

Item No.151.09:Application for issuance of TORs under EIA notification dated 14.09.2006 for construction of township project comprising of residential colony, commercial buildings & group housing project namely "Wave Estate" at Sector 85 & 99, Village Mauli Baidwan, Patti -Sohana, Sabnalki & Block & Tehsil Kharar, SAS Nagar (Mohali) being developed by M/s Country Colonizers (P) Ltd (Proposal no. SIA/PB/NCP/11539/2016)

The SEAC observed that:-

M/s Country Colonizers (P) Ltd. have applied for issuance of TORs under EIA notification dated 14.09.2006 for construction of township project comprising of residential colony, commercial buildings & group housing project namely "Wave Estate" at Sector 85 & 99, Village Mauli Baidwan, Patti -Sohana, Sabnalki & Block & Tehsil Kharar, SAS Nagar (Mohali) is covered under category 8 (b) of the Schedule appended to the said notification. The details of the project as given in Form 1 and 1A and other documents are as under:

- Earlier the project was accorded environmental clearance on 20.12.2007 by the MoEF for construction of West End Estate at Sector 85 & 99, SAS Nagar (Mohali) having total plot area 10,69,341.34 sqm and total built up area as 3,11,153.72 sqm (with TYPE A-188,TYPE B- 206, TYPE C-294, TYPE D-376 & TYPE E-264). The proposal was to develop 1328 plots (1064 + 264 EWS) and total number of apartments to be developed was 1100 in 18 blocks. The total water requirement during construction phase as mentioned in the EC letter is 10 KLD and during operation phase is 2657 KLD (fresh water-1996 KLD & recycled -996 KLD). 953 KLD of treated waste water shall be used for flushing purposes & 1670 KLD of treated waste water shall be used for horticulture purposes.455 KLD will be disposed in water body which is to be created within the premises. The capacity of STP proposed was 2200 KLD. The total parking spaces proposed were 6550 ECS.
- Now, the project has applied for issuance of TOR with revised detail of the project as the earlier EC has been expired.
- The total land area of the project is 9, 96,180 sqm and the total built up area will

be 9, 70,692 sqm. The total cost of the project is Rs. 618 crores.

- The names of directors in the firm are Mr. Rajinder Singh Chadha, Mr. Manpreet Singh Chadha, Mr. Harmandeep Singh Kandhari & Mr. Gurjit Singh Kochar.
- The construction status as mentioned by the project proponent in application form was annexed with the agenda.
- The details of the project as mentioned in online application are:-

Sr. no.	Type	Sub-Type	Number	Area (Acres)
1.	Residential	a) Plots/Villa	711 / 105	50.775
		b) 3 Number Group Housing Projects	Group Housing- I / II / III	12.44 / 12.00 / 6.76 (Total of Group Housing 31.2 acres)
2.	Commercial	a) Hotel & Multiplex	-	3.13
		b) SCO	217	6.6
		c) Booth	7	0.04
3.	Institutional	-		15.931
4.	EWS	To be developed by Govt.		12.34
Total area				120.016 acres

But the total area has been mentioned as 246.166 acres in the application form.

- The details of CLU as per additional documents attached is as under :-
 - a) CLU of 114.13 acres land in the revenue estate of Village Patti Sohana, Village Sukhgarh, Mauli Baidwan, Raipur Khurd and Sambhalki issued by Deptt. of Housing & Urban Development (Housing Branch) on 05.07.2006.
 - b) CLU of 11.256 acres, 103.631 acres, 5.049 acres and 4.21 acres land in the revenue estate of Village Patti Sohana, Village Sukhgarh, Mauli Baidwan, Raipur Khurd and Sambhalki issued by CTP, Punjab on 30.03.2011, 27.07.2011, 20.02.2013 and 21.01.2014 respectively.
- The project proponent got approval from Deptt of Town & Country Planning, Punjab for revision in layout plan of 246.166 acres vide CTP, Punjab letter no.

6961 dated 27.11.2014.

- The total water requirement for the project will be 4110 KL/day (including fresh water requirement as 3374.25 KLD) which will be met through Ground water. However, the permission from CGWB has been granted only for 2669 KLD abstraction of ground water through six borewells. The GMADA vide its letter no. 14.10.2013 has mentioned that till the time Canal Water Supply arrangement is made by GMADA which is likely to take quite some time, the water supply arrangement to the Wave Estate township has to be done by the project proponent on its own.
- The total wastewater generation from the project is 4024 KLD, which will be treated in a two STP's of capacity 2.0 MLD & 2.2 MLD respectively to be installed within the project premises. In summer season, the project proponent has proposed to utilize 736 KL/day of treated wastewater for flushing purpose, 312 KLD will be utilized for gardening and remaining 2896 KL/day will be discharged into M.C. sewer. In winter season, 736 KL/day of treated wastewater for flushing purpose, 102 KLD will be utilized for gardening and remaining 3106 KL/day will be discharged into M.C. sewer. In rainy season, 736 KL/day of treated wastewater for flushing purpose, 28 KLD will be utilized for gardening and remaining 3180 KL/day will be discharged into M.C. sewer. The GMADA vide its letter no. 1215 dated 16.08.2016 has mentioned that GMADA has not laid down outfall sewer on the peripheral roads around the site of the project in Sector 85 & 99. The project proponent has to make arrangement on its own till the time requisite infrastructure is provided by the GMADA However, GMADA has formulated a proposal for laying outfall sewer and the sewage load of the said project has been duly accounted for while designing it.
- The annual rainfall potential has been accounted as 293667 m³/yr by taking 0.8 as run off coefficient & 750 mm annual rainfall for roof top area of 489445 sqm.
- The total quantity of solid waste to be generated from the proposed project has been estimated as 973 Kg/Day. Regarding solid waste, GMADA vide its letter no. 1215 dated 16.08.2016 has clarified that department of Local Govt. is in process

of setting up of common MSW facility in Village Samgauli, Tehsil Dera Bassi, Mohali for the entire area. The said department has also taken into account the waste load to be generated from your project. However, the project proponent has to make arrangement on its own till the time requisite infrastructure is provided for disposing of MSW. The solid waste of the project will be segregated into biodegradable waste and non-biodegradable. Biodegradable waste and non biodegradable waste will be collected in separate bins. Biodegradable waste will be converted into manure through the vendor. The recyclable wastes will be sold to the recyclers. Non recyclable waste will be finally disposed through govt. approved agencies.

- The hazardous waste @ 1500 ltrs will be disposed as per HWM Rules,2008 & e-waste @ 0.80ton as per E-waste (Management & Handling) Rules,2011.
- Total power requirement for the project will be 34 MW which will be provided by PSPCL. The project proponent has also proposed to install 5 nos. silent DG sets of capacity 1600 KVA each as power backup.
- The project proponent has attached copy of NOC dated 04.09.2013 issued by Airport Authority, New Delhi.
- The project proponent has submitted the "Terms of Reference".

The other details of the project have been given in the Form 1 & 1-A submitted by the promoter and the details of the proposed project are as under:

1.	Properly filled Form 1 & 1A	Yes
2.	<p>(a) In case(s) where land has already been purchased/acquired: Proof of ownership of land</p> <p>(b) In case where land is yet to be purchased/acquired: Proof of ownership of land (existing owner) such as copy of latest Jamabandi (not more than one month old) and credible document showing status of land acquisition w.r.t. project site as prescribed in OM dated 07.10.2014 issued by MoEF)</p>	<p>submitted</p> <p>Copies of CLU attached issued by CTP, Punjab</p>

3.	Copy of Master Plan of the area showing land use pattern of the proposed site/certificate from Competent Authority intimating land use pattern of the project site as per proposals of Master Plan of the area.	submitted
4.	Layout plan duly approved by the Competent Authority/Conceptual plan of the project.	Submitted vide letter no. 6961 dated 27.11.2014
5.	Topographical map of the area showing Contour Plan. In case of Area Development Projects, the Contour Plan should reflect the true existing physical features of the site and may be prepared by the project proponent w.r.t. some permanent reference marks.	submitted
6.	Status of construction, if any, alongwith photographs from all the four sides.	submitted
7.	500 meter radius map of the area from periphery of project site clearly indicating the various industries (specifically red category industries) and structures lying in the area.	Submitted
8.	Complete details of following by making it an integral part of the conceptual plan/drawing/layout map:- i) Location of STP ; ii) Solid waste storage area. iii) Green belt iv) Parking space v) RWH and water recharge pits vi) Fire fighting equipment layout vii) First aid room viii) Location of Tubewells ix) DG Sets and Transformers x) Any other utilities	i. Marked ii. Marked iii. Marked iv. Marked v. Marked vi. Marked vii. Marked viii. Marked ix. Marked
9.	Permission of Competent Authority for; a) Water and Sewerage connection A letter from concerned Local Body/Authority giving details about existing status of sewer connectivity and availability of water supply in the area and acceptance of Local Body for taking the quantity of sewage to be generated by the proposed project and providing the water supply. Existing position of public sewer and water supply line duly marked on the lay out map/plan. b) Collection of Solid waste	The project proponent has proposed to abstract water from own tube well & permission for abstraction of 2699 KDL ground water has been submitted from CGWA. However, the fresh waste requirement has been

		mentioned as 3374.25 KLD. Regarding sewer and solid waste, the project proponent has to make its own arrangements till requisite infrastructure is provided by GMADA & Local Govt.
10.	Water balance chart for summer, rainy and winter seasons indicating critical requirements.	Submitted
11.	Availability of adequate land for use of treated sewage and plantation.	About 56751m2 land is available for use of treated water for plantations.
12.	<p>Analysis reports of ambient air, ground water and noise levels from NABL/MoEF Accredited laboratories as per detail below:</p> <p>(i) The monitoring of groundwater, ambient air quality, noise & soil can be carried out after at least 72 hours advance intimation to SEIAA, Punjab at the e-mail id: seac_pb@yahoo.com and concerned Regional Office of Punjab Pollution Control Board.</p> <p>(ii) The field data sheets as prescribed by SEIAA, Punjab which are available on the official website of SEIAA, Punjab alongwith exact location of sampling / monitoring point marked on the layout map should be filled at the time of sample collection/monitoring by the Lab and should be attached with the water, air, noise & soil monitoring reports.</p> <p>(iii) Water, air, noise & soil monitoring reports more than 6 months old or prior to date of signing of consent letters/agreement with the land owner shall not be accepted w.e.f. June, 1st 2015 onwards.</p> <p>(iv) At least one groundwater sample from the shallow / first aquifer and in case groundwater is to be abstracted for drinking purposes then atleast one groundwater sample from the said</p>	will be carried out after issuance of TOR.

	<p>aquifer should be monitored and reports be attached accordingly.</p> <p>(v) The noise monitoring is to be carried out from all the corners of the project site as well as from the centre of the project site and reports be attached accordingly.</p>	
13.	Quantification of energy saved and renewable energy devices used.	will be submitted in EIA report
14.	Drawing showing plumbing systems for use of fresh, treated and hot water	submitted
15.	Construction schedule (PERT/CPM Chart)	submitted
16.	<p>Undertaking(s) for ;</p> <p>a) Constitution of Environment Monitoring Cell</p> <p>b) Use of ready mix concrete or use of fly ash during construction.</p> <p>c) To provide Fire Fighting System</p> <p>d) To provide wind breaking curtains and water sprinkling system to minimize dust emissions during construction phase.</p> <p>e) To provide adequate safety measures for the construction workers during the construction phase.</p>	submitted
17.	<p>Environmental Management Plan indicating the following:</p> <p>a) All mitigation measures for each item-wise activity to be undertaken during the construction, operation and the entire life cycle to minimize adverse environmental impacts as a result of the activities of the project.</p> <p>b) Compliance of various environmental regulations</p> <p>c) Steps to be taken in case of emergency such as accidents at the site including fire.</p> <p>d) For how long period the project proponent will be responsible for implementation of EMP and the name of the person(s) responsible for implementation of EMP.</p> <p>e) Capital & recurring cost for the EMP per year and the details of funds for the same.</p> <p>f) Name of the individual persons / organization, who will be responsible for implementation of EMP after the lapse of the period for which the project proponent is responsible.</p>	<p>a) submitted</p> <p>b) submitted</p> <p>c) submitted</p> <p>d) Environment Management Cell structure will be responsible for implementation of EMP.</p> <p>e) During construction phase, 77 lacs will be incurred as capital cost & 7 lacs will be incurred as recurring cost. During operation phase, 800 lacs will be incurred as</p>

		capital cost & 63 lacs will be incurred as recurring cost. But these figures are to be revised as cost of construction of STP has been mentioned in operation phase. f) Environment Management Cell structure will be responsible for implementation of EMP.
18.	Corporate Social Responsibility indicating various activities to be undertaken, provisions of funds for the same, the period for which the same is to be implemented and the person(s) responsible for the implementation of the same.	The project proponent has proposed to spend Rs. 50 lacs on CSR.
19.	Traffic Circulation System and connectivity with a view to ensure adequate parking, conflict free movements, Energy efficient Public Transport.	Submitted
20.	Disaster/Risk Assessment and Management Plan	submitted
21.	Copy of Memorandum of Article & Association / partnership deed / undertaking of sole proprietorship / list of Directors and names of other persons responsible for managing the day-to-day affairs of the project.	submitted
22.	In case of expansion projects, compliance report of earlier granted environmental clearance conditions verified by Northern Regional Office of Ministry of Environment, Forests & Climate Change, Chandigarh.	submitted
22.	Copy of presentation to be made before the SEAC at the time of appraisal in PDF format having size less than 25 MB.	-
23.	The process of submitting an application for obtaining environmental clearance has been made completely online and after the acceptance of environmental clearance application by SEIAA, the system generates an automated acknowledgement asking project proponent to submit hard copy of the accepted	-

	application. If project proponent is asked to submit hardcopy prior to scrutiny of environmental clearance application online by SEIAA or after its acceptance by SEIAA, then the project proponent will submit a hard copy of the environmental clearance application alongwith other documents.	
24.	<p>For expansion projects:</p> <p>i. All the columns in the application form may be got filled in three parallel columns i.e. Existing, Proposed and Total.</p> <p>ii. In case of increase in no. of storeys, Structural Safety/ Stability Certificate may be required from the Approved Engineer.</p> <p>iii. The existing building plan may be got super imposed with the proposed building plan and be marked in different colors.</p> <p>iv. Specify the adequacy of internal water supply system, sewer line and STP for the proposed expansion/revision.</p>	<p>(i) submitted</p> <p>(ii) The project proponent has stated it as not applicable</p> <p>(iii) & (iv) submitted</p>
25.	The project site might be falling within a distance of 10 kms from the wildlife sanctuary and the project proponent is required to submit either documentary proof to the effect that Wildlife Sanctuary is more than 10 kms from the project site. In case, the same is within 10 kms radius then, the project proponent will file an application before the concerned DFO, Wildlife for obtaining NBWL permission and submit acknowledgement along-with copy of application submitted to concerned DFO Wildlife for obtaining permission from NBWL.	The bird sanctuary sector 21, Chandigarh has been not fall within 10 km radius of project site. The exact distance of bird sanctuary from project site is 10.5km.

The case was considered by the SEAC in its 151st meeting held on 24.10.2016, which was attended by the following:-

- i) Sh. Janmejy Chaudhary, GM Architecture on behalf of project proponent.
- ii) Sh. Vikas Arora, Asst. Manager, Liaison on behalf of project proponent.
- iii) Sh. Sital, M/s CPTL, Chandigarh, Environmental Consultant of the promoter Company.

Sh. Janmejy Chaudhary submitted the authority letter wherein, he alongwith Sh. Vikas Arora has been authorized by Sh. Sachin Sharma, Director

(Projects) to appear in the meeting of SEIAA/SEAC on behalf of project proponent. The same was taken on record by the SEAC.

The SEAC observed that the project was accorded environmental clearance on 20.12.2007 by the MoEF for construction of West End Estate at Sector 85 & 99, SAS Nagar (Mohali) which had expired in year 2012. The project proponent has not attached the copies of the compliance reports of the conditions of Environment Clearance granted earlier from Northern Regional Office of MoEF at Chandigarh. To this observation of SEAC, the project proponent clarified that Northern Regional Office of MoEF does not verify the compliances of conditions of EC of the projects where environmental clearance has already expired.

After deliberations, the SEAC decided that a team of SEAC members namely Sh. Malvinder Singh and Dr. S.S. Viridi will visit the project site to verify the following:-

- Compliance of conditions of previous Environment Clearance.
- Present status of construction to verify if any construction activity has been carried out after the expiration of Environment Clearance in 2012 in violation of the provisions of EIA notification, 2006.