated 13.01.2023). The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

The Project Proponent has submitted permission for Change of Land Use (CLU) obtained from Department of Town and Country Planning, Punjab for overall 31.87 acres of land i.e. vide Memo No. 1439-CTP(Pb)/ SP-432 (m) dated 12.04.2012 (for 5 acres) and Memo No. 4039 CTP(PB)SP-432(m) dated 08.06.2011 (for 26.87 acres). Further, layout plan of 31.87 acres has been approved from Chief Town Planner, Department of Town & Country Planning, Punjab.

The Project Proponent mentioned in the application proposal that, in October 2022, the promoter company had constructed CFC building and initiated construction on 63 plots for independents floors. The detailed development/construction work of the overall project is as under:

Sr., No.	Description	Ownership	Construction Status
1.	48 Residential Plots (Plot no.: 1-10, 26-35, 66-75, 76-84,109-117)	M/s Lark Projects Pvt. Ltd.	Construction done by M/s Lark Projects Pvt. Ltd. after obtaining CTE from PPCB.
2.	45 Residential Plots (Plot no. 11-25, 36-65)	Sold to other company.	Construction done by other Company as well as by individual plot owner.
3.	24 Residential Plots (Plot no. 85-95, 96-97, 98-108)	Sold to other company.	Construction done by other Company as well as by individual plot owner.
4.	63 Plots for Independent Floors (Plot no. 134-196)	M/s Lark Projects Pvt. Ltd.	Construction upto plinth level on some plots has been initiated.
5.	16 Residential Plots (Plot no. 118-133)	Yet to be sold (Plot no. 118-124,127-130 are Hypothecated to GMADA and same will be sold to individual plot owner	No construction done yet.

		<i>after the removal of Hypothecation).</i>	
6.	EWS Site	Yet to be sold	-
7.	Commercial Plots (Showrooms) 21 no.	Being sold to individual plot owner. <i>(Plot no. 1-3 & 5-6 Mortgaged to GMADA and same will be sold to individual plot owner after the removal of Hypothecation)</i>	Only 2 showroom constructed.
8.	Public Building <ul style="list-style-type: none"> • School Site • CFC (Club House) 	<ul style="list-style-type: none"> • Yet to be sold • M/s Lark Projects Pvt. Ltd. 	<ul style="list-style-type: none"> • No construction done on School Site. • Construction of CFC done and finishing work is going on.

Deliberations during 240th meeting of SEAC held on 20.02.2023

The meeting was attended by the following:

- (i) Mr. Kamaljeet Singh, Director M/s Lark Projects Pvt. Ltd.
- (ii) Mr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.
- (iii) Mrs. Jyoti Rani, EC Coordinator, M/s Eco laboratories Pvt Ltd.

After detailed deliberations, SEAC decided to forward the case to SEIAA with the recommendation that Terms of Reference (ToR) shall be issued to the Project Proponent applicable for category 8(a) projects with the direction to complete the impact assessment studies and submit Environmental Impact Assessment (EIA) Report and Environmental Management Plan (EMP). Further, the Project Proponent shall prepare Damage Assessment, Remedial Plan and Natural & Community Resource Augmentation Plan, in compliance of Ministry of Environment, Forest & Climate Change, Govt. of India Office Memorandum No. 22-21/2020-IA.III dated 7.07.2021 regarding Standard Operating Procedure (SOP) for identification and handling of violation cases under EIA Notification, 2006. The collection and analysis of data for assessment of ecological damage, preparation of Remediation Plan and Natural & Community Resource Augmentation Plan shall be done by an environmental laboratory duly notified under Environment (Protection) Act, 1986, or an environmental laboratory accredited by National Accreditation Board for Testing and

Calibration Laboratories, or a laboratory of a Council of Scientific and Industrial Research institution working in the field of environment.

Item No.240.03: Application for Terms of Reference for IT Company namely “Netsmartz Tower” at Plot No. I-56, Sector 83, Alpha IT City, SAS Nagar, Punjab by M/s Netsmartz Infotech India Pvt Ltd (Proposal No. SIA/PB/INFRA2/414596/2023).

- 1) The Project Proponent has applied for Terms of Reference for the project namely “Netsmartz Tower” at Plot No. I-56, Sector- 83, Alpha IT City, SAS Nagar. The Project Proponent has submitted layout plan approved from Senior Town Planner, Punjab vide letter no. 754 STP(S)SB-8 dated 19.07.2021. The details of land area, built-up area and configuration as per the approved layout plan are as under:

Sr. No.	Particulars	Area
1.	Plot Area	4046.856 sq.m
2.	Built up area	27771.942 sqm
3.	Configuration	Ground + 15 th Floor

- 2) The Project Proponent has submitted request letter, application form, approved plan, proposed ToR along with an undertaking and other document. The Project Proponent has deposited Rs. 55544/- vide UTR No. CMS3036048957 dated 30.12.2022, as checked & verified by the supporting staff of SEIAA. The project is covered under category 8(a) of the schedule appended with the EIA notification dated 14.09.2006.
- 3) The Greater Mohali Area Development Authority (GMADA) vide letter No. GMADA/2021/86397 dated 11.10.2021 approved proposed plan of the project to be established at the plot no. I-56, IT City, Sector-83 Alpha, SAS Nagar in the name of M/s Netsmartz Infotech India Pvt Ltd on certain terms & conditions. A copy of letter of physical possession issued by GMADA for the site no. I-56, Sector-83, Alpha, SAS Nagar in the name of the promoter company vide letter no. 47494 dated 22.10.2018 also submitted.
- 4) The Project Proponent has submitted an undertaking to the effect that no litigation is pending against the land on which the project is to be developed, no clearance is required under the provisions of Wildlife (Protection) Act, 1972 and Forest (Conservation) Act 1980. Further, the project is not covered under the Eco-sensitive zone.
- 5) The Project Proponent has also submitted an undertaking that the construction work of the entire building (Ground+ 15 floors) as per the approved layout plan has already been completed.

Deliberations during 240th meeting of SEAC held on 20.02.2023.

The meeting was attended by the following:

- (i) Sh. Hridul Sharma, Sr. Manager, M/s Netsmartz Infotech India Pvt Ltd.
- (ii) Sh. Deepak Gupta, Environmental Advisor.

(iii) Sh. Sandeep Singh, Consultant, M/s. Chandigarh Pollution Testing Laboratory.

After detailed deliberations, SEAC decided to forward the case to SEIAA with the recommendation that Terms of Reference (ToR) shall be issued to the Project Proponent applicable for category 8(a) projects with the direction to complete the impact assessment studies and submit Environmental Impact Assessment (EIA) Report and Environmental Management Plan (EMP). Further, the Project Proponent shall prepare Damage Assessment, Remedial Plan and Natural & Community Resource Augmentation Plan, in compliance of Ministry of Environment, Forest & Climate Change, Govt. of India Office Memorandum No. 22-21/2020-IA.III dated 7.07.2021 regarding Standard Operating Procedure (SOP) for identification and handling of violation cases under EIA Notification, 2006. The collection and analysis of data for assessment of ecological damage, preparation of Remediation Plan and Natural & Community Resource Augmentation Plan shall be done by an environmental laboratory duly notified under Environment (Protection) Act, 1986, or an environmental laboratory accredited by National Accreditation Board for Testing and Calibration Laboratories, or a laboratory of a Council of Scientific and Industrial Research institution working in the field of environment.

Item No. 240.04: Application for Terms of Reference for IT Company namely “Sebiz Tower” at Plot No. I-55, Sector 83, SAS Nagar, Punjab by M/s SE Biz Infotech Pvt Ltd (Proposal No. SIA/PB/INFRA2/414620/2023).

- 1) The Project Proponent has applied for Terms of Reference for the already constructed “SE Biz Tower” at Plot No. I-55, Sector- 83, Alpha IT City, SAS Nagar. The Project Proponent has submitted layout plan approved from Senior Town Planner, Punjab vide letter no. 714 STP(S) dated 06.07.2021. The details of land area, built-up area and configuration as per the approved layout plan is as under:

Sr. No.	Particulars	Area
1.	Plot Area	1.09 Acre
2.	Built up area	27985.242 sqm
3.	Configuration	Ground + 15 th Floor

- 2) The Project Proponent has submitted request letter, application form, approved plan, proposed ToR along with an undertaking and other document. The Project Proponent has deposited Rs. 55,971/- vide UTR No. CMS3036052751 dated 30.12.2022, as checked & verified by the supporting staff of SEIAA. The project is covered under category 8(a) of the schedule appended with the EIA notification dated 14.09.2006.
- 3) The Greater Mohali Area Development Authority (GMADA) vide letter No. GMADA/2021/86391 dated 11.07.2021 approved proposed plan the plot no. I-55, IT City, Sector-83 Alpha, SAS Nagar in the name of M/ SE Biz Infotech Ltd on certain terms & conditions. A copy of letter of physical possession of the site no. I-55, Sector-83, Alpha, SAS Nagar issued by GMADA in the name of the promoter company vide letter no. 31220-22 dated 30.05.2019 also submitted.
- 4) The Project Proponent has submitted an undertaking to the effect that no litigation is pending against the land on which the project is to be developed, no clearance is required under the provisions of Wildlife (Protection) Act, 1972 and Forest (Conservation) Act 1980. Further, the project is not covered under the Eco-sensitive zone.
- 5) The Project Proponent has also submitted an undertaking that the construction work of the entire building (Ground+ 15 floors) as per the approved layout plan has already been completed.

Deliberations during 240th meeting of SEAC held on 20.02.2023.

The meeting was attended by the following:

- (i) Sh. Hridul Sharma, Sr. Manager, M/s Netsmartz Infotech India Pvt Ltd.
- (ii) Sh. Deepak Gupta, Environmental Advisor.

(iii) Sh. Sandeep Singh, Consultant, M/s. Chandigarh Pollution Testing Laboratory.

After detailed deliberations, SEAC decided to forward the case to SEIAA with the recommendation that Terms of Reference (ToR) shall be issued to the Project Proponent applicable for category 8(a) projects with the direction to complete the impact assessment studies and submit Environmental Impact Assessment (EIA) Report and Environmental Management Plan (EMP). Further, the Project Proponent shall prepare Damage Assessment, Remedial Plan and Natural & Community Resource Augmentation Plan, in compliance of Ministry of Environment, Forest & Climate Change, Govt. of India Office Memorandum No. 22-21/2020-IA.III dated 7.07.2021 regarding Standard Operating Procedure (SOP) for identification and handling of violation cases under EIA Notification, 2006. The collection and analysis of data for assessment of ecological damage, preparation of Remediation Plan and Natural & Community Resource Augmentation Plan shall be done by an environmental laboratory duly notified under Environment (Protection) Act, 1986, or an environmental laboratory accredited by National Accreditation Board for Testing and Calibration Laboratories, or a laboratory of a Council of Scientific and Industrial Research institution working in the field of environment.

Item No. 240.05: Application for Environment Clearance under EIA notification dated 14.09.2006 for the establishment of new API Bulk Drug Pharmaceutical manufacturing unit by “Vardhman Chemtech Pvt Ltd at Village Nimbua, PO Rampur Sainian, Derabassi, District SAS Nagar, Punjab, (Proposal No. SIA/PB/IND3/249003/2021).

The industry was granted Environmental Clearance under EIA notification dated 14.09.2006 for the production of following 11 pharmaceutical products vide MoEF letter No. J-11011/312/2005-IA II (I) dated 09.01.2006 in the name of M/s Vardhman Chemtech Pvt Ltd.

Sr. No.	Name of Product	Product Qty
1.	Phenyl acetic acid	1.0 TPD
2.	Triethylamine	1.0 TPD
3.	Activated Manganese dioxide	0.50 TPD
4.	Sodium/Potassium Ethyl Hexonate	1.0 TPD
5.	Methyl aceto acetate	0.250 TPD
6.	Cloxacycline sodium monohydrate	0.400 TPD
7.	1,3-Dioxane 4- Acetic Acid-6- (Pynomethyl)-2,2 Dimethyl (1,1 dimethyl ethyl) Ester	0.025 TPD
8.	Benzene Butanamide 4- floro-(2-methyl-1-oxo-prpyl)-4-OXO-N_Beta-Diphenyl	0.025 TPD
9.	Dene Salts	0.500 TPD
10.	Mixed Solvents	1.0 TPD
11.	Ammonium Sulphate/ammonium Chloride	0.250 TPD

The industry was granted permission for Change in product mix from Punjab Pollution Control Board vide letter no. 4439 dated 12.08.2015 for the following products.

Sr. No.	Name of the products/bye products	Capacity (TPD)
1	CMIC Chloride	0.275
2	Ester for Amoxycillin	1.150
3	Ester for Ampicillin	0.70
4	Cloxacillin Sodium Monohydrate	0.65
5	Gabapentin	0.05
6	Amoxycillin Trihydrate	1.10

The industry was granted Consent to Operate under the provision of Water Act 1974 & Air Act 1981 in the name of M/s Vardhman Chemtech Pvt Ltd, Village Derabassi, SAS Nagar which is valid upto 31.03.2024.

Now, the industry has submitted application for expansion under EIA notification dated 14.09.2006 for the manufacturing of following pharmaceutical products:

Sr. No.	Name of the products/bye products	Capacity (TPD)
1	CMIC Chloride	0.275
2	Ester for Amoxicillin	1.150
3	Ester for Ampicillin	0.70
4	Cloxacillin Sodium Monohydrate	0.65
5	Gabapentin	0.05
6	Amoxicillin Trihydrate	1.10
7	Ampicillin Trihydrate	0.675
8	Lavetriracetam	0.060
9	Sultanicillin	0.020
10	Rosuastin	0.080
11	Meropenam crude	0.060
12	Amikacin	7.0
13	Levofloxacin	0.20
14	Ofloxacin	0.100
	TOTAL PRODUCTION	12.12 TPD

The industry has submitted application form, Pre-feasibility report, Topo Sheet of 10 Km of buffer area, conceptual plan and other relevant documents through Parivesh Portal. The industry also submitted copy of the certified compliance report issued by MoEF&CC.

The cost of expansion for the industrial project Rs. 2 Crores. The industry has deposited Rs. 20,000/- vide UTR No. MMT/IMPS/136412601359 dated 30.12.2021. The fee deposited by the Project Proponent has been checked & verified by supporting staff SEIAA.

The Project is covered under Schedule 5(f) & Category 'B2' as per EIA Notification, 2006 in light of O.M dated 27.03.2020, 15.10.2020, & 16.07.2021. In the latest OM dated 16.07.2021, it has been mentioned as under:

"All proposals for projects or activities in respect of Active Pharmaceutical Ingredients (API), received from 16th July, 2021 to 31st December, 2021, shall be appraised, as Category 'B2'

projects, provided that any subsequent amendment or expansion or change in product mix, after the 31st December, 2021, shall be considered as per the provisions in force at that time.”

Since, the project has applied for obtaining Environmental Clearance on 31.12.2021, the project can be considered as B2 category project.

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 construction status report submitted by Punjab Pollution Control Board vide letter no. 1528 dated 04.03.2022 is as under:

It is intimated that vide e-mail dated 31.01.2020, SEIAA has sought the report w.r.t construction status, status of physical structures within 500 m radius of the site and compliance regarding siting criteria for this project.

The industry has submitted that they intends to shut down the production of one product i.e. Magnesium dioxide from the existing products and intends to manufacture additional products as mentioned in the application. Eventually, after grant of Environmental Clearance, the industry shall manufacture products as given in the application.

It is further intimated that vide notification no. 3/4/87-31B1/311 dated 09.01.1990 issued by Department of Industries, Government of Punjab, entire revenue estate of Village Nimbua is covered under FEZ area and the industry was established by virtue of its location in FEZ area and any kind of industry can established in the revenue estate of this village. Furthermore, the Punjab Regional & Town Planning & Development Board in its 26th meeting held on 27.05.2013 has decided as under:

“ਪੰਜਾਬ ਸਰਕਾਰ ਵੱਖ ਵੱਖ ਮਾਸਟਰ ਪਲਾਨਾਂ ਰੀਜਨ ਪਲਾਨ ਗਮਾਡਾਂ ਵਿੱਚ ਚੱਲ ਰਹੇ ਹੈਡ ਕੈਟਾਗਰੀ ਵਾਲੇ ਉਦਯੋਗ ਆਪਣੇ ਉਤਪਾਦਨ ਵਿੱਚ ਬਿਜਲੀ ਦਾ ਲੋਡ ਆਦਿ ਦੀ ਸਮਰਥਾ ਵਿੱਚ ਵਾਧਾ ਕੇਵਲ ਆਪਣੇ ਮੌਜੂਦਾ ਪਰਮਿਸੀਸ ਅਧੀਨ ਰਕਬੇ ਦੇ 50% ਰਕਬੇ ਤੱਕ ਹੀ ਕਰ ਸਕਣਗੇ।”

Further, the industry has not started any additional construction w.r.t proposed expansion project as verified during visit on 14.02.2022. It is pertinent to mention here that common Hazardous waste disposal facility falls within the 500m of the site.”

Deliberations during 240th meeting of SEAC held on 20.02.2023.

The meeting was attended by the following:

- (i) Sh. Sandeep Singh, Consultant, M/s. Chandigarh Pollution Testing Laboratory.

Summary of the case as per application proposal is as under:

Sr. No.	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	M/S Vardhman Chemtech Ltd Mr. Munish Kumar General Manager
1.2	Proposal:	SIA/PB/IND3/249003/2021
1.3	Location of Industry:	Village- Nimbua, PO Rampur Sainian, Derabassi, SAS Nagar
1.4	Details of Land area & Built up area:	Total land area – 18603.83 sq m
1.5	Category under EIA notification dated 14.09.2006	B2 As per S.O. 2859(E) dated: 16.07.2021 “All proposals for projects or activities in respect of Active Pharmaceutical Ingredients (API) received up to the 31st December 2021, shall be appraised as Category ‘B2’ Projects.
1.6	Cost of the project	Rs. 11.95 Cr. (After expansion)
1.7	Compliance of Public Hearing Proceedings	NA
2.	Site Suitability Characteristics	
2.1	Whether site of the industry is suitable as per the provisions of Master Plan:	The Industry is an existing unit and has proposed to carryout expansion in the existing land area only.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	The Industry is an existing unit and has proposed to carryout expansion in the existing land area only. The industry had been granted with Consents of Punjab Pollution Control Board and Environmental Clearance for the total land area of 5 acres.
3	Forest, Wildlife and Green Area	
3.1	Whether the industry required clearance under the provisions of Forest Conservation Act 1980 or not:	The industry has not submitted a self-declaration in the prescribed proforma.
3.2	Whether the industry required clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900:	The industry has not submitted a self-declaration in the prescribed proforma.
3.3	Whether industry required clearance under the provisions of Wildlife Protection Act 1972 or not:	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.
3.4	Whether the industry falls within the influence of Eco-Sensitive Zone or not. (Specify the distance from the nearest Eco sensitive zone)	Not applicable
3.5	Green area requirement and proposed No. of trees:	Greenbelt will be developed in 7484.07 m2 area of the total area of the proposed project.

		Total 300 trees have already been planted and 822 plants will be planted.			
4	Water				
4.1	Total fresh water requirement:				
	S. NO.	DESCRIPTION	Fresh water requirement (Existing) (KLD)	Fresh water requirement (Proposed) (KLD) including existing	Source of Water
	1	Process water	20	31.5	Fresh Water
	2	Floor & Reactor Washings	1.5	2	Fresh Water
	3	Boiler feed	25	40	RO Permeate = 16.9 Fresh Water = 23.1
	4	Cooling Tower (makeup)	50	60	MEE Condensate = 39.16 Fresh Water=20.84
	5	D.M Plant regeneration	2.5	4	Fresh Water
	6.	Others	2.5	5	Fresh Water
	7.	Domestic	5.0	11.0	Fresh Water
	TOTAL		106.5	153.5	Fresh = 97.44 KLD Recycled = 56.06 KLD
4.2	Source:			Tubewell	
4.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) Details thereof			Application for permission for abstraction of ground water is filed with PWRDA.	
4.4	Total water requirement for domestic purpose:			11.0 KLD	
4.5	Total wastewater generation:				
	(a) HTDS generation from existing and Proposed Products				
	Sr. No.	Quantity of wastewater generation	Quantity of wastewater generation from	Total quantity of wastewater generation from the products to be	

	from manufacturing of existing products		manufacturing of additional products to be manufactured		manufactured after expansion	
1.	Source	Quantity (KLD)	Source	Quantity (KLD)	Source	Quantity (KLD)
2.	Process	18.6	Process	20.56	Process	39.16

(b) LTDS generation from existing and proposed products

Sr. No.	Quantity of wastewater generation from manufacturing of existing products		Quantity of wastewater generation from manufacturing of additional products to be manufactured		Total quantity of wastewater generation from the products to be manufactured after expansion	
	Source	Quantity (KLD)	Source	Quantity (KLD)	Source	Quantity (KLD)
1	Floor & Reactor washings	1.5	Floor & Reactor washings	0.5	Floor & Reactor washings	2
2	Boiler	1	Boiler	0.5	Boiler	1.5
3	Cooling tower	1.5	Cooling tower	0.5	Cooling tower	2.0
4	D.M Regeneration	2.5	D.M Regeneration	1.5	D.M Regeneration	4
5	Others	2.5	Others	2.5	Others	5
6	Domestic	4	Domestic	5.0	Domestic	9.0
	TOTAL	13.0	TOTAL	10.5	TOTAL	23.5

(c) Total wastewater generation from existing and proposed products

Sr. No.	Quantity of wastewater generation from manufacturing of existing products (KLD)			Total quantity of wastewater generation from the products to be manufactured after expansion (KLD)		
	Low TDS	High TDS	Total	Low TDS	High TDS	Total
1.	13	18.6	31.6	23.5	39.16	62.66

4.6	Treatment methodology for domestic wastewater:	Presently, low TDS industrial effluent generation is about 13 KLD, which will become
-----	--	--

	(STP capacity, technology & components)	23.5 KLD after expansion, which will be treated in the ETP of capacity 30 KLD. The quantity of high TDS will increase from 18.6 KLD to 39.16 KLD after expansion, which will be treated in MEE of capacity of 50 KLD after neutralization.												
4.7	Treatment methodology for industrial wastewater: (ETP capacity, technology & components)	ETP capacity – 30 KLD MEE capacity – 50 KLD												
4.8	Details of utilization of treated wastewater into green area in summer, winter and rainy season:	Treated waste water will be used for plantation within the industrial premises												
4.9	Utilization/Disposal of excess treated wastewater.	NA												
4.10	<p>Cumulative Details:</p> <p>i. The total water requirement of the industry shall be 153.5 KLD which shall be abstracted from ground. Out of the said quantity of water, 31.5 KLD of fresh water shall be utilized in the process, 2 KLD shall be utilized for washing purpose, 60 KLD shall be utilized in cooling tower, 40 KLD shall be utilized in boiler, 4 KLD shall be utilized as DM water, 11 KLD shall be utilized for domestic purpose and remaining 5 KLD shall be utilized for other purpose.</p> <p>ii. The total wastewater generation from the industry in form of HTDS shall be 30 KLD and LTDS shall be 23.5 KLD. The total quantity of effluent generated from cooling tower, boiler blow down, DM water, domestic purpose and floor washing & others shall be 2 KLD, 1.5 KLD, 4 KLD, 9 KLD, 2 KLD & 5 KLD respectively.</p> <p>iii. Entire quantity of 23.5 KLD of effluent generated from the industry except HTDS effluent shall be treated in the ETP of capacity 30 KLD.</p> <p>iv. The treated wastewater of total quantity of 23.5 KLD generated from ETP shall be further treated in RO, out of which 5.6 KLD of RO reject shall be sent to MEE for further treated and remaining 16.9 KLD of RO permeate shall be utilized back in the process and other utilities (boiler makeup and cooling tower makeup). Furthermore, the total HTDS effluent of 35.6 KLD shall be treated in MEE of capacity 50 KLD thereby generating MEE condensate of 39.16 KLD. The MEE concentrate of quantity 5.34 KLD along shall be further treated in the ATFD. The condensate @ 3.5 KLD and slurry @ 1.84 KLD shall be generated from ATFD.</p>													
4.11	Rain water harvesting proposal:	Outside: To compensate for withdrawal from groundwater, the industry has adopted one pond of area 17500 sqm at village, Haibatpur, Derabassi, SAS Nagar for carrying out rain water harvesting.												
4.12	<p>Details of machinery:</p> <table border="1"> <thead> <tr> <th>S.No.</th> <th>Description</th> <th>Existing</th> <th>Proposed</th> <th>After Expansion</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Reactors</td> <td>32 No.</td> <td>12No.</td> <td>44 No.</td> </tr> </tbody> </table>				S.No.	Description	Existing	Proposed	After Expansion	1	Reactors	32 No.	12No.	44 No.
S.No.	Description	Existing	Proposed	After Expansion										
1	Reactors	32 No.	12No.	44 No.										

2	Cooling Tower	1x50 TR 1x100 TR 2x200 TR 2x250 TR 1x300 TR 1x500 TR	1x500 TR	1x50 TR 1x100 TR 2x200 TR 2x250 TR 1x300 TR 2x500 TR
3	Chilling Plant	1x126 TR 1x66 TR	-	1x126 TR 1x66 TR
4	Brine Plant	1x70TR 1x30TR	1x80 TR	1x70TR 1x30TR 1x80 TR
5	Solvent recovery Plant	5 No.	-	5 No.
6	Boiler	1x6 TPH 1x3TPH	-	1x6 TPH 1x3TPH
7	Transformer	1000 KVA (to be replaced)	1600 KVA	1600 KVA
8	Electricity Load	950 KW	500KW	1450 KW
9.	DG Sets	2x 500 KVA	1x500 KVA	3x 500 KVA
10	ETP	20 KLD (to be upgraded)	30 KLD	30 KLD
11	MEE	24 KLD (to be upgraded)	50 KLD	50 KLD

5 Air

5.1 Details of Air Polluting Machinery & Pollution load:

Particulars	Existing Products		Proposed Products	
	Emissions	HCl mist from manufacturing of CMIC which is Intermediate of Cloxacillin and Ester which is intermediate of Amoxicillin and Ampicillin	Dispensing of raw material	Ammonia emissions from manufacturing of Amikacin
No. of stacks	1	1	1	1
Height of stack above roof level	3m	3m	3m	3m
Gas Volume (Nm ³ /Hr)	1500	700	700	700
Emission standards to be achieved (mg/Nm ³)	HCl mist=35	Hydrocarbon=25	Ammonia = 30	Hydrocarbon=25
Load of Particulate Matter as PM (kg/day)	1.26	0.42	0.50	0.42

5.2	Measures to be adopted to contain particulate emission/Air Pollution	D.G. Set:- Canopy equipped DG set with adequate height will be installed Boiler:- Multicyclone as APCD followed by common two stage alkali scrubber shall be installed.					
6	Waste Management						
6.1	Total quantity of solid waste generation						
<u>Solid waste generation</u>							
Sr. No.	Type of Waste	Generation (TPA)			Mode of Treatment & Disposal		
		Existing Products	After expansion	proposed			
1.	Domestic Solid waste	6.6	8.25		Bio composting and it will be used as manure in Green Belt		
2.	Fuel Ash	13.2	18		Will be sold out in the market for using fuel after blending with other fuel		
Total		19.8	26.25				
6.2	Details of management and disposal of solid waste (Mechanical Composter/Compost pits)			Domestic Solid Waste- Bio composting and it will be used as manure in Green Belt Fuel Ash- Will be sold out in the market for using fuel after blending with other fuel			
6.3	Details of management of Hazardous Waste.						
Sr. No.	Type of Waste	Category (As per Schedule)	Generation per day from (TPA)		Source of Generation	Mode of Storage	Mode of Treatment & Disposal
			Existing Products	After Expansion (Total)			
1	Residue and waste	28.1	18.97	18.97	Process	Drum Storage	Incineration at common TSDF
2	Spent Carbon	28.3	-	2	Process	Drum storage	Incineration at common TSDF
3.	Distillation Residue	36.1	7.6	88.46	Solvent Recovery Plant	Drum storage	Incineration at common TSDF

4	Discarded containers/barrels , Liners	33.3	200	500	Raw material usage	As such	Reuse/Sale to the authorized recycler
5.	Sludge from treatment of wastewater	34.3	431.97	607.2	MEE Residue	HDPE bags	Common TSDf
7	Energy Saving & EMP			LED's will be used.			
7.1	Power Consumption:			1450 KW			
7.2	Energy saving measures:			LEDs will be used			
EMP							
S. No.	Title	Capital Cost		Recurring Cost Rs. Lakh			
		Rs. Lakh					
1	MEE	100.0		35.0			
	ETP	30		10.0			
2	Air Pollution Control (Installation of APCD)	15.0		33.0			
3	Noise Pollution Control	2.0		0.2			
4	Landscaping/ Green Belt Development	6.8		2.1			
5	Solid/Hazardous Waste Management	5.0		3.0			
6	Environment Monitoring and Management	--		2.0			
7	Occupational Health, Safety and Risk Management	10.0		3.0			
8	RWH	10.0		1.5			
9	Energy conservation	5.0		0.50			
10	Miscellaneous	4.0		--			
	TOTAL	Rs 187.8		Rs 90.3			
CER ACTIVITIES							
ACTIVITY				Funds Allocated in Lakhs			
Providing toilets in Govt school				3.0			
Providing lab equipments in govt school				5.0			
Tree plantation in nearby villages				3.0			
Water coolers in nearby govt school				2.0			
TOTAL				Rs 10.0			

No one on behalf of the industry was present during the meeting. Further, the Environmental Consultant of the industry requested the Committee to defer the case up to the next meeting.

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

- (i) The industry shall submit self-declaration in the prescribed format to the effect that the industry does not require clearance under the provisions of the Forest Conservation Act 1980 and Wildlife Protection Act 1972.
- (ii) The industry shall provide the details regarding disposal of condensate and slurry generated from Agitated Thin Film Dryer (ATFD).
- (iii) The Committee observed the reply submitted by the industry vide letter dated 16.06.2022, in response to observations made by Regional Office, MoEF&CC, Chandigarh vide letter No. 5-71/2006-RO(NZ)/331 dated 30.05.2022, was incomplete. The Project Proponent shall provide the compliance report in this regard.
- (iv) The Committee observed that the total area of the industry as per application proposal is 18603.83 sqm, whereas, it is 22258 sqm as per the KML file. The industry shall clarify the same.
- (v) The industry shall submit the compliance of the General Conditions applicable to the project.
- (vi) The industry shall submit the details of the energy saving measures adopted for energy conservation.

Item No. 240.06: Application for obtaining Environmental Clearance of Expansion of Group Housing project namely “Leela Orchid Greens” at Sector-115, Village Khuni Majra, Tehsil Kharar, Distt. S.A.S Nagar, Punjab by M/s Leela Residencies Pvt. Ltd. (SIA/PB/MIS/251736/2022)

The Project Proponent was granted Environmental Clearance vide SEIAA letter no. 3306 dated 11.11.2014 for a group housing project namely “Orchid Greens”, at Sector 115, Village Khunimajra, Kharar, District Mohali, Punjab in the name of promoter company M/s Best Zone Builders & Developers Pvt Ltd. The total land area of the project is 25847.27 sqm having built up area of 44,879.54 sqm.

The project proponent has applied for obtaining Environmental Clearance of Expansion of Group Housing project namely “Leela Orchid Greens” Sector-115, Village Khuni Majra, Tehsil Kharar, Distt. S.A.S Nagar, Punjab in the name of promoter company M/s Leela Residencies Pvt. Ltd. The total land area of the project is 6.387 acres having built-up area of 49,880.78 sq.m. The Project is covered under category 8(a) of the schedule appended with the EIA notification dated 14.09.2006.

The project proponent has submitted the Form, certified compliance report, approved layout plan, and other additional documents through Parivesh. The Project Proponent has also deposited Rs. 10,005/- submitted vide UTR No. N329211725408679 dated 25.11.2021, as checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide e-mail dated 31.01.2023 was requested to furnish the latest construction status report but the same is awaited.

Deliberations during 240th meeting of SEAC held on 20.02.2023.

The case was considered by the following:

- (i) Mr. Warangan Kumar Ralhan, Director M/s Leela Residencies Pvt. Ltd.
- (ii) Mr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.
- (iii) Mrs. Jyoti Rani, EC Coordinator, M/s Eco laboratories Pvt Ltd.

Summary of the case as per application proposal is as under:

Sr. No.	Description	Details
1	Basic Details	

1.1	Name of Project & Project Proponent:	Expansion of Group Housing project namely "Leela Orchid Greens" Sector-115, Village Khuni Majra, Tehsil Kharar, Distt. S.A.S Nagar, Punjab by M/s Leela Residencies Pvt. Ltd.
1.2	Proposal:	SIA/PB/MIS/251736/2022
1.3	Location of Project:	Village Khuni Majra, Tehsil Kharar, Distt. S.A.S Nagar, Punjab.
1.4	Details of Land area & Built up area:	Plot Area = 25,849.29 sq.m. (6.387 acres) Built-up Area = 49,880.78 sq. m.
1.5	Category under EIA notification dated 14.09.2006	The project falls under S.No. 8(a) 'Building & Construction Project' as the built-up area of the project is 49,880.78 sq.m.
1.6	Cost of the project	Rs. 83.40 Crores
2.	Site Suitability Characteristics	
2.1	Whether project is suitable as per the provisions of Master Plan:	Yes. The project falls within the Residential zone as per Master Plan of Kharar.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	The Project Proponent had already been granted Environmental Clearance for the total land area of 25847.27 sqm (6.38 acres) and there is no increase in the land area.
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. Self-Declaration stating the same is enclosed along with application, however, the same is not submitted in the prescribed proforma.
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:	No. The project does not require clearance under Wildlife Protection Act, 1972. Self-Declaration stating the same is enclosed along with application, however, the same is not submitted in the prescribed proforma.

3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No. The project does not fall within any eco-sensitive zone.		
3.5	Green area requirement and proposed No. of trees:	Total green area: 5,442.22 sq.m. <ul style="list-style-type: none"> • No. of trees required: 323 trees • Trees already planted: 700 trees 		
4.	Configuration & Population			
4.1	Proposal & Configuration			
	Description	Earlier EC accorded	Total (after Expansion)	
	Components	383 Flats, 38 EWS flats, Community Centre & 15 Shops	Phase-I (120 flats & 19 Shops) Phase-II (359 Flats, 50 EWS flats, Club & 19 Shops)	
	The block wise FAR area bifurcation of the flats to be constructed is as under:			
Sr. No.	Block	No. of Units	FAR (in sq.ft)	FAR (in sq.m)
Phase-I				
1.	Block-D (G+3)	16 Flats	14795.75	1374.57
2.	Block –E (G+3)	4 Flats	4674.62	434.28
3.	Block-F (G+3)	96 Flats	50161.87	4660.19
4.	Block-G (G+3)	4 Flats	3627.17	336.97
5.	Shops	19 Shops	6271.66	582.65
Total (Phase-I)		120 flats & 19 Shops	79531.07	7388.66
Phase-II				
6.	Block-A (S+11)	176 Flats	1,99,115.37	18,498.42
7.	Block-A1 (S+11/12)	47 Flats	53293.08	4,951.09
8.	Block-B (S+11)	88 Flats	75076.47	6,974.83
9.	Block-C (S+12)	48 Flats	54261.34	5,041.04
10.	Club	1 no.	9017.47	837.75
11.	EWS	50 Flats	17721.28	1,646.36

	Total (Phase-II)	359 Flats & 50 EWS, 1 Club House	4, 08,485.02	37,949.518	
	Total (Phase-I + Phase-II)	479 Flats, 50 EWS Flats, 1 Club House and 19 Shops	4,88,016.093 sq.ft	45,338.178 sq.m	
4.2	Population details				
	Sr. No.	Description	EC accorded	Proposed	Total (after Expansion)
	1.	Population	2,165 Persons	783 Persons	2,948 Persons
	The details of the population as per the revised planning is as under:				
		Type of units	No.	Criteria	Population (No.)
	Phase-I	Residential Flats	120	5 persons per flat	600
		Shops	19	2 person per shop	38
	Phase-II	Residential Flats	359	5 persons per flat	1795
		EWS Flats	50	5 persons per flat	250
		Visitors	-	10% of residential	265
	Total Estimated Population		2948 Persons (Residential Population = 2645 no. Floating Population = 303 no.)		
5	Water				
5.1	Water demand & Waste water generation details:				
	Sl. No.	Details	Population	Water Demand (KLD)	
	1.	Residential @135 lpcd	2645 no.	357	
	2.	Floating @45 lpcd	303 no.	14	
		Total water req.		371 KLD	
	3.	Flushing water req. @45 lpcd for residential population & @16 lpcd for floating population		95 KLD	
	4.	Fresh Water req.		371-95 = 276 KLD	
	5.	Wastewater Generation (@ 80%)		297 KLD	
	6.	Treated Wastewater (@ 98%)		291 KLD	
	7.	Horticulture Demand- an area of 5,442.22 sq.m is available with water req. of			
		• Summer (@ 5.5 lit/sq.m./day)		30 KLD	
		• Winter (@ 1.8 lit/sq.m./day)		10 KLD	
		• Monsoon (@ 0.5 lit/sq.m./day)		3 KLD	

	8.	Excess will be discharged onto 2.76 acres land reserved under Karnal Technology till the MC sewer is connected				193 KLD	
5.2	Cumulative Details:						
	Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	For irrigation (2.76 acres) to be developed as per Karnal Technology
	1.	371 KLD	297 KLD	291 KLD	95 KLD	Summer: 30 KLD Winter: 10 KLD Monsoon: 3 KLD	Summer: 166 KLD Winter: 186 KLD Monsoon: 193 KLD
5.10	Rain water harvesting proposal:	13 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:	3 no. of DG sets of capacity 300 kVA, 400 kVA and 500 kVA 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	Description	As per Earlier EC	Proposed	Total (after Expansion)		
		Solid waste generation	848 kg/day	271 kg/day	1,119 kg/day		
7.2	Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of	Yes. Biodegradable waste will be managed by installation of 2 Composters of size 300 kg & 200 kg and manure generated will be utilized within the project for landscaping. Recyclable waste will be recycled through authorized recyclers. Inert waste will be disposed at our own cost to approved dumping site or disposal site of MC. While, domestic hazardous waste					

	Mechanical Composter and Material Recovery Facility submitted or not	will be handed over to authorized vendors approved by PPCB. Thus, solid waste will be managed as per provision of Solid Waste Management Rules, 2016.																											
7.3	Details of management of Hazardous Waste.	Hazardous Waste in the form of used oil from DG set will be generated which will be managed & disposed off to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.																											
8	Energy Saving & EMP																												
8.1	Power Consumption:	2,221.71 KW																											
8.2	Energy saving measures:	Solar panels have been proposed on the roof top of the building. The project will install solar panels at terrace of all towers which will generate 250 KW of power. Also, 26.176 KW of energy will be saved by using LEDs instead of CFLs within the project. Details of energy savings submitted.																											
8.3	Details of activities under Environment Management Plan. <u>construction phase:</u> <table border="1" data-bbox="289 1024 1416 1810"> <thead> <tr> <th>Description</th> <th>Capital Rs. Lakhs</th> <th>Recurring Cost Rs. Lakhs</th> </tr> </thead> <tbody> <tr> <td>Waste Water Management (Additional STP of 250 KLD capacity, MBBR-UF)</td> <td>50</td> <td>5</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 (construction of remaining 11 pits)</td> <td>20</td> <td>1</td> </tr> <tr> <td>Environmental Monitoring</td> <td>4</td> <td>4</td> </tr> <tr> <td>Solid Waste Management (including mechanical composters of size 300 & 200 kg)</td> <td>30</td> <td>2</td> </tr> <tr> <td>Energy Conservation Measures (Solar lighting, CFL & solar panel system)</td> <td>100</td> <td>1</td> </tr> <tr> <td>TOTAL</td> <td>Rs. 217 Lakhs</td> <td>Rs. 15 Lakhs</td> </tr> </tbody> </table>		Description	Capital Rs. Lakhs	Recurring Cost Rs. Lakhs	Waste Water Management (Additional STP of 250 KLD capacity, MBBR-UF)	50	5	Air & Noise Pollution Management: (Tarpaulin sheets, Acoustics enclosures for DG sets).	10	1	Landscaping	3	1	Rainwater Recharging (construction of remaining 11 pits)	20	1	Environmental Monitoring	4	4	Solid Waste Management (including mechanical composters of size 300 & 200 kg)	30	2	Energy Conservation Measures (Solar lighting, CFL & solar panel system)	100	1	TOTAL	Rs. 217 Lakhs	Rs. 15 Lakhs
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Landscaping	3	1																											
Rainwater Recharging (construction of remaining 11 pits)	20	1																											
Environmental Monitoring	4	4																											
Solid Waste Management (including mechanical composters of size 300 & 200 kg)	30	2																											
Energy Conservation Measures (Solar lighting, CFL & solar panel system)	100	1																											
TOTAL	Rs. 217 Lakhs	Rs. 15 Lakhs																											

Description	Recurring Cost (Rs. In Lakhs/annum)
Waste water Management (Two STPs of 100 KLD & 250 KLD capacity)	5
Air & Noise Pollution Management (Tarpaulin sheets, Acoustics enclosures for DG sets).	0.5
Landscaping	3
Rainwater Recharging (maintenance of 13 pits)	3
Environmental Monitoring	4
Solid Waste Management	5
Energy Conservation Measures	2
TOTAL	Rs. 22.5 Lakhs

Rs. 15 Lakhs has been reserved under following CER activities.

Sr. No.	Activities as per OM dt. 01.05.2018	Cost (Rs. Lacs)	Timeline	
			Start Date	End date
1.	Maintenance of village road adjoining the project location	12	After the grant of Environmental Clearance	2 years after grant of Environmental Clearance
2.	Provision of street lights	3	After the grant of Environmental Clearance	2 years after grant of Environmental Clearance
Total		Rs. 15 Lakhs		

During meeting, the Committee observed that the latest construction status report to be furnished by Punjab Pollution Control Board is still awaited. Further, the Committee appraised the application proposal of the promoter company and after detailed deliberations, the Committee decided to defer the case till the receipt of reply of the below mentioned observations:

1. The project proponent shall submit self-declaration to the effect that the industry does not require clearance under the provisions of the Forest Conservation Act 1980 and Wildlife Protection Act 1972 in the prescribed format.

-
2. The Project Proponent shall check the estimation of flushing water requirement and revise the water balance accordingly.

Item No. 236.07: Application for Environmental Clearance of Existing Steel Manufacturing Unit Namely M/s Devbhoomi Casting Pvt. Ltd. located at Transport Nagar, Village Kumbra, Mandi Gobindgarh, District Fatehgarh Sahib, Punjab for increasing the production capacity to 288 TPD (1,00,800 TPA) of Billets/ Ingots or Flats/Bars/Rounds (Proposal No. SIA/PB/IND1/411440/2022)

The industry is an existing unit and was granted Consent to Operate under the provisions of Water Act 1974 & Air Act 1981, for manufacturing of steel Ingots/Billets @ 84 MTD, which are valid up to 30.09.2024.

The industry was granted Terms of Reference for carrying out EIA study under the provisions of the EIA notification dated 14.09.2006 for expansion of steel manufacturing unit by manufacturing 100800 TPA (288 TPD).

The industry has applied for obtaining Environmental Clearance for carrying out expansion in the existing steel manufacturing unit having production capacity of Ingots/Billets @ 84 TPD with one Induction Furnace of capacity 7 TPH to 288 TPD (1,00,800 TPA) of Billets/ Ingots or Flats/Bars/Rounds with 2 Induction Furnaces of capacity 12 TPH each and Rolling Mill located at Transport Nagar, Village Kumbra, Mandi Gobindgarh, District Fatehgarh Sahib, Punjab. The Project is covered under Schedule 3(a) & Category 'B1' as per EIA Notification, 2006. The total cost of the project is Rs. 24.97 Crore.

The industry has submitted final EIA report along with TOR compliance and relevant documents through online portal. The requisite fees of Rs. 1,87,282 has been deposited vide UTR No. YESB23473973852 dated 13.12.2022, as checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter no. 23071 dated 01.11.2022 sent the proceedings of the public hearing of the subject cited industry conducted on 30.08.2022, wherein the comments pertaining to the construction status, adequacy of pollution control proposal and suitability of site submitted. The relevant portion of the comments are as under:

“Suitability of site

The existing site of the industry falls in the industrial zone as per Master Plan of Mandi Gobindgarh (2010-13). The Industry has not proposed any additional land. Therefore, the site of industry is suitable for the proposed expansion project.

Adequacy of pollution control proposals

The industry has proposed expansion of the existing steel manufacturing unit by upgrading existing inducting furnace of capacity 7 TPH to 12 TPH and by installing another induction furnace of capacity 12

TPH and a Rolling Mill. It has proposed to install side suction hood, spark arrestor, Bag house and ID fan as APCD as per the design of PSCST, Chandigarh.

Water Pollution-There will be no generation of trade effluent. The domestic effluent @ 10.8 KLD to be generated from the project and the same will be treated in STP of capacity 15 KLD. The treated water will be used in plantation / Green area.

Hazardous waste- As per the proposal submitted by the industry the hazardous waste category 35.1 @ 70 TPA and 5.1 @ 0.02 KL/year will be generated & the same will be disposed off to authorized recycler.

The industry has not purchased any additional land for the expansion of the project and has proposed its expansion in existing premises (21085.00 sqm) only. Also, it had submitted proposal of developing green area in 7026.00 Sqm in existing premises only (i.e. 33.3 % of total area of the project i.e. 21085.00 sqm). The industry shall adopt a pond at village kumbhra, District-Fatehgarh sahib and the stream carrying waste water of the village shall be diverted in one corner and it will be divided into different parts, the overflow of each chamber shall be allowed to enter into another chamber which will ultimately leads to the purification of water and collected into the pond to avoid any contamination of ground water aquifer. Pond water will percolate through natural strata (without injection) to augment the ground water and remaining water shall be used for irrigation.

Construction status

The industry has not started construction activity w.r.t. proposed expansion project.”

Deliberations during 236th meeting of SEAC held on 09.01.2023.

The case was considered by the following:

- (i) Mr. Mohit Khanna, General Manager, M/s Devbhoomi Casting Pvt Ltd.
- (ii) Mr. Sandeep Garg, EC-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 feature of the project as under:

Sr. No.	Item No.	Details
1.	Nature of Project	Environmental Clearance for existing steel manufacturing unit namely M/s Devbhoomi Casting Pvt. Ltd. for increasing the production capacity to 288 TPD (1,00,800 TPA) located at Transport Nagar, Village Kumbra, Mandi Gobindgarh, District Fatehgarh Sahib, Punjab.
2.	Category/Activity	Schedule: 3(a): Metallurgical Industries (ferrous & non-ferrous) Category: B-1

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.	Details of technology proposed for control of emissions & effluents generated from project	S. No.	Details of proposed APCD/ STP	Technology	Capacity
		1.	APCD	Side Suction Hood followed by Jet Bag Filter	60,000 CHM each
		2.	STP (Already installed)	Based on MBBR technology	25 KLD
5.	Plot Area Details	Area breakup of the project is given below:			
		S. No.	Details	Area (sq. m.)	Percentage (%)
		1.	Existing Shed area	5,354.30	25.39
		2.	Proposed Shed area	1,744.20	8.27
		3.	Parking area	2,384	11.3
		4.	Green Area	7,026	33.32
		5.	Roads and open areas	4,212.80	20
		6.	Utility areas	363.70	1.72
Total Land area		21,085 sq. m (5.20 acres)	100		
*Permission for Change of Land Use for the total land area measuring 5.396 acres from Agricultural to Industrial use has been accorded to the industry vide memo no. 1378-STP(S)33-11(FI) dated 15.06.2018 submitted.					
6.	Type of project land as per master plan	Project falls within Industrial Zone as per Master Plan of Mandi Gobindgarh. Master Plan marked project location has been submitted.			
7.	Details of Forest land involved in the project land?	A copy of NOC issued by DFO vide letter No. 7704 dated 03.11.2022 submitted, wherein it has been mentioned as under:			

		<p>“ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸੰਬੰਧੀ ਵਣ ਰੇਜ ਅਫਸਰ ਸਰਹਿੰਦ ਵੱਲੋਂ ਆਪਣੇ ਪੱਤਰ ਨੰ 286 ਮਿਤੀ 13.10.2022 ਨਾਲ ਇਸ ਦਫਤਰ ਨੂੰ ਰਿਪੋਰਟ ਕੀਤੀ ਹੈ ਕਿ</p> <p>ਯੂਜਰ ਇੰਜੀ ਦੀ ਸਾਇਟ ਨੈਸ਼ਨਲ ਹਾਈਵੇਅ-44 KM 260 ਤੋਂ 262 ਤੋਂ</p> <p>ਪਾਸਾ ਖੱਬਾ ਤੇ ਮੰਡੀ ਗੋਬਿੰਦੜ ਫੇਕਲ ਪੁਆਇੰਟ ਲਿੰਕ ਸੜਕ ਤੋਂ ਪਿੰਡ ਕੁੰਭੜਾ ਨੂੰ</p> <p>ਜਾਦੀ ਲਿੰਕ ਸੜਕ ਪਾਸਾ ਖੱਬਾ ਤੇ ਸਥਿਤ ਹੈ। ਇਹ ਲਿੰਕ ਰੋਡ ਵਣ ਵਿਭਾਗ ਦੇ</p> <p>ਅਧਿਕਾਰ ਖੇਤਰ ਤੋਂ ਬਾਹਰ ਹੈ।”</p>			
8.	Whether site is located in the notified ESZ?	No eco-sensitive zone existing within 10 Km radius of the project. The Bir Bhadson wildlife sanctuary is located at a distance of 13 Km from the industry.			
9.	ToR Compliance Report	Submitted			
10.	Compliance Report of Public Hearing Proceedings (Action Taken)				
	S. No.	Name & address of the person	Detail of query/ statement/ information/ clarification sought by the person present	Reply of the query/ statement/ information/ clarification given by the project proponent	Action plan
	1.	Sh. Gulzar Singh, Village Kumbhra, District Fatehgarh Sahib,	How the public will be benefited from the expansion of the industry?	The environmental consultant replied that 150 more workers will be given employment after the expansion of the industry. After the expansion, more trucks and drivers will be required for the transportation work. Gardeners will also be needed to take care of the	Employment will be given to 150 workers after grant of Environmental Clearance. Preference will be given to nearby villagers as per their skills. Further, Rs.

			plants in the factory. Along with this, after the expansion of the factory, 15 lakh rupees will be spent under the CER activities, in which the pond of village Kumbhra will be cleaned with nano bubble technology. The environmental consultant said that a park will also be built for children to play. The industry assured that the residents of nearby villages will get employment on priority basis.	25 lakhs will be spent for pond rejuvenation of Village Kumbra after grant of Environment Clearance.
2.	Mr. Sukhwinder Singh Sarpanch, Village Kumbhara, District Fatehgarh Sahib.	He said that he wants to know the name of the officer, who has given NOC to this industry. As this industry operates at night, which causes a lot of noise pollution and problem will increase with the expansion of the industry. Further, no industry has	The environmental consultant replied that the industrial premises falls under the industrial zone as per Master Plan, Mandi Gobindgarh. They said that they are working in compliance to the Noise Pollution Rules but still it has been assured that the industry will take care for providing mitigation measures for reduction in noise level. He said that CER funds of Rs 15 lakh will be spent only after the expansion of the factory.	It is ensured that the industry will not be operational during night time. Noise monitoring has been carried out within project premises at 5 locations & 3 locations outside of project premises within 1 km radius & results are found within norms as prescribed for Industrial zone. Also green area of 33% has been proposed within

		<p>given any benefits to their village under CER funds.</p>		<p>project to mitigate noise & air pollution. Further, amount of Rs. 25 lakhs will be spent on pond rejuvenation after grant of Environmental Clearance.</p>
		<p>He said that the drinking water of the village has also become poisonous and the factories are polluting the environment at night, due to which they have to face a lot of trouble.</p>	<p>Mr. Deepak Goyal, Managing Director of the industry told the village Sarpanch that there is no generation of industrial waste water from their industry. Rather, they have installed STP for treatment of domestic wastewater and further utilize treated wastewater on land for plantation. He said that they have voluntarily installed solar panels on the entire shed of the industry. He also assured that he will not do any work that will cause any kind of problem to the villagers. He also invited the Sarpanch of the village to visit the industry and said that he may come to him any time for discussion regarding village pond and betterment of village and villagers.</p>	<p>No industrial wastewater is generated from the industry. Only domestic waste is generated, which is being treated in already installed STP of 25 KLD. Monitoring of groundwater will be done on half yearly basis to check the water quality after grant of Environmental Clearance. Also, no loading & unloading will be carried out during night time.</p>

11.	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.	No litigation is pending against the project. Undertaking in this regard has been submitted.			
12.	Details of the raw materials given below:				
S. No.	Status	Raw Materials	Quantity	Source	Mode of transport
1.	Existing	Scrap & Ferro Alloys	89 TPD (31,150 TPA)	Mostly from Local suppliers of Mandi Gobindgarh/ Ludhiana	By road through trucks (No. of trucks required: approx. 5 trucks per day)
2.	Total after Expansion		302 TPD (1,05,700 TPA)		By road through trucks (No. of trucks required: approx. 16 trucks per day)
13.	Details of the products given below:				
S. No.	Existing		Total after expansion		
1.	84 TPD (29,400 TPA) of Ingots/ Billets		288 TPD (1,00,800 TPA) of Billets/Ingots or Flats/ Bars/ Rounds		
14.	Details of major machinery given below:				
S. No.	Equipment's/ Machinery	Existing	Proposed	Total after expansion	
1.	Induction Furnace	1 × 7 TPH	Upgradation of existing IF & Addition of new IF	2 × 12 TPH	
2.	Rolling Mill	-	1	1	

15.	Details of emissions:					
	S. No.	Source	Status	Capacity	Chimney Height	APCD
	1.	Induction Furnaces	Existing	1 × 7 TPH	25 m	Side Suction Hood followed by Pulse Jet Bag Filter of capacity 36,000 CMH
			After Expansion	2 × 12 TPH	30 m each	Side Suction Hood followed by Pulse Jet Bag Filter of capacity 60,000 CMH
	2.	DG Sets	Existing	1 × 125 KVA	3 m	Canopy
			After Expansion	1 × 125 KVA & 1 × 750 KVA	3 m & 5 m	Canopy
	*Whether separate APCD is to be installed with each induction furnace or not.					
16.	Hazardous/Non-Hazardous Waste Generation details & their storage, utilization and its disposal. Copy of agreement clearly mentioning the Quantity					
	Hazardous Waste:					
	S. No.	Waste category	Existing	Total after expansion	Disposal	
	1.	Category 35.1 APCD dust	70 TPA (0.2 TPD)	0.75 TPD	APCD dust given to M/s Madhav KRG Ltd. A copy of agreement executed with M/s Madhav Alloys Ltd on 11.12.2019 for recycling category 35.1 APCD dust submitted.	
	2.	Category 5.1 Used oil	0.02 KLA	0.7 KLA	Used oil given to M/s BRS Lubricants. A copy of agreement executed with M/s BRS Lubricant on 04.01.2020 for lifting and treating category 5.1 Hazardous waste submitted.	
17.	Non-Hazardous Waste:					
	S. No.	Waste	Existing	Total after expansion	Disposal	

	1.	Slag	2.5 TPD	9 TPD	20% reused for metal recovery & remaining 80% will be given to M/s Deep Enterprises for co-processing. A copy of agreement executed with M/s Deep Enterprises on 01.04.2022 for Co-processing of Slag submitted
18.	Wastewater generation & its disposal Arrangement in Operation phase:				
	S.No.	Description	Existing	Total after expansion	Mitigation Measures/ Remarks
	1.	Domestic wastewater	4 KLD	10.8 KLD	Treated in already installed STP of capacity 25 KLD
	2.	Industrial effluent	-	-	-
19.	Breakup of Water Requirement & its source in Operation phase:				
	Details	Existing Water Demand (KLD)	Proposed Water Demand (KLD)	Total Water Demand After Expansion (KLD)	
	Makeup water demand for cooling purpose	13.5	13.5	27	
	Domestic water demand	5.5	8	13.5	
	Green area (7026 sqm) water demand				
	• Summer	-	• 38.5	• 38.5	
	• Winter		• 12.5	• 12.5	
	• Monsoon		• 3.5	• 3.5	
	Source of water:				
	S. No.	Purposes	Source of water		
	1.	Make-up water for cooling demand	Treated and ground water		
	2.	Domestic water demand	Ground water		
	3.	Green area demand	Treated and ground water		

20.	Rain water utilization proposal	Rainwater recharging will be done outside of project premises by adopting pond. Therefore, pond located in Village Kumbra will be adopted for rain water recharging. A copy of NOC obtained for pond adoption from Village Sarpanch of village Kumbhra submitted. Further, as rainwater harvesting, runoff shall be collected from proposed sheds and reused for sprinkling/cleaning/horticulture purpose etc. within project premises.																				
21.	Block wise details of no. of trees to be planted in proposed greenbelt area (1500 trees to be planted @ 1000 sq.m area):	<p>Blockwise green area and no. of trees planted are given below:</p> <table border="1" data-bbox="602 594 1417 940"> <thead> <tr> <th>S. No.</th> <th>Area Identification</th> <th>Green area (in sq.m)</th> <th>No. of trees</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>A</td> <td>4,700</td> <td>705</td> </tr> <tr> <td>2.</td> <td>B</td> <td>2,226</td> <td>334</td> </tr> <tr> <td>3.</td> <td>C</td> <td>100</td> <td>7</td> </tr> <tr> <td colspan="2">Total</td> <td>7,026 sq.m.</td> <td>1,054 trees</td> </tr> </tbody> </table>	S. No.	Area Identification	Green area (in sq.m)	No. of trees	1.	A	4,700	705	2.	B	2,226	334	3.	C	100	7	Total		7,026 sq.m.	1,054 trees
S. No.	Area Identification	Green area (in sq.m)	No. of trees																			
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Total		7,026 sq.m.	1,054 trees																			
22.	<p>a. Energy requirements & savings.</p> <p>b. Energy saving measures to be adopted within industry:</p>	<p>a. The energy requirement details are given below:</p> <table border="1" data-bbox="602 982 1417 1276"> <thead> <tr> <th>Description</th> <th>Unit</th> <th>Existing</th> <th>Proposed</th> <th>After expansion</th> </tr> </thead> <tbody> <tr> <td>Power load</td> <td>KVA</td> <td>4,000</td> <td>12,000</td> <td>16,000</td> </tr> <tr> <td>DG set</td> <td>KVA</td> <td>1 × 125</td> <td>1 × 750</td> <td>1 × 125 & 1 × 750</td> </tr> </tbody> </table> <p>b. Energy Saving measures to be adopted:</p> <ul style="list-style-type: none"> • LEDs provided in place of CFLs. • Energy efficient Induction Furnace and other machinery will be installed. 	Description	Unit	Existing	Proposed	After expansion	Power load	KVA	4,000	12,000	16,000	DG set	KVA	1 × 125	1 × 750	1 × 125 & 1 × 750					
Description	Unit	Existing	Proposed	After expansion																		
Power load	KVA	4,000	12,000	16,000																		
DG set	KVA	1 × 125	1 × 750	1 × 125 & 1 × 750																		
23.	EMP Budget details:																					
<table border="1"> <thead> <tr> <th>S. No.</th> <th>Environmental Protection Measures</th> <th>Capital Cost (Rs. in lakhs)</th> <th>Recurring Cost (Rs. in lakhs/year)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Air Pollution Control (Installation of APCD along with continuous emission monitoring system)</td> <td>100</td> <td>2.5</td> </tr> <tr> <td>2.</td> <td>Water Pollution Control (operation of</td> <td>-</td> <td>2</td> </tr> </tbody> </table>		S. No.	Environmental Protection Measures	Capital Cost (Rs. in lakhs)	Recurring Cost (Rs. in lakhs/year)	1.	Air Pollution Control (Installation of APCD along with continuous emission monitoring system)	100	2.5	2.	Water Pollution Control (operation of	-	2									
S. No.	Environmental Protection Measures	Capital Cost (Rs. in lakhs)	Recurring Cost (Rs. in lakhs/year)																			
1.	Air Pollution Control (Installation of APCD along with continuous emission monitoring system)	100	2.5																			
2.	Water Pollution Control (operation of	-	2																			

	STP of capacity 25 KLD)		
3.	Noise Pollution Control (provision of acoustic enclosure of DG set)	4	1.5
4.	Landscaping (development of green area)	10.5	10.5 (for 3 years)
5.	Solid Waste Management (disposal of domestic solid waste, slag and hazardous waste)	3	0.5
6.	Environment Monitoring & Management	3	5
7.	Health, Safety & Risk Assessment (Medical check-up, ESI & PPE kit for workers)	3	1
8.	Miscellaneous	2	0.5
Total		Rs. 125.5 Lakhs	Rs. 23.5 Lakhs
<p>A duly constituted EMC comprises the following:</p> <ol style="list-style-type: none"> 1. Directors 2. Manager (Works) 3. Environment Consultant 			
24.	CER activities:		
	Activities	Total Expenditure (in lakhs)	
	<p>REJUVENATION OF POND Adoption of Kumbra village pond for rainwater harvesting and maintenance of pond as per measures given below:</p> <ol style="list-style-type: none"> i. Nano Bubble Technology to treat wastewater discharge into the pond ii. Tree plantation of 6 ft. size around the pond iii. Removal of solid waste, sludge, silt from the pond iv. Landscaping around the pond & development of park 	Rs. 25 lakhs	

During meeting, the Committee observed that in compliance to the Terms of Reference issued to the industry vide SEIAA letter no. 4781 dated 01.10.2021, the industry is required to submit Wildlife Conservation Plan duly authenticated by Chief Wildlife Warden of the State Govt. for

Conservation of Schedule-I species, if exists in the study area. The industry apprised the Committee that the Schedule-I species (Indian Peafowl) falls in the study area. The Committee asked the industry to submit the Wild Life Conservation Plan duly authenticated by Chief Wildlife Warden. The industry agreed to the same.

After detailed deliberations, the Committee decided to defer the case till the submission of Wildlife Conservation Plan duly authenticated by the Chief Wildlife Warden by the industry.

Deliberations during 240th meeting of SEAC held on 20.02.2023.

The meeting was attended by the following:

- (i) Mr. Mohit Khanna, General Manager, M/s Devbhoomi Casting Pvt Ltd.
- (ii) Mr. Sandeep Garg, EC-Coordinator, M/s Eco Laboratories Pvt. Ltd.
- (iii) Mrs. Jyoti Rani, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

The Project Proponent vide letter dated 17.02.2023 clarified that the presence of Indian Peafowl has been reverified by the Ecology and Biodiversity Expert and no natural habitat of Schedule-I Species has been found within 10Km of study area. Hence, no Schedule-I Species (Indian Peafowl) has been found in the 10Km study area. Thus, it was inadvertently mentioned in the EIA report as well as in the online application form submitted at Parivesh Portal.

The Committee asked the Project Proponent to authenticate the above said reply with documentary evidence. The Project Proponent sought time for the same and requested the Committee to defer the case. The Committee after considering the request of the Project Proponent decided to defer the case.

Item No. 240.08: Application for obtaining Environmental Clearance for residential project “Super Mega Mixed Use Integrated Industrial Project Phase-1” located at Village Nagla, Tehsil Derabassi, District SAS Nagar, Punjab by M/s Shipra Estate Pvt Ltd (SIA/PB/MIS/66122/2021)

The Project Proponent was granted Environmental Clearance under EIA notification dated 14.09.2006 for developing Super Mega Mixed Use Integrated Industrial Project Phase-1” at Village Nagla, Tehsil Derabassi, District SAS Nagar, Punjab vide SEIAA letter No. 2129 dated 21.06.2011. The total land area of the project is 44.5 Ha. and the built-up area of the project is 568150.02 sqm. The project is covered under category 8 (b) of the schedule appended with the EIA notification dated 14.09.2006.

The Project Proponent was granted extension in validity of Environmental Clearance to 7 years or till the completion of the project, whichever is earlier under EIA notification dated 14.09.2006 vide SEIAA letter no. 3127 dated 22.08.2016.

The Project Proponent was granted Terms of Reference vide MoEF&CC letter no. IA3-21/3/2021-IA.III dated 23.01.2021 for the development of Super Mega Mixed Use Integrated Industrial Project Phase-1.

The Project Proponent has submitted afresh application along with the EIA report incorporated with compliance of ToRs for obtaining Environmental Clearance under EIA notification dated 14.09.2006 for the development of Super Mega Mixed Use Integrated Industrial Project Phase-1. As per the proposal, the total built up area of the project has been increased from 568150.02 sqm to 6,76,673.38 sqm. The requisite fee of the Rs. 6,76,674/- (Rs. 1,99,568/- paid vide UTR No. VIJBH19317077895 dated 13.11.2019 & Rs. 4,77,106/- vide UTR No. HDFCR52021110875932063 dated 08.11.2021. The adequacy of the fee deposited has been checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide e-mail dated 02.01.2023 requested to furnish the latest construction status report but the same is awaited.

Deliberations during 240th meeting of SEAC held on 20.02.2023.

The case was considered by the following:

- (i) Mr. Bhupinder Singh, Authorized Signatory M/s Shipra Estate Pvt Ltd
- (ii) Mr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.
- (iii) Mrs. Jyoti Rani, EC Coordinator, M/s Eco laboratories Pvt Ltd.

Summary of the application proposal is as under:

Sr.	Description	Details
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No.						
1	Basic Details					
1.1	Name of Project & Project Proponent:	The Super Mega Mixed Use Integrated Industrial Park Project Phase-I by M/s. Shipra Estates Limited.				
1.2	Proposal:	SIA/PB/MIS/66122/2021				
1.3	Location of Project:	Village Nagla, Tehsil Derabassi, District SAS Nagar (Mohali), Punjab.				
1.4	<p>Details of Land area & Built up area:</p> <p>(a) Plot area: 110.12 acres</p> <p>(b) Net planned area: 98.63 acres</p> <p>(c) Built up area: 6,76,673.38 sq.m.</p> <p>Further, as per the conceptual plan, the residential pockets, industrial pockets, commercial pockets and institutional pockets are proposed to be developed within the project. The comparison of the detailed area from Environmental Clearance accorded and as per the revised layout is as under:</p>					
		EC Accorded		Difference	As per revised layout	
Sl. No.	Description	Area (in sq.m.)	Area (in acres)	Area	Area (in sq.m.)	Area (in acres)
1	Total Plot Area (Scheme Area)	110.12 acres (or 4,45,633.616 sq.m.)				
2	Area under proposed master plan road	48,521.80	11.99	-0.5 acres	46,498.38	11.49
3	Reserved Area (future development)	19,141.63	4.73	-4.73 acres	-	-
4	Net Planned Area [1-(2+3)]	3,77,976.38	93.40	5.23 acres	3,99,141.44	98.63
5	Built-up Area	5,68,150.02	-	108,523.36 sq.m.	6,76,673.38	-
8	Area Under Residential (Independent Floors)	39,059.71	9.65	8.74 acres	74,421.68	18.39
9	Area Under Commercial	5,179	1.28	6.185 acres	30,209.78	7.465
10	Area under Institutional/ Amenities / Public Buildings	48,117.12	11.88	-6.36 acres	22,338.64	5.520
11	Area under Group Housing	56760.41	14.02	10.63 acres	99,779.29	24.656
12	Area under EWS	11602.17	2.86	0.14 acres	12,140.56	3
13	Area under industrial	152438.90	37.66	-15.202 acres	90,884.30	22.458
15	Area under Parks	79512.24	19.64	-12.823 acres	27,587.42	6.817

	16	Area under roads and utility	87,406.82	21.59	-11.266 acres	41,779.74	10.324
1.5	Category under EIA notification dated 14.09.2006		The project falls under S.No. 8(b) - 'Townships and Area Development projects.' as built-up area of the project will be 6,76,673.38 sq.m.				
1.6	Cost of the project		Rs. 968.30 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 agricultural zone, residential and mix land use zone as per Master plan of Zirakpur. Copy of the Master plan of Zirakpur showing the project location is enclosed with EDS reply.				
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)		Permission for Change of land use has been issued by Department of Town & Country Planning, Punjab for 277.43 acres of land area vide Memo No. 161-CTP(Pb)/SP-432(m) dated 11.01.2010; copy of CLU is 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 Proponent has submitted a copy of NOC issued by DFO SAS Nagar vide no. 4728 dated 16.12.2011, wherein it has been mentioned that no forest area is covered in the land area of 110.12 acres, proposed to be developed by the promoter company.				
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.		Permission for Change of land use has been issued by Department of Town & Country Planning, Punjab for 277.43 acres of land area vide Memo No. 161-CTP(Pb)/SP-432(m) dated 11.01.2010; copy of CLU is submitted.				
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:		The Project Proponent has not submitted a self-declaration in the prescribed proforma.				
3.4	Whether the project falls within the influence of Eco-		No, the project does not fall within any eco-sensitive zone.				

	Sensitive Zone or not.						
3.5	Green area requirement and proposed No. of trees:	Total green area: 63,173 sq.m. (@ 15.87% of the net planned area) Proposed trees to be planted: 4,990 nos.					
4.	Configuration & Population						
4.1	Configuration						
	Sr. No.	Description	Area in Sqm as per conceptual plan		Area in Sqm as per the application proposal		
	1.	Industrial	319309		319309		
	2.	Commercial	60421		60,421		
	3.	Residential GH	272527		272527		
	4.	Residential plotted/Independents floors	109700		Not included		
	5.	EWS	14568		14568		
	6.	Institutional utilities and roads	21746		9848.38		
		Total	798272 sqm.		676673.38 sqm		
4.2	Population:						
	Sl. No.	Description	Area/ Dwelling Units	Criteria	No. of Persons		
	1.	Independent Floors	908 D.U.	@ 4.5 persons per DU	4,086		
	2.	Group Housing	2450 D.U.	@ 4.5 persons per DU	11,025		
	3.	Commercial	7.465 acres	100 persons per acre	747		
	4.	Industrial	22.458 acres	100 persons per acre	2,246		
	5.	Institution	5.520 acres	100 persons per acre	552		
	6.	EWS	3.0 acres	400 persons per acre	1,200		
	7.	Visitors		@ 10% of population	1,631		
	Total Estimated Population					21,487 Persons	
5	Water						
5.1	Sr. No.	Description	Population	Criteria (in lpcd)	Total Water Requirement (in KLD)	Flushing Criteria (in KLD)	Flushing Demand (in KLD)

	1.	Independent Floors	4,086	135	552	45	184
	2.	Group Housing	11,025	135	1488	45	496
	3.	Commercial	747	45	34	20	15
	4.	Industrial	2,246	45	101	20	45
	5.	Institution	552	45	25	20	11
	6.	EWS	1,200	135	162	45	54
	7.	Visitors	1,631	15	24	10	16
		Total	21,487 Persons		2386 KLD		821
5.2	Source		Borewells				
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>		Yes, Permission for abstraction of ground water has been obtained from CGWA vide permission dated 09.02.2011 for the abstraction of 909 KLD of ground water.				
5.4	Total wastewater & treated wastewater generation and its utilization:						
	Sr. No.	Description	Water requirement				
	1.	Water requirement	2,386 KLD				
	2.	Flushing water requirement	821 KLD				
	3.	Fresh water requirement	2,386-821 = 1,565 KLD				
	4.	HVAC Cooling	1150 KLD				
	5.	Flow to sewer (@ 80%) + Infiltration rate	1909+ 20 = 1929 KLD				
	6.	Treated water (@ 98%)	1,890 KLD				
	7.	Green area requirement (63,173 sq. m.) • Summer (@ 5.5 lt./m ² /day) • Winter (@ 1.8 lt./m ² /day) • Monsoon (@ 0.5 lt./m ² /day)	<ul style="list-style-type: none"> • 347 KLD • 114 KLD • 32 KLD 				
5.5	Treatment methodology:		1,929 KLD of sewage will be generated from the project which will be treated in proposed STP of 3 MLD capacity based on MBBR Technology (two modules of 1,500 KLD each).				

	(STP capacity, technology & components)															
5.6	Treated wastewater for flushing purpose:	821 KLD														
5.7	Utilization/Disposal of excess treated wastewater.	There will be no excess treated water as same will be utilized for flushing, horticulture & HVAC cooling.														
5.8	Cumulative Details:															
	<table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Total water Requirement</th> <th>Total wastewater generated</th> <th>Treated wastewater</th> <th>Flushing water requirement</th> <th>Green area requirement</th> <th>HVAC Cooling</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>2,386 KLD</td> <td>1,929 KLD</td> <td>1,890 KLD</td> <td>821 KLD</td> <td>Summer: 347 KLD Winter: 114 KLD Monsoon: 32 KLD</td> <td>Summer: 447 KLD Winter: 214 KLD Monsoon: 113 KLD</td> </tr> </tbody> </table>	Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	HVAC Cooling	1.	2,386 KLD	1,929 KLD	1,890 KLD	821 KLD	Summer: 347 KLD Winter: 114 KLD Monsoon: 32 KLD	Summer: 447 KLD Winter: 214 KLD Monsoon: 113 KLD	
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	*No excess treated wastewater shall be generated.															
5.9	Rain water harvesting proposal:	Total 68 no. of Rain water recharging pits with dual bore are being proposed for artificial rain water recharge within the project premises.														
6	Air															
6.1	Details of Air Polluting machinery:	Total 3 nos. of DG Sets (3×200 KVA) are proposed for standby use for emergency purposes for water works & STP.														
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	7.559 MT/day														
7.2	Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of Mechanical Composter and	Solid waste management area has been provided. Biodegradable waste will be composted by use of Composters. Non-biodegradable waste (recyclable waste) will be disposed off through authorized recycler vendors. Inert waste will be dumped at authorized dumping site.														

	Material Recovery Facility submitted or not.																																					
7.3	Details of management of Hazardous Waste.	Hazardous Waste in the form of used oil from DG set will be generated which will be managed & disposed of to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.																																				
8	Energy Saving & EMP																																					
8.1	Power Consumption:	Total power demand for the proposed project will be 10,800 KW or 12,000 KVA which will be provided by Punjab State Power Corporation Limited (PSPCL).																																				
8.2	Energy saving measures:	Solar energy and alternative source of energy to reduce the fossil energy consumption will be availed by individual housing at the time of completion of construction of houses. Energy efficient equipment's, materials, LED street lightening, fixtures, solar street lights, etc. have been proposed for energy conservation.																																				
8.3	Details of activities under Environment Management Plan.																																					
	Construction phase																																					
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	3.	Landscaping/Noise Pollution Control	15
	4.	Solid Waste Management	20
	5.	RWH	10
	6.	Energy Conservation	5
	7.	Miscellaneous	5
		Total	82
8.4	CER details	Not submitted.	

During meeting, the Committee observed that the latest construction status report to be furnished by Punjab Pollution Control Board is still awaited. Further, the Committee appraised the application proposal of the promoter company and decided to defer the case till the receipt of reply of the below mentioned observations:

1. The Project Proponent has not taken into account the total built-up area as mentioned in the conceptual plan. The Project Proponent shall submit the justification in this regard.
2. The project proponent shall submit self-declaration to the effect that the industry does not require clearance under the provisions of the Forest Conservation Act 1980 and Wildlife Protection Act 1972 in the prescribed format.
3. The Project Proponent shall submit the compliance of the EC conditions granted vide SEIAA letter No. 2129 dated 21.06.2011.
4. The Project Proponent shall submit the construction status of the various building components as per earlier EC granted to it.
5. The Project Proponent shall submit the details of CER activities.