Item no.123.10: Application for environmental clearance under EIA notification dated 14.09.2006 for establishment of group housing project namely Site No.4 "The Crown" located at Sector-90 & 91, Janta Township, Distt. SAS Nagar, Punjab by M/s Unistar Builders Pvt. Ltd. (Proposal no. SIA/PB/NCP/50089/2017)

The facts of the case are as under: -

M/s Unistar Builders Pvt. Ltd. has applied online for obtaining environmental clearance under EIA notification dated 14.09.2006 for establishment of group housing project namely Site No.4 "The Crown" located at Sector-90 & 91, Janta Township, Distt. SAS Nagar, Punjab. The project is covered under category building construction 8 (a) of the Schedule appended to the said notification.

Environmental Engineer, PPCB, RO, Mohali was requested vide email dated 22.03.2017 to send the latest construction status of the project site. The status report is awaited.

The case was considered by SEAC in its 156th meeting held on 06.04.2017, which was attended by the following on behalf of project proponent:

(i) Sh. Surinder Talwar, Authorized Signatory of the promoter company

(ii) Ms. Priyanka Anand, Representative of M/s EQMS India Pvt. Ltd., New Delhi, EIA Consultant of the promoter company

Ms. Priyanka Anand submitted an authority letter wherein she has been authorized by the Director-Technical of EQMS India Pvt. Ltd to present the case of 'The Crown' located in Sector 90 & 91, District SAS Nagar. The said authority letter was taken on record by the SEAC.

The SEAC was apprised about the status report received from EE, PPCB, RO, Mohali vide email dated 05.04.2017 wherein it has been mentioned that the site of the subject cited project was visited by the AEE on 29.03.2017 and Sh. Bhupinder, Project Head of the promoter company was contacted and he showed the site of the project. The promoter company has proposed to construct group housing project at site no 4 located in Sector 90 developed by Janta Township, SAS Nagar. Further, no construction activity has been carried out at the project site except two numbers of gates of cement concrete of height at least 10 ft at the entrance as well as exit of the project. Also, there were few

labour temporary quarters, store room and the representative of the promoter company informed that the same are already in existence. Furthermore, on one side of the project site there is vacant land falls in sector 90 of SAS Nagar and on back side there is one group housing project namely M/s Regency Heights which has already been constructed and occupied and on remaining two sides, the project shares its boundary with the industrial belt wherein one no. of red category industry namely M/s Goyal Industry is located within a radius of 100m from the project site. There are also units like saw mill, plastic good manufacturing units and engineering good manufacturing units etc. within a radius of 100m from the project site.

On perusal of visit report, the SEAC observed that two number gates of cement concrete of height at least 10 ft, few labour temporary quarters and store room have been constructed. To this observation, the project proponent replied that the gates have been constructed by M/s Unistar Builders Pvt. Ltd. six years ago for a different project not requiring environmental clearance and does not belong to new project namely 'The Crown' which now requires environmental clearance. The SEAC then perused the photographs of the gates, temporary labour quarters and store room which have been sent by EE, RO, Mohali alongwith status report in order to verify the contention of project proponent. The photographs of the site are as under: -

The SEAC observed that as per the notification dated 14.09.2006 and Office Memorandum No. J-11013/41/2006-IA.II(I) dated 19.08.2010, no activity relating to any project covered under the EIA notification dated 14.09.2006 including civil construction can be undertaken at site without obtaining prior environmental clearance except fencing of the site to protect it from getting encroached and construction of temporary shed(s) for the guard(s). The matter regarding activities which can be permitted was deliberated

in various previous meetings of SEAC & combined meetings of SEIAA & SEAC. One such case namely "Vera Gold Mark" Vill. Bishangarh, Zirakpur, Tehsil Derabassi, Distt. Mohali of M/s Vera Developers Private Limited where the project proponent has constructed a boundary wall was deliberated upon in the 109th & 112th meetings of SEAC. The details of the case are as under:-

a) As per the report sent by Environmental Engineer, Punjab Pollution Control Board, Regional Office, Mohali, a boundary wall was constructed by the project proponent. To this query, Sh. Deepak Gupta, Environmental Consultant of the project proponent gave clarification through email as under:-

"It is always a great learning experience while presenting cases in front of all the learned members. This mail is regarding the colloquium of our case Vera gold mark at Zirakpur. The case was earlier discussed and the reply was submitted accordingly, but in this meeting issue raised was that the project proponent has constructed a boundary wall and as per the committee it was decided that only fencing is allowed. We would like to bring your congenial notice to some newly emerged facts as per the multifarious thesauruses the meaning of fence is mentioned below -:

Fence fɛns/Submit verb

gerund or present participle: fencing

surround or protect with a fence.

"our garden was not fully fenced" synonyms:

enclose, surround, circumscribe, encircle, circle, encompass, bound, form a barrier around, form a ring round; More divide up, section off, separate off, partition off, cut off, cordon off, close off, isolate, segregate, seal, close; literarygird, girdle, engird; rarecompass "they intend to fence off many acres of wild land" §enclose or separate an area with a fence. "a small plantation of young trees had been fenced off" synonyms:

confine, pen in, coop up, rail in, box in, wall in, hedge in, hem in, close in, shut in, shut up, mew up, immure, lock in, shut off, separate off, cut off; More intern,

impound, hold captive, keep under lock and key; enclose, surround, kettle; secure, protect, defend; corral

"he needed more wire to fence in his chickens" §use a barrier to exclude someone or something. "walkers may find themselves fenced out of the moor". Thesaurus Antonyms Related Words Synonyms Legend:

Noun

fence - a barrier that serves to enclose an area fencing

backstop - (baseball) a fence or screen (as behind home plate) to prevent the ball from traveling out of the playing field barrier - a structure or object that impedes free movement chainlink fence - a fence of steel wires woven into a diamond pattern hedge, hedgerow - a fence formed by a row of closely planted shrubs or bushes paling, picket fence - a fence made of upright pickets rail fence - a fence (usually made of split logs laid across each other at an angle) stone wall - a fence built of rough stones; used to separate fields

wall - a masonry fence (as around an estate or garden); "the wall followed the road"; "he ducked behind the garden wall and waited" weir - a fence or wattle built across a stream to catch or retain fish fence line - a boundary line created by a fence

fence - a dealer in stolen property colloquialism - a colloquial expression; characteristic of spoken or written communication that seeks to imitate informal speech bargainer, dealer, monger, trader - someone who purchases and maintains an inventory of goods to be sold Verb

fence - enclose with a fence; "we fenced in our yard" fence in inclose, shut in, close in, enclose - surround completely; "Darkness enclosed him"; "They closed in the porch with a fence"

2. fence - receive stolen goods receive, have - get something; come into possession of; "receive payment"; "receive a gift"; "receive letters from the front"
3. fence - fight with fencing swords fight, struggle, contend - be engaged in a fight; carry on a fight; "the tribesmen fought each other"; "Siblings are always fighting"; "Militant groups are contending for control of the country" parry,

deflect, block - impede the movement of (an opponent or a ball); "block an attack"

4. fence - surround with a wall in order to fortify palisade, wall, fence in, surround protect - shield from danger, injury, destruction, or damage; "Weather beater protects your roof from the rain" stockade - surround with a stockade in order to fortify circumvallate - surround with or as if with a rampart or other fortification

5.fence - have an argument about something argue, contend, debate

stickle - dispute or argue stubbornly (especially minor points) spar - fight verbally; "They were sparring all night"

bicker, brabble, pettifog, squabble, quibble, niggle - argue over petty things; "Let's not quibble over pennies"

altercate, argufy, quarrel, scrap, dispute - have a disagreement over something; "We quarreled over the question as to who discovered America"; "These two fellows are always scrapping over something"

oppose - be against; express opposition to; "We oppose the ban on abortion"

converse, discourse - carry on a conversation

It is clearly mentioned the meaning of fence that it can be a masonary wall around the estate

Sh. Malvinder Singh, Member (SEAC) also sent his views on the matter and had nodded in affirmative about the provision of wall as fence quoting definition given in the thesaurus.

b) It was decided by SEAC to depute a team of Sh Malvinder Singh, Sh. N.S. Kahlon, members (SEAC) and an officer of Regional Office, Punjab Pollution Control Board, Mohali for visiting the site to verify the contentions made by the project proponent in its email.

c) The report submitted by the sub-committee and visit report of visiting SEAC Members was placed before SEAC in its 112th meeting and it was observed that the project proponent has constructed about 12 feet high wall at most of their project site measuring 14.5 acres. On one side (NE) of the project site, there exists a nallah. On

front side (N), MC pucca road exists. Two sides (S) and (W) sides are surrounded by the thick population habitation. Thereafter, regarding construction of boundary wall as to whether it is a part of the proposed project or not, the project proponent clarified that the total 14 acres of land has been purchased, but the proposed project is to be established in an area of 5 acres only. To prevent the encroachment and for security purposes, the boundary wall has been constructed around the entire 14 acres of land. He further clarified that boundary wall constructed is not part of the project and will be dismantled later on. He also submitted a written undertaking in this regard, which was taken on record by the SEAC.

f) Thus, in this case, the boundary wall was not considered as a part of project & the case was recommended for approval.

Further, in 9th combined meeting of SEIAA & SEAC, the matter regarding construction of boundary wall/gate/ temporary office etc. by the project proponent(s) of 'Building Construction/Area Development Projects & Townships' viz-a-viz applicability of OM dated 19.08.2010 was also discussed and it was decided that the cases of project proponents who have constructed gate, boundary wall and security huts of their proposed project, may not be considered as violations of the provisions of EIA notification as these are meant for securing the land and are within the mandate of EIA notification, 2006 as clarified by Ministry of Environment, Forests & Climate Change vide OM dated 19.08.2010, which states that fencing of the site to protect it from getting encroached and construction of temporary shed(s) for the guard(s) can be undertaken at site prior to obtaining environmental clearance.

However, in this case, the SEAC noticed that two huge gates i.e. one for entry and one for exit have been constructed with aesthetic importance as evident from above photographs & shuttering is still in existence with gates which confirms that gates have been constructed recently & not six years ago as claimed by project proponent. The architectural gates are part of the proposed project which was confirmed by the project proponent. Thus, the project proponent has made a clear cut violation of EIA Notification dated 14.09.2006 by starting construction activity prior to environmental clearance.

The SEAC further observed that Ministry of Environment, Forest and Climate change, New Delhi vide Notification No. S.O. 804(E) dated 14.03.2017 has laid down the procedure to deal with the violation cases and has made the following amendments in the EIA Notification, 2006: -

a) In case the projects or activities requiring prior environmental clearance under Environment Impact Assessment Notification, 2006 from the concerned Regulatory Authority are brought for environmental clearance after starting the construction work, or have undertaken expansion, modernization, and change in product- mix without prior environmental clearance, these projects shall be treated as cases of violations and in such cases, even Category B projects which are granted environmental clearance by the State Environment Impact Assessment Authority constituted under sub-section (3) Section 3 of the Environment (Protection) Act, 1986 shall be appraised for grant of environmental clearance only by the Expert Appraisal Committee and environmental clearance will be granted at the Central level.
b) In cases of violation, action will be taken against the project proponent by the respective State or State Pollution Control Board under the provisions of section 19 of the Environment (Protection) Act, 1986 and further, no consent to operate or occupancy certificate will be issued till the project is granted the environmental clearance.
c) The cases of violation will be appraised by respective sector Expert Appraisal Committees constituted under subsection (3) of Section 3 of the Environment (Protection) Act, 1986 with a view to assess that the project has been constructed at a site which under prevailing laws is permissible and expansion has been done which can be run sustainably under compliance of environmental norms with adequate environmental safeguards; and in case, where the finding of the Expert Appraisal Committee is negative, closure of the project will be recommended along with other actions under the law.
d) In case, where the findings of the Expert Appraisal Committee on point at sub-para (4) above are affirmative, the projects under this category will be prescribed

the appropriate Terms of Reference for undertaking Environment Impact Assessment and preparation of Environment Management Plan. Further, the Expert Appraisal Committee will prescribe a specific Terms of Reference for the project on assessment of ecological damage, remediation plan and natural and 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.

e) The Expert Appraisal Committee shall stipulate the implementation of Environmental Management Plan, comprising remediation plan and natural and community resource augmentation plan corresponding to the ecological damage assessed and economic benefit derived due to violation as a condition of environmental clearance.

f) The project proponent will be required to submit a bank guarantee equivalent to the amount of remediation plan and Natural and Community Resource Augmentation Plan with the State Pollution Control Board and the quantification will be recommended by Expert Appraisal Committee and finalized by Regulatory Authority and the bank guarantee shall be deposited prior to the grant of environmental clearance and will be released after successful implementation of the remediation plan and Natural and Community Resource Augmentation Plan, and after the recommendation by regional office of the Ministry, Expert Appraisal Committee and approval of the Regulatory Authority.

The SEAC observed that as per amendment as mentioned at (a) above, violation cases of even category "B" projects which are granted Environment Clearance by SEIAA are to appraised for grant of Environment Clearance only by the EAC and

Environment Clearance is to be granted at Central level. As such, the present case also lies in the competency of the MoEF & CC, New Delhi.

After detailed deliberations, the SEAC decided to recommend to SEIAA as under: -

(i) To reject the application for issuance of environmental clearance under EIA notification dated 14.09.2006 for establishment of group housing project namely Site No.4 "The Crown" located at Sector-90 & 91, Janta Township, Distt. SAS Nagar, Punjab.

(ii) Project proponent be informed to apply fresh application at the Central level as per the provisions of amended EIA Notification, 2006.

(iii) The proceedings be also sent to the Punjab Pollution Control Board for taking necessary action as per the provisions of sub para (3) of the para 13 of the amended Notification dated 14.03.2017.

The case was considered by SEIAA in its 121st meeting held on 20.04.2017, which was attended by the following:

(i) Sh. Surinder Talwar, Authorized Signatory of the promoter company

(ii) Ms. Priyanka Anand, Representative of M/s EQMS India Pvt. Ltd., New Delhi, EIA Consultant of the promoter company.

The project proponent submitted a representation before the SEIAA wherein it has been mentioned as under:

This is in reference to the SEAC, Punjab meeting held on 6th April, 2017. On persual of the minutes of meeting, SEAC is of the view that they have committed violation by constructing boundary wall, gate, temporary labour hutments and store room. They were unaware of any such violation and hence were not ready with the documents during the time of meeting and could not provide evidence so as to prove our contention of non-violation of provisions of EIA Notification and prove our bonafide.

The contention of the SEAC committee that Gate and front boundary have been recently constructed at the site is false and devoid of any facts. The said gate

and boundary wall were constructed five - six years back to secure the construction materials for our adjacent project i.e. Multitech Tower-I which is owned by our sister company Multitech Towers Pvt. Ltd. And other two boundary walls have been constructed by PSIEC. The labour hutments & store room were used during the construction of Multitech Tower-I only.

The following documents were submitted to prove their contention and bonafide intentions:

- Balance sheet of Multitech Towers Pvt. Ltd. (sister concern of Unistar Builders Pvt. Ltd.) showing expenses incurred i.e. Rs. 23.77 Lakhs during the Financial year 2011-2012 for the construction of gate and boundary wall.
- Details of bifurcation of Rs. 23.77 Lakhs spent on "The Crown" project in the year 2011-2012:- Ledger of Multitech Towers Pvt. Ltd. showing account of K S Walia Cont. providing the details of payment of Rs. 12.02 Lakhs made to K S Walia Cont. on account of construction of Gate and Boundary wall.

It has been further submitted that as per the recorded minutes of 9th combined meeting of SEIAA and SEAC, the matter regarding construction of boundary wall/gate/ temporary office etc. by the project proponent(s) of 'Building Construction/Area Development Projects and Townships' viz-a-viz applicability of OM dated 19.08.2010 stated as:

"The project proponents who have constructed gate, boundary wall and security huts of their proposed project, may not be considered as violations of the provisions of EIA notification as these are meant for securing the land and are within the mandate of EIA notification, 2006 as clarified by Ministry of Environment, Forests and Climate Change vide OM dated 19.08.2010, which states that fencing of the site to protect it from getting encroached and construction of temporary shed(s) for the guard(s) can be undertaken at site prior to obtaining environmental clearance".

From the above, no where it is clarified that what type of gate and of what height the gate can be constructed.

It has been further stated that the building plans of the project "The Crown" were approved by the Competent Authority on 14th January, 2016 and the application for Environmental Clearance was submitted on 20th February, 2016. Approved Building

Layout Plan were enclosed**.** The said gate and boundary wall were not part of the plan as they were constructed 5 – 6 years back just to secure the land.

Further the project being a part of Janta Township 90-91 which has 11 group housing sites out of which, one site is GH-4 i.e. "The Crown". Environmental Clearance of Janta Township has been already been granted to M/s. Janta Land Promoters Limited vide Letter No. SEIAA/M.S./2011/26070-79 dated 24/06/2011 wherein JLPL itself has constructed Boundary wall and gates to the entire project.

It was further clarified that keeping in view the above facts where they have only constructed Gate and boundary wall (that too at our two sides only) which does not involve any environmental degradation as well as no construction activity have been done at site which clearly shows that no violation has taken place at their end. It was requested that the SEAC may be advised to take up our case for appraisal at the earliest as they are already facing financial crises due to delay in this project and have legal bindings with our prospective buyers to complete this project within the stipulated time frame of 3 years.

After perusal of representation given by the project proponent and the decision taken in the 9th combined meeting of SEIAA & SEAC regarding construction of boundary wall/gate/ temporary office etc. by the project proponent(s) of 'Building Construction/Area Development Projects & Townships' viz-a-viz applicability of OM dated 19.08.2010, the SEIAA observed that in the present case, gates and Boundary wall constructed by project proponent may not be considered as violations of the provisions of EIA notification as these are meant for securing the land and are within the mandate of EIA notification, 2006 as clarified by Ministry of Environment, Forests & Climate Change vide OM dated 19.08.2010, which states that fencing of the site to protect it from getting encroached and construction of temporary shed(s) for the guard(s) can be undertaken at site prior to obtaining environmental clearance. Further, labour hutments & Store room were constructed & used during construction of Multitech Towers.

After deliberations, the SEIAA observed that it cannot be termed a violation of EIA Notification, 2006 and decided that case be remanded to SEAC for its appraisal.

The case was considered by SEAC in its 159th meeting held on 01.05.2017, which was attended by the following on behalf of project proponent:

(i) Sh. Surinder Talwar, Manager of the promoter company

(ii) Ms. Priyanka Anand, Representative of M/s EQMS India Pvt. Ltd., New Delhi, EIA Consultant of the promoter company

Ms. Priyanka Anand, Representative of M/s EQMS India Pvt. Ltd., New Delhi, EIA Consultant of the promoter company presented the salient features of the project as under: -

- The total plot area of the project is 11,768.05 sqm (or 2.9 acres). The project consists of 4 Residential Blocks (152 dwelling units) and one Community Building. JLPL has allotted land (GH-4 site) vide memo No. 3064-3065 dated 05.02.2008 to the Unistar Builders Pvt. Ltd. The possession of the land has been given to the project proponent vide Memo No. 3328-3329 dated 29.07.2011 by M/s JLPL.
- Letter no. 3448 dated 04.02.2016 alongwith certified map obtained from Department of Forest & Wildlife, Chandigarh Administration, wherein, the distance of the site from Sukhna Wildlife Sanctuary as well as City Bird Sanctuary has been authenticated as 16 KM & 10.5 KM respectively
- Total built up area of the Project is 32,041.65 sqm. The estimated total population will be 900 persons.
- The change of land use has already been obtained vide Memo No. 11256 dated 11.12.2003 by M/s Janta Land Promotors Ltd.
- The project proponent submitted copy of MoU dated 18.01.2017 with JLPL for common services.
- Total cost of the project is 50.23 crore.
- The total water requirement will be 159 KLD which includes fresh water requirement @ 122 KLD. The fresh water requirement will be met through tubewell of JLPL. The water requirement will be provided by treated water from STP of JLPL.

- 131 KLD of sewage will be generated from the project, which will be treated in common STP of JLPL. Total 125 KLD treated wastewater will be taken from the common STP of JLPL. In summer season, the project proponent has proposed to utilize 37 KL/day of treated wastewater for flushing purpose, 18 KLD will be utilized for horticulture purposes & 70 KLD will be utilized into common green area of Janta Township & into GMADA sewer. In winter season, 37 KL/day of treated wastewater for flushing purpose, 06 KLD will be utilized for horticulture purposes & 82 KLD will be utilized into common green area of Janta Township & into GMADA sewer. In rainy season, 37 KL/day of treated wastewater for flushing purpose, 02 KLD will be utilized for horticulture purposes & 90 KLD will be utilized into common green area of Janta Township & into GMADA sewer.
- Parking @ 337 ECS will be provided inside the premises.
- About 3,273.12 sqm area has been earmarked for green area development in the site.
- The total quantity of solid waste generation will be 332 kg/day. The solid waste shall be duly segregated into biodegradable, non-biodegradable components and domestic hazardous waste. Primary collection of solid waste will be done by providing garbage chute and then it will be transferred manually using covered trolleys to common solid waste segregation area. A separate area of land earmarked for segregation and management of bio-degradable waste compositing. The bio-degradable waste will be converted into manure using mechanical composter of capacity 200 kg. The composter will take 10 days to convert organic waste to manure. Recyclable waste shall be sold to recyclers and inert waste shall be sent to municipal dumping site.
- The total load of electricity required for said project will be 1520 KW which will be taken from the PSPCL. There is a proposal to install silent 2 nos. DG Sets 500 KVA each as stand-by arrangement.
- The project proponent has also proposed that rainwater recharging will be done from roof top area, paved area and green area which be used to recharge aquifer. The ground water shall be recharged by providing 6 no. of rain water recharging

pits to recharge water from rooftop area, paved area and green area.

- E-waste will be managed through approved vendors.
- LEDs have been proposed to be used instead of CFLs. 12 kVA (for flats) of energy will be saved by using LEDs.
- 31.5 % of roof top area (584 sqm) will be used to generate 49 KW Solar Power. The total cost to be spent on solar project will be approximately Rs.39 Lacs.
- Used oil to be generated from the DG sets will be stored in HDPE tanks and sold to the authorized recyclers.
- Mr. Surinder Talwar will be responsible for implementation of EMP for 5 years and after that Welfare Society of the "The Crown. Rs.61 Lacs as capital cost & Rs.11.5 lacs/annum as recurring cost including the environmental monitoring cost will be incurred in construction phase. In operation phase, Rs. 19.25 lacs per annum as recurring cost including the environment monitoring cost will be incurred for implementation of EMP.
- Mr. Surinder Talwar will be responsible for implementation for the implementation of Corporate Social Responsibility activities for 5 years and after that Welfare Society of the Crown alongwith Environmental Management Cell will be responsible. The project proponent will spent 1% of the total profit towards following CSR activities: -

EDUCATION (Rs. 25 Lakhs)

- Promoting and partnering Sarva Shiksha Abhiyaan.
- Adoption of schools for their better regulation and expansion of facilities.
- Scholarships to meritorious students in and around the area. Programmes for primary education, especially for girl children in and around the area.

HEALTH (Rs. 15 Lakhs)

- Medical facilities, periodical health check-up and vaccination for construction labour during construction period.
- Dispensary for welfare of villager at the space offered by the villagers.

- Organizing Health camps in villages adjoining the project site.

SOCIAL AWARENESS PROGRAMMES (Rs. 10 Lakhs)

- On issues like saving and well-upbringing of girl child, discouraging of alcohol, family feuds, etc., promoting tree plantations, rain water harvesting, solar street lighting system in and around the area, etc.

The SEAC observed that the project proponent has provided adequate and satisfactory clarifications to the observations raised by it. Therefore, the Committee awarded 'Silver Grading' to the project proposal and decided that case be forwarded to SEIAA with the recommendations to grant environmental clearance for group housing project namely "The Crown" having total plot area 11,768.05 sqm (2.9 acres) and built-up area 32041.65 sqm in Janta Township, Sector 90 & 91, SAS Nagar, subject to the following conditions in addition to the proposed measures:

PART-A – Conditions common for all the three phases i.e. Pre-Construction Phase, Construction Phase and Operation Phase & Entire Life:

(i) 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.

(ii) A first aid room will be provided in the project both during construction and operation phase of the project.

(iii) Construction of the STP, solid waste, e-waste, hazardous waste, storage facilities tubewell, DG Sets, Utilities etc, earmarked by the project proponent on the layout plan, should be made in the earmarked area only. In any case the position/location of these utilities should not be changed later-on.

(iv) The environmental safeguards contained in the application of the promoter / mentioned during the presentation before State Level Environment Impact Assessment Authority/State Expert Appraisal Committee should be implemented in letter and spirit.

(v) Ambient air & noise levels should conform to prescribed standards both during day and night. Incremental pollution loads on the ambient air quality, noise especially during worst noise generating activities, water quality and soil should be periodically monitored during construction phase as well as operation & entire life phase as per the Ministry of Environment, Forests & Climate Change guidelines and all the mitigation measures should be taken to bring down the levels within the prescribed standards.

(vi) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest (Conservation) Act, 1980 and Wildlife (Protection) Act, 1972 etc. shall be obtained, by project proponents from the competent authorities including Punjab Pollution Control Board and from other statutory bodies as applicable.

(vii) The State Environment Impact Assessment Authority, Punjab reserves the right to add additional safeguards/ measures subsequently, if found necessary, and to take action including revoking of the environmental clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguards/ measures in a time bound and satisfactory manner.

(viii) A proper record showing compliance of all the conditions of environmental clearance shall be maintained and made available at site at all the times.

(ix) The project proponent shall also submit half yearly compliance reports in respect of the stipulated prior environmental clearance terms & conditions including results of monitored data (both in hard & soft copies) to the respective Regional office of MoEF , the Zonal Office of CPCB, the SPCB and SEIAA, Punjab on 1st June and 1st December of each calendar year.

(x) Officials from the Regional Office of Ministry of Environment & Forests, Chandigarh / State Level Environment Impact Assessment Authority / State Level Expert Appraisal Committee / Punjab Pollution Control Board who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents / data by the project proponents during their inspection. A complete set of all the documents submitted to State Environment Impact Assessment Authority should be forwarded to the APCCF, Regional Office of Ministry of Environment & Forests, Chandigarh.

(xi) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by State Environment Impact Assessment Authority, Punjab.

(xii) Environmental clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation Vs. Union of India in Writ Petition (Civil) No. 460 of 2004 as may be applicable to this project and decisions of any Competent Court, to the extent applicable.

(xiii) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF&CC, SEIAA, Punjab the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels for all the parameters of NAAQM standards shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

(xiv) The inlet and outlet point of natural drain system should be maintained with adequate size of channel for ensuring unrestricted flow of water.

(xv) The unpaved area shall be more than or equal to 20% of the recreational open spaces.

(xvi) Environmental Management Cell shall be formed which will supervise and monitor the environment related aspects of the project.

PART-B – Specific Conditions:

(I) Pre-Construction Phase

(i) "Consent to establish" shall be obtained from Punjab Pollution Control Board under Air (Prevention & Control of Pollution) Act, 1981 and Water (Prevention & Control of Pollution) Act, 1974 and a copy of the same shall be submitted to the Ministry of Environment & Forests / State Level Environment Impact Assessment Authority before the start of any construction work at site.

(ii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.

(iii) The approval of competent authority shall be obtained for structural safety of the buildings due to earthquakes, adequacy of firefighting equipment's etc. as per National Building Code including protection measures from lightning.

(iv) Provision shall be made for the housing of construction labor within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, disposal of waste water & solid waste in an environmentally sound manner, 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.

(II) Construction Phase:

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

ii) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed off after taking the necessary precautions for general safety and health aspects of people with the approval of competent authority. The project proponent will comply with the provisions of Construction & Demolition Waste Rules, 2016. Dust, smoke & debris prevention measures such as wheel washing, screens, barricading and debris chute shall be installed at the site during construction including plastic / tarpaulin sheet covers for trucks bringing in sand & material at the site.

iii) Construction spoils, including bituminous material and other hazardous material, must not be allowed to contaminate watercourses. The dump sites for such material must be secured, so that they should not leach into the groundwater.

iv) Vehicles hired for bringing construction material to the site and other machinery to be used during construction should be in good condition and should conform to applicable air emission standards.

v) The project proponent shall use only treated sewage/wastewater for construction activities and no fresh water for this purpose will be used. A proper record in this regard should be maintained and available at site.

vi) Fly ash based construction material should be used in the construction as per the provisions of Fly Ash Notification of September, 1999 and as amended on August, 2003 and notification No. S.O. 2804 (E) dated 03.11.2009.

vii) Water demand during construction should be reduced by use of ready mixed concrete, curing agents and other best practices.

viii) Adequate treatment facility for drinking water shall be provided, if required.

ix) The project proponent shall provide electromagnetic flow meter at the outlet of the water supply, outlet of the STP and any pipeline to be used for re-using the treated wastewater back into the system for flushing and for horticulture purpose/green etc.

x) The project proponent will provide dual plumbing system for reuse of treated wastewater for flushing/ HVAC purposes etc. and color coding of different pipe lines carrying water/wastewater/ treated wastewater as follows:

a) Fresh water	:	Blue
b) Untreated wastewater		Black
c) Treated wastewater (for reuse)	:	Green
d) Treated wastewater (for discharge)	:	Yellow
e. Storm water	:	Orange

xi) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.

xii) Separation of drinking water supply and treated sewage supply should be done by the use of different colors.

xiii) **(a)** Adequate steps shall be taken to conserve energy by limiting the use of glass, provision of proper thermal insulation and taking measures as prescribed under the Energy Conservation Building Code and National Building Code, 2005 on Energy conservation.

(b) Solar power plant of capacity 49 KW by utilizing at least 30% of the open roof top area in the premises shall be installed for utilizing maximum solar energy. Also, LED lights shall be provided as proposed for illumination of common areas instead of CFL lights or any other conventional lights/ bulbs.

xiv) The diesel generator sets to be used during construction phase should conform to the provisions of Diesel Generator Set Rules prescribed under the Environment (Protection) Act, 1986.

xv) Chute system will be provided for the segregation of the solid waste. Separate wet & dry bins at ground level and for common areas for facilitating segregation of waste, collection centre and mechanical composter (with a minimum capacity of 0.3kg/tenement/day) shall be provided for proper collection, handling, storage, segregation, treatment and disposal of solid waste.

xvi) A rainwater harvesting plan shall be designed where the re-charge bores (minimum one per 5000 sqm of built up area) shall be provided. Recharging wells for roof top run-off shall have provision of adequate treatment for removing suspended matter etc. before recharging as per the CGWA guidelines. Run-off from areas other than roof top such as green areas and roads/pavement etc. may also be recharged but only after providing adequate treatment to remove suspended matter, oil & grease etc. and ensuring that rainwater being recharged from these areas is not contaminated with pesticides, insecticides, chemical fertilizer etc.

xvii) Green belt of adequate width as proposed shall be provided so as to achieve attenuation factor conforming to the day & night standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. A minimum of one tree for every 80 sqm of land shall be planted and maintained. The existing trees may be counted for this purpose. Preference should be given to planting native species. Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of three trees for every one tree that is cut) shall be done with the obligation to continue maintenance.

(III) Operation Phase and Entire Life

(i) "Consent to operate" shall be obtained from Punjab Pollution Control Board under Air (Prevention & Control of Pollution) Act, 1981 and Water (Prevention & Control of Pollution) Act, 1974 and a copy of the same shall be submitted to the Ministry of Environment & Forests / State Level Environment Impact Assessment Authority at the time of start of operation.

(ii) The project proponent submitted that mechanical composter will be provided inside the premises for disposal of bio-degradable waste.

(iii) The total water requirement will be 159 KLD which includes fresh water requirement @ 122 KLD. The fresh water requirement will be met through tubewell of JLPL.

iii) a) Total 125 KLD treated wastewater will be taken from the common STP of JLPL. As proposed, reuse of treated wastewater and discharge of surplus treated wastewater shall be as below:

Season	Reuse for flushing (KLD)	For horticulture and green area (3273 sqm) (KLD)	Common area of Janta Township/GMADA sewer (KLD)
Summer	37	18	70
Winter	37	06	82
Rainy	37	02	90

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. Only, the surplus treated wastewater shall be discharged onto land for plantation to be developed as per Karnal Technology/ into sewer after maintaining the proper record.

(iv) The project proponent shall ensure safe drinking water supply to the habitants.

(v) The wastewater generated from swimming pool(s) if provided shall not be discharged and the same shall be reused within the premises for purposes such as horticulture, HVAC etc.

(vi) A proper record regarding groundwater abstraction, water consumption, its reuse and disposal shall be maintained on daily basis and shall maintain a record of readings of each such meter on daily basis.

(vii) Rainwater harvesting/recharging systems shall be operated and maintained properly as per CGWA guidelines.

(viii) The facilities provided for collection, segregation, handling, on site storage & processing of solid waste such as chute system, wet & dry bins, collection centre & mechanical composter etc. shall be properly maintained. The collected solid waste shall be segregated at site. The recyclable solid waste shall be sold out to the authorized vendors for which a written tie-up must be done with the authorized recyclers. Organic waste shall be composted by mechanical composters with a minimum capacity of 0.3kg/tenement/day and the inert solid waste shall be sent to the concerned collection centre of integrated municipal solid waste management facility of the area. A proper record in this regard shall be maintained.

(ix) Hazardous waste/E-waste should be disposed off as per Rules applicable and with the necessary approval of the Punjab Pollution Control Board.

(x) 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.

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

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

(xiii) Solar power plant and other solar energy related equipment's shall be operated and maintained properly.

(xiv) A report on the energy conservation measures conforming to energy conservation norms should be prepared incorporating details about machinery of air conditioning, lifts, lighting, building materials, R & U Factors etc. and submitted to the respective Regional office of MoEF, the Zonal Office of CPCB and the SPCB/SEIAA in three months' time.

PARTC – General Conditions :

I. Pre-Construction Phase

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

ii) The project proponent should advertise in at least two local newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded environmental clearance and copies of clearance letters are available with the Punjab Pollution Control Board. The advertisement should be made within seven days from the day of issue of the clearance letter and a copy of the same should be forwarded to the Regional Office, Ministry of Environment & Forests, Chandigarh and SEIAA, Punjab.

iii) The project proponent shall obtain permission from the CGWA for abstraction of groundwater & digging of bore well(s) and shall not abstract any groundwater

without prior written permission of the CGWA, even if any bore well(s) exist at site.

iv) The project proponent shall obtain CLU from the competent authority.

v) A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parishad/ 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.

II. Construction Phase

i) The project proponent shall adhere to the commitments made in the Environment Management Plan for the construction phase and Corporate Social Responsibility and shall spend minimum amount of Rs.61 lacs towards capital investment and Rs.11.5 lacs/annum as recurring cost including the environment monitoring costs. Rs.50 lacs towards CSR activities as proposed in addition to the amount to be spent under the provisions of the Companies Act 1956.

III. Operation Phase and Entire Life

i) The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of environmental management plan is transferred to the occupier/residents society under proper MOU under intimation to SEIAA, Punjab. The project proponent shall spend minimum amount of Rs.126 lacs as capital cost and Rs.12 lacs per annum as recurring cost for implementation of EMP.

- Mr. Surinder Talwar will be responsible for implementation for the implementation of Corporate Social Responsibility activities for 5 years and after that Welfare Society of the Crown alongwith Environmental Management Cell will be responsible. The project proponent will spent 1% of the total profit towards following CSR activities: -

EDUCATION (Rs. 25 Lakhs)

- Promoting and partnering Sarva Shiksha Abhiyaan.
- Adoption of schools for their better regulation and expansion of facilities.
- Scholarships to meritorious students in and around the area. Programmes for primary education, especially for girl children in and around the area.

HEALTH (Rs. 15 Lakhs)

- Medical facilities, periodical health check-up and vaccination for construction labour during construction period.
- Dispensary for welfare of villager at the space offered by the villagers.
- Organizing Health camps in villages adjoining the project site.

SOCIAL AWARENESS PROGRAMMES (Rs. 10 Lakhs)

- On issues like saving and well-upbringing of girl child, discouraging of alcohol, family feuds, etc., promoting tree plantations, rain water harvesting, solar street lighting system in and around the area, etc.

ii) The diesel generator sets to be provided shall conform to the provisions of Diesel Generator Set Rules prescribed under the Environment (Protection) Act, 1986. The exhaust pipe of DG set if installed must be minimum 10 m away from the building or in case it is less than 10 m away, the exhaust pipe shall be taken upto 3 m above the building.

The case is placed before SEIAA for consideration.