

**Proceedings of the 282<sup>nd</sup> meeting of the State Environment Impact Assessment Authority (SEIAA) held on 21.02.2024 (Wednesday) at 10:00 AM through Hybrid-Mode in the Conference Hall, 2<sup>nd</sup> Floor, PBTI Complex, Sector-81, Mohali.**

The meeting was attended by the following members:

- 1) Sh. H S Gujral,  
Chairman, SEIAA
- 2) Sh. Harjeet Singh Sandhu, PCS  
Member Secretary, SEIAA
- 3) Dr. Adarsh Pal Vig, Member SEIAA–cum (Through VC)  
Chairman, Punjab Pollution Control Board, Patiala

Supporting staff of SEIAA also attended the meeting.

**Item No. 01: Confirmation of the proceedings of the 281<sup>st</sup> meeting of the State Environment Impact Assessment Authority.**

It was informed that the proceedings of the 281<sup>st</sup> meeting of State Environment Impact Assessment Authority (SEIAA) held on 13.02.2024 have been prepared and have been uploaded on Parivesh Portal on 19.02.2024 after circulation to members for their comments.

**Item No. 02: Action taken on 265<sup>th</sup>, 276<sup>th</sup>, 277<sup>th</sup>, 278<sup>th</sup> & 280<sup>th</sup> meetings of State Environment Impact Assessment Authority held on 26.10.2023, 03.01.2024, 09.01.2024, 15.01.2024, 18.01.2024 & 07.02.2024 respectively.**

Requisite action as per the proceedings of the 265<sup>th</sup> meeting of SEIAA has been completed and the reply has been filed in Supreme Court as approved in item no. 265.10 by the legal counsel on 16.02.2024. Necessary action as per the proceedings of the 276<sup>th</sup>, 277<sup>th</sup>, 278<sup>th</sup>, 280<sup>th</sup> & 281<sup>st</sup> meetings is being completed shortly. The Authority desired that the pending actions be completed expeditiously.

**Item No. 282.01: Application for Environmental Clearance of expansion for Mega Housing Complex namely “Hyde Park Estate” located at Villages Salamatpur, Devinagar, Bharojjan, Ratwara and Mullanpur Garibdas, Tehsil Kharar, District SAS Nagar (Mohali), Punjab by M/s DLF Home Developers Ltd. (Proposal No. SIA/PB/INFRA2/448699/2023).**

The Project Proponent was granted Environment Clearance vide SEIAA letter No. DECC/SEIAA/2020/1522 dated 19.03.2020 for obtaining expansion of the Mega Housing Complex namely “Hyde Park Estate” at Village Salamatpur, Devinagar, Bharonjian, Ratwara and Mullanpur Garibdas, Tehsil Kharar, District SAS Nagar (Mohali), Punjab for total land area of 235.97 acres with built up area 7,07,101.62 sqm.

Thereafter, the Project Proponent was granted auto Terms of Reference vide dated 27.02.2023 for carrying out EIA study for obtaining Environment Clearance for expansion of the project.

The project proponent has applied for Environmental Clearance for expansion of the existing Mega Housing Complex namely “Hyde Park Estate” located at Villages Salamatpur, Devinagar, Bharojjan, Ratwara and Mullanpur Garibdas, Tehsil Kharar, District SAS Nagar (Mohali), Punjab. The total land area of the project increased from 235.97 acres to 241.94 acres having built up area from 7,07,101.62 sqm to 7,85,044.238 sq.m. The project is covered under category 8(b) of the schedule appended with the EIA Notification dated 14.09.2006.

The Project Proponent has submitted certified compliance report from Regional Office of MoEF&CC, Govt of India and the Project Proponent has deposited of Rs. 58,500/- vide NEFT 000134247421/UBIN0903191 dated 06.04.2023 and Rs. 19,500/- vide NEFT No. 000130295230/UBIN0903191 dated 19.12.2023.

Punjab Pollution Control Board vide letter No. 9084 dated 29.11.2023 furnished the latest construction status report is as under:

*“The project site was visited by officer of the Board on 31/10/2023 and it was observed as under:*

- 1. The proposed site of the project is located at Village Bharonjian, Devi Nagar, Ghahar Majra, Mullanpur, Ratwara & Salamatpur, Tehsil Kharar, Distt. SAS Nagar(Mohali), Punjab. The project proponent has earmarked its site with poles no boundary wall / fencing is provided.*
- 2. The project proponent has not started any development works at proposed expansion.*
- 3. As per the boundary limits of the site shown by the representative of the promoter company during the visit, there is no approved existing operational MAH industry within a radius of 250 m from the boundary of the proposed site of the project. There*

is no approved existing operational air polluting industry within a radius of 100 m from the boundary of the project.

4. As physically observed, the distance of the proposed site from the various approved existing operational industries / units (for which specific sitting guidelines has been issued by the Board for time to time), is more than the required distance as per the sitting criteria given as under:

<b>Sr.No.</b>	<b>Types of Industrial Unit</b>	<b>Required distance as per sitting criteria</b>
1.	Cement Plant/ Grinding Unit	300 m
2.	Rice Sheller / Salla Plant	500 m
3.	Stone Crushing / screening cum Washing Plant	500 m
4.	Hot Mix Plant	300 m
5.	Brick Kiln	300 m
6.	CBWTF	500 m
7.	Poultry Farm	500 m
8.	Jaggery Unit	200 m
9.	Retail Outlet (Petrol Pump)	50 m

5. There is no river, eco- sensitive structure within 500 m boundary of the Project site.
6. The site is complying with general sitting criteria as per policy dated 30/4/2013 and specific sitting guidelines as per the Department of Science, Technology, Environment, Government of Punjab notification no. 3/6/07/STE/(4)/2274 dated 25/7/2008 as amended on 30/10/2009.”

#### **Deliberations during 274<sup>th</sup> meeting of SEAC held on 29.01.2024.**

The meeting was attended by the following:

- (i) Mr. Manpreet Singh, General Manager M/s DLF Home Developers Ltd.
- (ii) Dr. Sandeep Garg, EC-Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.
- (iii) Mrs. Jyoti Rani, EC- Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

The Committee allowed the Environmental Consultant to present the salient of the application proposal Thereafter, the Environmental Consultant presented the case as under:

<b>S. No</b>	<b>Description</b>	<b>Details</b>
<b>1</b>	<b>Basic Details</b>	
1.1	Name of Project & Project Proponent:	Expansion of Hyde Park Estate by M/s. DLF Home Developers Ltd. at Village Salamatpur, Devinagar, Bharonjian, Ratwara and Mullanpur Garibdas, Tehsil Kharar, District SAS Nagar (Mohali), Punjab BY M/s DLF Home Developers Ltd.
1.2	Proposal:	SIA/PB/INFRA2/427814/2023

1.3	Location of Project:	Village Salamatpur, Devinagar, Bharonjian, Ratwara and Mullanpur Garibdas, Tehsil Kharar, District SAS Nagar (Mohali), Punjab			
1.4	Details of Land area & Built up area:		<b>EC Accorded</b>	<b>Proposed</b>	<b>Total (After Expansion)</b>
		<b>Scheme Area</b>	235.97 acres	5.97 acres	241.94 acres
		<b>Net Planned Area</b>	192.84 acres	13.82 acres	206.66 acres
		<b>Built-up Area</b>	7,07,101.62 sq.m	77,942.618 sq.m	7,85,044.238 sq.m
1.5	Category under EIA notification dated 14.09.2006	8(b)			
1.6	Cost of the project	Existing cost: Rs. 1,188.16 Crores Proposed cost: Rs. 57.84 Crores Total cost: Rs. 1,246 Crores			
<b>2.</b>	<b>Site Suitability Characteristics</b>				
2.1	Whether project is suitable as per the provisions of Master Plan:	Project is already existing and is present in Residential zone as per Master Plan of Mullanpur. Thus, it is suitable in accordance to the Master Plan.			
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	<p>Change in land use has been obtained from Department of Town and Country Planning, Punjab vide Memo No. 711 CTP(Pb) SP-432M dated 31.01.2011 for land measuring <b>140.91 acres</b>, Memo No. 5595 CTP(Pb) SP-432M dated 08.08.2011 for land measuring <b>24.40 acres</b>, Memo No. 9320 CTP(Pb) SP-432M dated 23.12.2011 for land measuring <b>30.52 acres</b>, Memo No. 4349 CTP(Pb) SP-432M dated 06.08.2013 for land measuring <b>19.63 acres</b> and Memo No. 2116 CTP(Pb) SP-432M dated 20.05.2015 for land measuring <b>11.04 acres</b>.</p> <p>For additional land, Change of Landuse (CLU) has been obtained from Department of Town and Country Planning Punjab for additional land of <b>3.20452 acres</b> vide Memo No. 7409 CTP(Pb) SP-432M dated 03.12.2021 and <b>6.652 acres</b> vide Memo No. 2762 CTP(Pb) MPM-132 dated 17.06.2022.</p> <p>The Project Proponent has submitted approved layout plan from Chief Town Planner, Punjab for land area measuring 241.94 acres.</p>			
<b>3</b>	<b>Forest, Wildlife and Green Area</b>				

3.1	Whether the project required clearance under the provisions of Forest Conservation Act 1980 or not:	NOC vide No. 935 dated 04.05.2022 issued by Divisional Forest Officer, SAS Nagar.																						
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	NOC vide No. 935 dated 04.05.2022 issued by Divisional Forest Officer, SAS Nagar.																						
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	<p>Sukhna Wildlife Sanctuary is located at a distance of approx. 7.8 km in 'SE' direction &amp; City Bird Sanctuary is located at a distance of approx. 8.6 km in 'SE' direction from project location.</p> <p>In this regard, the Project Proponent informed that application submitted for NBWL clearance w.r.t. eco-sensitive zone of Sukhna Wildlife Sanctuary vide Proposal No. FP/PB/ Others/3990/2019. Later on, application was returned stating that project falls outside of the wildlife sanctuary.</p>																						
3.4	Distance of the project from the Critically Polluted Area.	The nearest critically polluted area is Ludhiana located at a distance of approx. 83 km from the project site.																						
3.5	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No, there is no Eco-Sensitive areas falls within 10 km radius of the project site.																						
3.6	Green area requirement and proposed No. of trees:	Total organized green area measures 50,788.05 sq.m (12.55 acres) (i.e. @ 6.07% of net planned area). 15,277 trees has already been planted.																						
<b>4.</b>	<b>Configuration &amp; Population</b>																							
4.1	<p>Proposal &amp; Configuration</p> <p>The area statement is given below:</p> <table border="1"> <thead> <tr> <th rowspan="2">S. No.</th> <th rowspan="2">Description</th> <th colspan="2">Area Total (After Expansion)</th> </tr> <tr> <th>Area (in sq.m)</th> <th>Area (in acres)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td><b>Total Scheme Area</b></td> <td><b>9,79,096.4</b></td> <td><b>241.94</b></td> </tr> <tr> <td>2.</td> <td>Area Under EWS (GPA)</td> <td>49,128.84</td> <td>12.14</td> </tr> <tr> <td>3.</td> <td>Area under Acquisition</td> <td>16,106.49</td> <td>3.98</td> </tr> <tr> <td>4.</td> <td>Area under Revenue Rasta</td> <td>6,515.439</td> <td>1.61</td> </tr> </tbody> </table>		S. No.	Description	Area Total (After Expansion)		Area (in sq.m)	Area (in acres)	1.	<b>Total Scheme Area</b>	<b>9,79,096.4</b>	<b>241.94</b>	2.	Area Under EWS (GPA)	49,128.84	12.14	3.	Area under Acquisition	16,106.49	3.98	4.	Area under Revenue Rasta	6,515.439	1.61
S. No.	Description	Area Total (After Expansion)																						
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5.	Area under Sector Road	64,952.05	16.05
6.	Reserved Area	55,239.59	13.65
7.	<b>Net Planned Area [1-(3+4+5+6)]</b>	<b>8,36,323.3</b>	<b>206.66</b>
8.	Area Under Residential (Plots + EWS)	<b>4,18,404.5</b>	<b>103.39</b>
9.	Area Under Commercial	21,610.21	5.34
10.	Area Under Institution including other areas such as dispensary, religious building etc.	44,920.11	11.10
11.	Area Under Organized Green	50,788.05	12.55
12.	Area Under Roads/ Pavements/ Utilities/ Parking/ Incidental Greens/ Open	3,00,560	74.27
13.	<b>Total Saleable Area (8+9)</b>	<b>4,40,014.7 sq.m</b>	<b>108.73 acres</b>

**Comparison of Area from EC accorded and Total (after Expansion) in detail**

S. No.	Description	Area (As per EC 2020)	Area (After Expansion)
		Area (in sq.m)	Area (in sq.m)
1.	Total Scheme Area	9,54,936.709	9,79,096.4
2.	Area Under EWS	48,332.80	49,128.84
3.	Area under Acquisition	20,574.79	16,106.49
4.	Area under Revenue Rasta	17,765.70	6,515.439
5.	Area under Sector Road	64,547.36	64,952.05
6.	Reserved Area	71,665.49	55,239.59
7.	Net Planned Area	7,80,383.38	8,36,323.3
8.	Area Under Residential	3,36,266.38	4,18,404.5
9.	Area Under Commercial	21,591.68	21,610.21
10.	Area Under Organized Green	47,145.88	50,788.05

11.	Total Saleable Area	4,06,190.87	4,40,014.7				
<b>Built-up Area details of Total Project (After Expansion)</b>							
S. No.	Particulars	Area (in sq.yds)	FAR	Built-up Area (in sq.yds)			
1.	Residential Plots	4,41,666.27	As per zoning	8,24,574.275			
2.	Commercial	25,823.44	1.75	45,191.02			
3.	Schools	31,239.64	1	31,239.64			
4.	Dispensary	2,613.51	1.5	3,920.265			
5.	Religious Building	1,347.09	1.5	2,020.635			
6.	CFC/Suvidha Kendra	143.28	1	143.28			
7.	Community Center	18,404.63	1	18,404.63			
8.	Area under water works, STP, ESS, DG, HSD & SWM	13,411.35	1	13,411.35			
<b>Total Built-up Area</b>				<b>9,38,905.095 sq.yds (7,85,044.238 sq.m)</b>			
4.2	Population details	In earlier Environmental Clearance, estimated population of the project was 22,643 persons. After expansion, total estimated population for overall project will be about 24,957 persons.					
S. No.	Description	Norms	EC Accorded		Proposed	Total (After Expansion)	
			Plots/Area	No. of Persons	No. of Persons	Total Plots/Area	No. of Persons



1.	Residential Plots	15 persons per plot	1,113 Plots	16,695	1,620	1,221 Plots	18,315
2.	EWS	450 persons per acre	11.94 acres	4,776	687	12.14 acres	5,463
3.	Commercial	100 persons per acre	5.34 acres	534	0	5.34 acres	534
4.	Institutional	100 persons per acre	6.38 acres	638	7	6.45 acres	645
<b>Total</b>				<b>22,643 Persons</b>	<b>2,314 Persons</b>	-	<b>24,957 Persons</b>
<b>5</b>	<b>Water</b>						
5.1	Total fresh water requirement:	Total fresh water requirement will be 3,286 KLD					
<b>S. No.</b>	<b>Description</b>	<b>EC Accorded (KLD)</b>	<b>Proposed (KLD)</b>	<b>After Expansion (KLD)</b>			
1.	Total Water Requirement	2,974	312	3,286			
2.	Fresh Water Requirement	2,178	208	2,386			
3.	Wastewater generated	2,649	250	2,899			
4.	STP capacity	Existing STP of 3 MLD capacity					
5.2	Source:	Borewell					
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>	Submitted					
5.4	Total wastewater generation:	2,899 KLD of wastewater will be generated					
5.5	Treatment methodology: <i>(STP capacity, technology &amp; components)</i>	2,899 KLD of sewage will be generated from the project which will be treated in Existing STP of 3 MLD capacity.					
5.6	Treated wastewater for flushing purpose:	900 KLD					
5.7	Treated wastewater for green area in	Summer: 279 KLD Winter: 92 KLD Monsoon: 26 KLD					

	summer, winter and rainy season:																										
5.8	Utilization/Disposal of excess treated wastewater.	A copy of the letter vide memo No. 2151 dated 04.08.2023 for sewerage, storm connection and collection of Solid Waste for residential Mega Township at Hyde Park Estate developed by DLF Home Developers Limited in Village Salamatpur, Bharonjian, Devi Nagar & Mullanpur Garibdass, In Mullanpur Local Planning Area, District SAS Nagar, Punjab issued by GMADA wherein it has been mentioned that the sewer network for treated sewage is being laid in New Chandigarh by GMADA. The storm sewer network is also proposed to be laid on HR-3 and VR-6 roads, New Chandigarh. On completion of the work, M/s DLF Home Developers Limited, New Chandigarh would also be allowed to discharge their surplus treated sewage and rainfall run off into these networks, subject to the terms and conditions laid down by GMADA. It may take upto 3-4 years for completion of these works owing to land acquisition issues.																									
5.9	Cumulative Details:																										
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5.10	Rain water harvesting proposal:	Total 68 Recharge Pits have been proposed for rain water recharging. Services plan showing rain water recharging pits is enclosed along with application.																									
6	<b>Air</b>																										
6.1	Details of Air Polluting machinery:	9 DG sets of 15,260 KVA capacity (i.e. 6 × 2,000 + 1 × 1,500 + 1 × 750 KVA + 1 × 1,010 KVA).																									
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	<b>Waste Management</b>																										
7.1	Total quantity of solid waste generation	11,896 kg/day of domestic solid waste will be generated																									

7.2	Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery Facility submitted or not	Biodegradable waste will be composted by use of six Composters of size 5 × 1,000 kg & 1 × 300 kg. Non-biodegradable waste will be disposed off through authorized recycler vendors. Inert waste will be dumped at authorized dumping site.																														
7.3	Details of management of Hazardous Waste.	Hazardous Waste will be managed & disposed off to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.																														
8	<b>Energy Saving &amp; EMP</b>																															
8.1	Power Consumption:	The total power requirement of the project will be 18,630 KVA which will be supplied by Punjab State Power Corporation Limited (PSPCL).																														
8.2	Energy saving measures:	Terrace area of tower D & E will be used to install solar panels which will generate 58 KW power.																														
8.3	<p>Details of activities under Environment Management Plan.</p> <p><b>Actual expenditure spent on Environmental Management Plan.</b></p> <table border="1"> <thead> <tr> <th>S. No.</th> <th>Details</th> <th>Amount Spent (Rs. in lakhs)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Sewerage Treatment Plant (STP)</td> <td>949.64</td> </tr> <tr> <td>2.</td> <td>Development and maintenance of green belt</td> <td>642.04</td> </tr> <tr> <td>3.</td> <td>Solar System</td> <td>50.82</td> </tr> <tr> <td>4.</td> <td>Rain water recharging</td> <td>551.02</td> </tr> <tr> <td>5.</td> <td>Fire fighting</td> <td>28.16</td> </tr> <tr> <td colspan="2"><b>Total</b></td> <td><b>Rs. 2,221.68</b></td> </tr> </tbody> </table> <p><b>Additional Environmental Activities:</b></p> <table border="1"> <thead> <tr> <th>S. No.</th> <th>Activities</th> <th>Total Expenditure (in lakh)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Skill center in Village Ratwara</td> <td>27</td> </tr> <tr> <td>2</td> <td>Adoption of pond in Village Ratwara</td> <td>75</td> </tr> </tbody> </table>		S. No.	Details	Amount Spent (Rs. in lakhs)	1.	Sewerage Treatment Plant (STP)	949.64	2.	Development and maintenance of green belt	642.04	3.	Solar System	50.82	4.	Rain water recharging	551.02	5.	Fire fighting	28.16	<b>Total</b>		<b>Rs. 2,221.68</b>	S. No.	Activities	Total Expenditure (in lakh)	1	Skill center in Village Ratwara	27	2	Adoption of pond in Village Ratwara	75
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<b>S. No.</b>	<b>Environmental Protection Measures</b>	<b>Capital Cost (Lakhs)</b>	<b>Recurring Cost (Lakhs/year)</b>
1.	Sewage Treatment Plant*	-	10
2.	Horticulture & green belt development	15	30
3.	Solar System*	-	2
4.	Rain Water Harvesting (68 pits)*	-	25
5.	Fire Fighting*	-	0.5
6.	Air Pollution Control measures	5	2
7.	Noise Pollution Control measures (Acoustic enclosure of additional DG	1	4
8.	Environment Monitoring &	3	5
<b>Total</b>		<b>Rs. 24 lakhs</b>	<b>Rs. 78.5 lakhs</b>
3	Installation of 10 no. of solar lights in Village Bharonjian		15
4	Construction of Toilets for Govt. Senior Secondary School, Mullanpur Garibdass		10
5	Shuttle service from Village Salamatpur to PGIMER, Chandigarh		50
<b>Total</b>			<b>Rs. 177 lakhs</b>
<b><u>EMP budget for proposed expansion</u></b>			
<i>* capital cost has already been spent</i>			

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

- (i) The Project Proponent shall apply for NBWL clearance, as the project is located within 10 KM from Sukhna Wildlife Sanctuary.
- (ii) The Project Proponent shall submit the revised calculation for estimating water demand, flushing requirement and surplus treated waste water.
- (iii) The Project Proponent shall submit the NOC from the Forest Department for diverting 11.40 acre of forest land.

- (iv) The Project Proponent shall submit the compliance of the non-complied points and advisory issued by MoEF&CC, Gol in their certified compliance report.
- (v) The Project Proponent shall submit the details of budget allocation viz-a-viz expenditure already incurred on various activities of Environmental Management Plan (EMP).
- (vi) The Project Proponent shall submit specific activities to be carried out under Additional Environmental Activities.

**Deliberations during 276<sup>th</sup> meeting of SEAC held on 12.02.2024.**

The meeting was attended by the following:

- (i) Mr. Manpreet Singh, General Manager M/s DLF Home Developers Ltd.
- (ii) Dr. Sandeep Garg, EC-Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.
- (iii) Mrs. Jyoti Rani, EC- Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

The Committee allowed the Environmental Consultant to present the reply of the aforementioned observations Thereafter, the Environmental Consultant presented the reply as under:

S. No.	Observations Raised	Reply
1.	The Project Proponent shall apply for NBWL clearance, as the project is located within 10 km from Sukhna Wildlife Sanctuary.	Online application has been filed for NBWL Clearance through PARIVESH portal vide Proposal No. WL/PB/Others/460554/2024. Copy of acknowledgment along with application and annexures is enclosed as <b>Annexure I.</b>
2.	The Project Proponent shall submit the revised calculation for estimating water demand, flushing requirement and surplus treated waste water.	<ul style="list-style-type: none"> <li>• Calculations have been revised considering visitor population for estimation of population as well as water demand. Revised calculations for water demand, flushing requirement as well as surplus treated waste water is enclosed as <b>Annexure II.</b></li> <li>• Accordingly, 14.5 acres of land has been reserved under Karnal technology for the disposal of excess treated water. Out of which, 13.5 acres has been reserved within the project premises and 1 acre has been reserved adjoining to the project. Layout plan showing areas reserved under Karnal Technology is enclosed as <b>Annexure III.</b></li> </ul>

		<p>Further, work for site preparation for Karnal Technology will be done pocket wise based on the occupancy in the project.</p> <ul style="list-style-type: none"> <li>As per Current Occupancy, excess water generated during monsoon is 65 KLD. Thus, 1 acre of land is being developed under Karnal technology for which work will be completed by May, 2024 i.e. prior to Monsoon. Amount of Rs. 5 Lakhs have been allocated for the same.</li> <li>Overall amount of Rs. 72.5 Lakhs have been allocated for development of Karnal Technology on 14.5 acres of land.</li> </ul>						
3.	The Project Proponent shall submit the NOC from the Forest Department for diverting 11.40 acre of forest land.	Forest NOC measuring 11.40 acres of land is enclosed as <b>Annexure IV</b> .						
4.	The Project Proponent shall submit the compliance of the non-complied points and advisory issued by MoEF&CC, GoI in their certified compliance report.	Reply of non-complied points have been submitted to RO, MoEF&CC as well as to SEIAA, Punjab. Complete reply is enclosed as <b>Annexure V</b> .						
5.	The Project Proponent shall submit the details of budget allocation viz-a-viz expenditure already incurred on various activities of Environmental Management Plan (EMP).	As per EC accorded, Rs. 25.67 Crores (Rs. 2,567 lakhs) was allocated as capital cost for Environment Management Plan. Out of which, Rs. 2,221.68 Lakhs has already been incurred on EMP till 30.09.2023. Details of EMP stating amount allocated, expenditure incurred as per earlier EC accorded as well as additional amount proposed as per expansion is attached as <b>Annexure VI</b> .						
6.	The Project Proponent shall submit specific activities to be carried out under Additional Environmental Activities.	<p>Mr. Rohit Sharma (Authorized Signatory) of M/s DLF Home Developers Ltd. will be responsible for implementation of Additional Environmental Activities (AEA). Rs. 1.77 Crores has been allocated under CER as per EC accorded. In addition, Rs. 0.58 Crore as per 1% of proposed cost (Rs. 57.84 Crores) has been reserved under AEA. Thus, total Rs. 2.35 Crores has been allocated under Additional Environmental Activities as given in Table below:</p> <table border="1"> <thead> <tr> <th>S. No.</th> <th>Activities</th> <th>Amount (Rs. in lakhs)</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	S. No.	Activities	Amount (Rs. in lakhs)			
S. No.	Activities	Amount (Rs. in lakhs)						

<b>EC accorded activities</b>		
1.	Skill center in Village Ratwara	27
2.	Adoption of pond in Village Ratwara	75
3.	Installation of 10 No. of solar lights in Village Bharonjian	15
4.	Construction of Toilets for Govt. Senior Secondary School, Mullanpur Garibdass	10
5.	Shuttle service from Village Salamatpur to PGIMER, Chandigarh	50
<b>As per EC Expansion</b>		
6.	Amount to be deposited under Greening Punjab Mission Fund	58
<b>Total amount reserved</b>		<b>Rs. 235 lakhs</b>

The Committee perused the reply of the ADS raised by SEAC during its 274<sup>th</sup> meeting held on 29.01.2024. The Committee observed that the Project Proponent has filed online application for NBWL Clearance through PARIVESH portal vide proposal No. WL/PB/Others/460554. Further, the project proponent has submitted the revised calculation by considering the visitor population along with revised water balance for all the three seasons. Further, the Project Proponent has proposed to utilize excess treated waste water (maximum 1443 KLD during monsoon season) on 14.5 acres of land to be developed under Karnal Technology within the project. Further, for the current occupancy (1500 persons) with wastewater generation of maximum 65 KLD during monsoon season, it was proposed to develop 1 acre of land under Karnal Technology within the project at a cost of Rs. 5 Lakhs by May 2024. The Project Proponent further informed that no PLPA area falls within the project.

The Committee asked the Project Proponent to submit an affidavit that the area proposed for Karnal Technology will not be used for any other purpose until the project sewer is connected with the GMADA sewer and the terminal STP of GMADA would be made functional. Further, the affidavit shall also mention that no PLPA area falls within the project. The Project Proponent agreed to the same and submitted an affidavit in this regard.

The Committee observed that the Project Proponent has made an expenditure of Rs. 22.21 Crore against the allocated amount of Rs. 25.67 Crore towards capital cost in the Environment Management Plan. The Project Proponent has submitted CA Certificate in this regard.

The Committee after detailed deliberations decided to award Silver Grading and to forward the proposal to SEIAA with the recommendation to grant Environmental Clearance for

expansion of Mega Housing Complex namely “Hyde Park Estate” located at villages Salamatpur, Devinagar, Bharojian, Ratwara & Mullanpur Garibdass, Tehsil Kharar, District SAS Nagar.

**I. Statutory compliances:**

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



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

## **II. Air quality monitoring and preservation**

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

- x) Grinding and cutting of building material in open areas shall be prohibited. A wet jet shall be provided for grinding and stone cutting.
- xi) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- xii) All construction and demolition debris shall be stored at the site within the earmarked area and roadside storage of construction material and waste shall be prohibited. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- xiii) The diesel generator sets to be used during the construction phase shall be low sulphur diesel type and shall conform to the norms and regulations prescribed under air and noise emission standards.
- xiv) The gaseous emissions from the DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xv) For indoor air quality, the ventilation provisions as per the National Building Code of India shall be complied with.
- xvi) Roads leading to or at the construction site must be paved and blacktopped (i.e., metallic roads should be built and used).
- xvii) Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.
- xviii) Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measures will be notified at the site

### **III. Water quality monitoring and preservation**

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

- v) 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.
- vi) During the construction phase, the project proponent shall ensure that the wastewater generated from the labour quarters/toilets shall be treated and disposed of in an environment-friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately designed septic tanks for the treatment of such wastewater and treated effluents shall be utilized for green area/plantation.
- vii) The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.
- viii) The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC and SEIAA along with six-monthly monitoring reports.
- ix) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration, and the balance of water available. This should be specified separately for groundwater and surface water sources, ensuring that there is no impact on other users.
- x) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape, etc. would be considered as pervious surface.
- xi) Dual pipe plumbing shall be installed for supplying fresh water for drinking, cooking and bathing, etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, air conditioning etc.
- xii) Installation of R.O. plants in the project will be discouraged in order to reduce water wastage in form of RO reject. However, in case the requirement of installing RO plant is unavoidable, the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises.
- xiii) The project proponent shall also adopt the new/innovative technologies like low water discharging taps (faucet with aerators) /urinals with electronic sensor system /waterless urinals/twin flush cisterns/ sensor-based alarm system for overhead water storage tanks and make them a part of the environmental management plans/building plans so as to reduce the water consumption/groundwater abstraction.

- xiv) The project proponent will provide plumbing system for reuse of treated wastewater for flushing/other purposes etc. and will colour code the different pipelines carrying water/wastewater from different sources / treated wastewater as follows:

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

- xv) Water demand during construction should be reduced by the use of pre-mixed concrete, curing agents, and adopting other best practices.
- xvi) The CGWA provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of the plot area and a storage capacity of a minimum of one day of the total freshwater requirement shall be provided. In areas where groundwater recharge is not feasible, the rainwater should be harvested and stored for reuse. The groundwater shall not be withdrawn without approval from the Competent Authority.
- xvii) All recharge should be limited to shallow aquifers.
- xviii) No groundwater shall be used during the construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and should be available at the site.
- xix) Any groundwater dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any groundwater abstraction or dewatering.
- xx) The quantity of freshwater usage, water recycling, and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project

proponent. The record shall be submitted to the Regional Office, MoEF&CC, and SEIAA along with six-monthly Monitoring reports.

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

#### **IV. Noise monitoring and prevention**

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

#### **V. Energy Conservation measures**

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

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

#### **VI. Waste Management**

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

- viii) Use of environment-friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environmentally friendly materials.
- ix) Fly ash should be used as a building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready-mixed concrete must be used in building construction.
- x) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- xi) Used CFLs and TFLs should be properly collected and disposed of or sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

## **VII. Green Cover**

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

- iv) Where the trees need to be cut with prior permission from the concerned local Authority, a compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 saplings of the same species for every tree that is cut) shall be done and the newly planted saplings will be maintained for at least 5 years. Green belt development shall be undertaken as per the details provided in the project document.
- v) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during the plantation of the proposed vegetation on site.
- vi) The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.
- vii) The green belt along the periphery of the plot shall achieve an attenuation factor conforming to the day and night noise standards prescribed for commercial land use.
- viii) The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.

#### **VIII. Transport**

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



augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

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

**IX. Human health issues**

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

**X. Environment Management Plan**

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

**EMP**

S. No.	Environmental Protection Measures	Capital Cost	Recurring Cost
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		(Lakhs)	(Lakhs/year)
1.	Sewage Treatment Plant*	-	10
2.	Horticulture & green belt development	15	30
3.	Solar System*	-	2
4.	Rain Water Harvesting (68 pits)*	-	25
5.	Fire Fighting*	-	0.5
6.	Air Pollution Control measures	5	2
7.	Noise Pollution Control measures (Acoustic enclosure of additional DG set)	1	4
8.	Environment Monitoring & Management	3	5
<b>Total</b>		<b>Rs. 24 lakhs</b>	<b>Rs. 78.5 lakhs</b>

**Additional Environmental Activities:**

S. No.	Activities	Amount (Rs. in lakhs)
<b>EC accorded activities</b>		
1.	Skill center in Village Ratwara	27
2.	Adoption of pond in Village Ratwara	75
3.	Installation of 10 No. of solar lights in Village Bharonjian	15
4.	Construction of Toilets for Govt. Senior Secondary School, Mullanpur Garibdass	10
5.	Shuttle service from Village Salamatpur to PGIMER, Chandigarh	50
<b>As per EC Expansion</b>		
6.	Amount to be deposited under Greening Punjab Mission Fund	58
<b>Total amount reserved</b>		<b>Rs. 235 lakhs</b>

**XI. Validity**

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

**XII. Miscellaneous**

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

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

officer(s) entrusted with this monitoring by furnishing the requisite data/information/monitoring reports.

- xiii) This Environmental Clearance is granted subject to final outcome of pending related cases in the Hon'ble Supreme Court of India, Hon'ble High Courts, Hon'ble NGT and any other Court of Law as may be applicable to this project.

### **XIII. Additional Conditions**

- i) The approval is based on the conceptual plan/drawings submitted with the application. In case, there is variation in built-up area/green area/ any other details in the drawings approved by the competent authority, the Project Proponent shall obtain the revised Environmental Clearance.
- ii) The Project Proponent shall ensure that the natural drainage channels in the project site including streams, drains, choes, creeks, rivulets, etc. are not disturbed so that the natural flow of rainwater, etc is not impeded or disrupted in any manner.
- iii) Authorization from Punjab Pollution Control Board shall be obtained as applicable under the Bio-Medical Waste Management Rules 2016 as amended from time to time.
- iv) The solid waste other than Bio-Medical Waste & Hazardous Waste (dry as well as wet garbage) generated should be properly collected and segregated before disposal to Municipal Authorities in accordance with the Municipal Solid Waste (Management & Handling) Rules, 2000. No municipal waste should be disposed off outside the premises in contravention of relevant rules and by-laws. Adequate measures should be taken to prevent any malodour in and around the Project premises.
- v) In the event that the project proponent decides to abandon/close the Project at any stage, he shall submit an application in the prescribed form along with requisite documents through Parivesh to SEIAA for surrendering the Environmental Clearance as per the procedure prescribed in OM dated 29.03.2022 issued by the MoEF&CC. The project proponent shall be accountable for adherence/compliance of the EC conditions till such time as the project is finally closed by SEIAA, based upon the certified closure report of Integrated Regional Offices (IROs) of MoEF&CC, Chandigarh/PPCB.
- vi) This Environmental Clearance is liable to be revoked without any further notice to the Project Proponent in case of failure to comply with condition (v) above.
- vii) Concealing factual data or submission of false/fabricated data may result in revocation of this Environmental Clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- viii) The Project Proponent shall manage the solid waste generated from the project as per the sub-rule-7 of rule-4 of SWM Rules 2016.

- ix) The Ministry reserves the right to stipulate additional conditions if found necessary. The Promoter Company in a time bound manner shall implement these conditions.
- x) The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and other wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India/High Courts and any other Court of Law relating to the subject matter.
- xi) 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.

**Deliberations during 282<sup>nd</sup> meeting of SEIAA held on 21.02.2024.**

The meeting was attended by the following:

- (i) Mr. Manpreet Singh, General Manager M/s DLF Home Developers Ltd.
- (ii) Dr. Sandeep Garg, EC-Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.
- (iii) Mrs. Jyoti Rani, EC- Coordinator M/s Eco Paryavaran Laboratories & Consultant Pvt Ltd.

The Environmental Consultant presented the salient features of the project and informed that the project proposal has been submitted as per the approved layout plan.

In reply to observations / queries by SEIAA, the project proponent informed as under:

- 1) The Project Proponent was earlier granted expansion in EC vide SEIAA letter no. DECC/SEIAA/2020/1522 dated 19.03.2020 against the proposal applied on 04.05.2018 on Parivesh Portal. At the time of filing of EC application, EC processing fees was not levied by the State Govt. Hence, EC processing fees was not deposited at that time and they will deposit the same now within 7 days.
- 2) The proposed 1 acre land reserved adjoining to the project for development as per Karnal Technology is owned by the company and the work for its development as per Karnal Technology model will be completed by May 2024 which will be adequate to cater to the disposal of excess treated wastewater generated from present occupancy in the monsoon season.

- 3) The PP is regularly submitting six monthly compliance reports but due to certain issues on Parivesh Portal, the same is being sent through e-mail to SEIAA.
- 4) No forest land falls within the project site and as such no NOC is required from forest department as has mistakenly been mentioned in the proceedings of the meeting of SEAC. The Project Proponent submitted an undertaking in this regard which was taken on record by SEIAA.
- 5) As per the earlier EC, the Project Proponent was required to implement additional environment activities amounting to Rs. 1.77 Crores. However, no activity has been started till date. The Project Proponent submitted revised AEA plan as under:

**Additional Environmental Activity**

Sr. No.	Activities	Amount (Rs. in lakhs)
1.	Skill center for providing training regarding manufacturing of alternative to plastics and eco-friendly products like making of patal, paper bags etc.	30
2.	Rejuvenation of pond located in Village Ratwara and its maintenance for 2 years	85
3.	Installation of 10 no. of solar lights in Village Bharonjian	15
4.	Provision of crop residue machinery (in situ/ex situ) for management of stubble burning through PPCB / District Administration.	266
5.	Amount to be deposited under Greening Punjab Mission Fund through concerned DFO	256
<b>Total amount reserved</b>		<b>Rs. 652 lakhs</b>

SEIAA also observed that the certified compliance report prepared by MoEF&CC has been deliberated upon by SEAC and found to be satisfactory.

After detailed deliberations, SEIAA accepted the recommendations of SEAC and decided to grant expansion of the existing Mega Housing Complex namely "Hyde Park Estate" located at Villages Salamatpur, Devinagar, Bharojian, Ratwara and Mullanpur Garibdas, Tehsil Kharar, District SAS Nagar (Mohali), Punjab for total land area of 241.94 acres and built up area of 7,85,044.238 sq.m, subject to the conditions proposed by SEAC and the following additional / amended conditions:

- i) The Project Proponent shall complete the implementation of the activities prescribed in the AEA plan as per Table-1 above, within 03 years.
- ii) The Project Proponent shall deposit pending EC processing fee amounting to Rs. 1,76,115/- through DD in the account of Society for Mission Tandrust Punjab, payable at Chandigarh or through NEFT/RTGS in the bank account No 031922010000041 having IFSC code no UBIN0903191, for the EC granted vide letter no. DECC/SEIAA/2020/1522 dated 19.03.2020, and submit proof thereof to SEIAA within 07 days.
- iii) The development of 1 acre land (adjoining to the project) as per Karnal Technology model will be completed by May 2024 to cater to the disposal of excess treated wastewater generated from present occupancy in the monsoon season. Total 14.5 acres of land reserved for undertaking plantations under Karnal Technology model will be developed by anticipating the increase in waste water generation on account of project population growth at least a year in advance. The entire land reserved for Karnal Technology plantations will be exclusively dedicated for this purpose till the waste water outlet of the Project is connected to the GMADA trunk sewer and fully operational terminal STP.

**Item No. 282.03: Application for amendment in Environmental Clearance under EIA notification dated 14.09.2006 for group housing project namely “Jubilee Vallum” located in Janta Township, Sector 90 & 91, District SAS Nagar, Punjab by M/s Unistar Builders Pvt Ltd (Proposal No. SIA/PB/MIS/294800/2022).**

The Project Proponent was granted Environmental Clearance under EIA notification dated 14.09.2006 vide letter No. SEIAA/2017/905 dated 05.05.2017 for establishment of group housing project namely “The Crown” at Site No. 4, Janta Township, Sector 90 & 91, District SAS Nagar, Punjab by M/s Unistar Builders Pvt Ltd for total land area of 11,768.05 sqm (2.9 acres) and built up area was 32,041.65 sqm. The project was covered under category 8(a) of the schedule appended with the EIA notification dated 14.09.2006.

The Project Proponent was granted amendment in Environmental Clearance under EIA notification dated 14.09.2006 for group housing project namely “The Crown” located in Janta Township, Sector 90 & 91, District SAS Nagar, Punjab by M/s Unistar Builders Pvt Ltd. The following details has been already been granted to the promoter company.

Sr. No.	Description	Existing	Proposed	After amendment
1.	Name of the project	The Crown	--	Jubilee Vallum
2.	Built up area	32041.65 sqm	+11,123.52 sqm	43165.17 sqm
3.	Flats	152	-27	125
4.	Domestic water required	159 KLD	-65 KLD	94 KLD
5.	Fresh water required	122 KLD	-56 KLD	66 KLD
6.	Flushing water required	37 KLD	-9 KLD	28 KLD
7.	MSW	332 Kg/day	-82 Kg/day	250 Kg/day

Now, the Project Proponent has applied for amendment in Environmental Clearance under EIA notification dated 14.09.2006 for group housing project namely “Jubilee Vallum” located in Janta Township, Sector 90 & 91, District SAS Nagar, Punjab. 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 Form-4, six-monthly compliance and approved layout plan of the through Parivesh Portal.

#### **Deliberations during 275<sup>th</sup> meeting of SEAC held on 12.02.2024.**

The meeting was attended by the following:

- (i) Mr. Deepak Arora, Senior Manager M/s Unistar Builders Pvt Ltd.



- (ii) Sh. Sital Singh, Environmental Consultant M/s CPTL.
- (iii) Mr. Deepak Gupta, Environmental Advisor.

The Committee allowed the Environmental Consultant to present the salient features of the amendment application proposal. Thereafter, the Environmental Consultant presented the amendment proposal as under:

Sr. No.	Description	Existing	Proposed	Remarks
1.	Name of the project	Jubilee Vallum	Jubilee Vallum	Same
2.	Built up area	43165.17 sqm	43086 sqm	Decreased by 79 sqm
3.	Flats	125	126	Increased by 1 No. of flat
4.	Population	625 Persons	630 Persons	Increased by 5 Persons
5.	Fresh Water	66 KLD	67 KLD	Increased by 1 KLD
6.	Domestic Water	94 KLD	95 KLD	Increased by 1 KLD
7.	MSW	250 Kg/day	252 Kg/day	Increased by 2 Kg/day

The Committee after detailed deliberations has decided to forward the case to SEIAA with the recommendation to grant amendment in Environmental Clearance already granted by SEIAA vide letter No. SEIAA/MS/2023/238 dated 02.02.2023 on the same conditions mentioned therein.

**Deliberations during 282<sup>nd</sup> meeting of SEIAA held on 21.02.2024.**

The meeting was attended by the following:

- (i) Mr. Deepak Arora, Senior Manager M/s Unistar Builders Pvt Ltd.
- (ii) Sh. Jagir Singh, Environmental Consultant M/s CPTL.
- (iii) Mr. Deepak Gupta, Environmental Advisor.

The Environmental Consultant presented the salient features of the project and informed that the project proposal has been submitted as per the approved layout plan.

In reply to observations / queries by SEIAA, the project proponent informed as under:

- 1) Only excavation work has been started in the project.

- 2) There is no change in the project cost and the same is Rs 87 crores as per the original EC.
- 3) Only marginal changes in project population, water requirement and built-up area have been proposed in the requested amendment which will not result in any increase in the environmental impact of the Project.
- 4) No works related to CSR activities amounting to Rs 50 Lacs have been started till date. They now propose to undertake the following AEA under the Project:

**Table-1(AEA plan)**

Sr. No.	Activities	Amount (Rs. in lakhs)
1.	Provision of crop residue machinery (in situ/ex situ) for management of stubble burning through PPCB / District Administration.	80
<b>Total amount reserved</b>		<b>Rs. 80 lakhs</b>

After detailed deliberations, SEIAA accepted the recommendations of SEAC (as per Tabular statement in the proceedings of the 275<sup>th</sup> meeting of SEAC held on 12.02.2022) and decided to grant amendment in Environmental Clearance already granted to Project Proponent under EIA notification dated 14.09.2006 vide letter no. SEIAA/MS/2023/238 dated 02.02.2023 for establishment of group housing project namely “Juilee Valum” at Site No. 4, Janta Township, Sector 90 & 91, District SAS Nagar, Punjab by M/s Unistar Builders Pvt Ltd, on the same conditions mentioned therein and the following additional / amended conditions:

- i) The Project Proponent shall complete the implementation of the activity prescribed in the AEA plan as per Table-1 above, within 02 years.