Proceedings of 158th meeting of State Environment Impact Assessment Authority held on 23.12.2019 at 11:00 AM in the Conference Hall-2, Punjab State Council for Science and Technology, MGSIPA Complex, Sector-26, Chandigarh.

The following were present:

1) Sh. Kuldip Singh, IFS (Retd.),
Chairman, SEIAA

2) Sh. Sunil Mittal
Expert Member, SEIAA

3) Sh. Charandeep Singh, PCS
Member Secretary, SEIAA

At the outset, the Member Secretary, SEIAA welcomed the Chairman of the State Environment Impact Assessment Authority (SEIAA) in its 158th meeting.

Item no 1 of supplementary agenda:
Application for environmental clearance under EIA notification dated 14.09.2006 for establishment of group housing project namely Tanmay Towers located at Bhankarpur, Dera Bassi, S.A.S Nagar Mohali by M/s KG Enterprises, Ambala Chandigarh Highway, Opposite Gurudwara Sahib, Bhankharpur, Dera Bassi, SAS Nagar Mohali Proposal No. SIA/PB/NCP/71274/2017

The SEAC observed that:-

M/s KG Enterprises has applied for obtaining environmental clearance under EIA notification dated 14.09.2006 for establishment of group housing project namely Tanmay Towers located at Bhankarpur, Dera Bassi, S.A.S Nagar Mohali. The project is covered under category building construction 8 (a) of the Schedule appended to the said notification.

On scrutinizing the application, following Essential details were sought online to which the project proponent has replied as under:-

Sr. NO.	EDS raised online	Reply submitted by Project Proponent
1.	Project proponent has submitted a letter regarding disposal of treated waste water from Gram Panchayat	Our project land is in the revenue estate of Village Bhankarpur. Sewer

	Village Bhankarpur wherein it has been mentioned that they have no objection in disposing the same in the village sewer. Is there any sewer in the said village? Also if the land falls in MC limit, then the permission is required to be taken from EO, MC and quantity of treated waste water to be discharged into sewer be mention in the letter.	is existing in the said village. Our project is outside MC limits.
2.	Permission regarding disposal of solid waste from Competent Authority has not been attached.	We will follow MSW Rules,2016 and we will provide mechanical composter.

Environmental Engineer, PPCB, RO, Mohali was requested vide email dated 14.12.2017 to send the latest construction status of the project site. The status report was awaited.

The case could not be taken up by SEAC in its 160th meeting due to paucity of time. The SEAC decided to defer the case & to take up the same in its next meeting.

In the meanwhile, report from Environmental Engineer, PPCB, RO, Mohali has been received vide its letter no. 5748 dated 19.12.2017 and it has been reported as under:-

The project site was visited by the AEE on 15.12.2017 and Sh. Kamalpreet Sharma, Project Civil Engineer of the promoter company was contacted and he has shown the location of the site of the project. Further, it was observed that no construction activity has been started at the site, however, demarcation of the site has been done by Burjis. As per the site shown by the representative of the promoter company, the site falls on left hand side of Ambala-Chd road in village Bhankarpur. Furthermore, on one side of the project some agricultural land and houses of village Bhankarpur and one pollution check centre exists. On other side also some agricultural land and another pollution check centre exists. It is further intimated here that one industry namely M/s Mohan Meakin Limited, Mohan Gram, Village Bhankarpur, Tehsil Dera Bassi exists at a distance of about 300 meters. The said industry is an IMFL bottling unit and falls under orange category as per the categorization of the Board

and the consents granted to the industry under the Water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981 are valid upto 30/06/2019. The said industry is not an air polluting unit as no boiler / furnace / thermopack or any other source of air pollution except a DG set has been installed by the industry.

The case was considered by the SEAC in its 161st meeting held on 16.01.2018, which was attended by the following on behalf of the project proponent:

(i) Sh. Sahil Modi, Partner, Promoter Company

(ii) Sh. Sital Singh, CEO, M/s CPTL, Chandigarh, Environment consultant of the promoter company.

(iii) Sh. Sumitava Dutta, FAE, M/s CPTL, Chandigarh, Environment consultant of the promoter company.

Sh. Sahil Modi submitted an authority letter wherein he alongwith Sh. Deepak Gupta, Environmental Advisor have been authorized by Sh. Bharat Bhushan Modi, Partner of the Promoter Company to attend the meeting of SEAC 16.01.2018.The same was taken on record by the SEAC.

The SEAC members were apprised about the visit report & SEAC noticed that no construction activity has been started at the site, however, demarcation of the site has been done by Burjis. Thereafter, the SEAC allowed the project proponent to present the salient features of the project. The Environmental Consultant of the promoter company thus presented the salient features of the project as under: -

- The total plot area of the project is 8771 sqm and the total built up area of the Project is 23345 sqm. The proposal is to construct 166 flats & 2 nos of shops having estimated population @ 834 persons.
- The area of the site has been earmarked as residential area in Master Plan.
- The total water requirement will be 125 KLD which includes fresh water requirement @ 88 KLD. The fresh water requirement will be met through own tubewell and remaining 76 KLD will be met through recycling of treated wastewater. The treated waste water from STP of MC Zirakpur will be used during construction stage of the project.

- The total wastewater generation from the project will be 90 KLD, which will be treated in a STP (based on SBR technology) of capacity 150 KLD (calculated on the basis of waste water generation@200ltr per capita) to be installed at project site including wet weather flow. The treated waste water @90 KLD will be used in three different seasons as under:

  In summer season, the project proponent has proposed to utilize 37 KL/day of treated wastewater for flushing purpose, 12 KLD for green area, 41 KLD will be discharged into Village sewer. In winter season, 37 KL/day of treated wastewater for flushing purpose, 4 KLD for green area & 49 KLD will be discharged into Village sewer. In rainy season, 37 KL/day of treated wastewater for flushing purpose, 1 KLD for green area & 52 KLD will be discharged into Village sewer.
- About 2193 sqm area has been earmarked for green area development at site. Only herbal pesticides will be used for gardening purposes and usage of chemicals will be avoided. Ornamental trees with spreading branches and shade shall be planted in parks.
- Two number of ground water samples have been collected i.e. from depth of 375 ft (deep aquifer) and from depth of 58 ft (shallow aquifer) & analysis report revealed that concentration of different parameters were within the permissible limits as prescribed in the IS: 10500. Even the concentration of different parameters in ambient air was within the permissible limits as prescribed in the NAAQM. The noise levels during noise level monitoring carried out at site during day time and night time were within the permissible limits. Hence, there is meager contribution in the noise pollution in the vicinity.
- The position of Village sewer is at a distance of 126 mtr from project site and the same has been marked on layout plan. The project proponent has submitted letter from Sarpanch Gram Panchayat Bhankarpur wherein it has been mentioned that they have no objection if the treated waste water from proposed Group Housing Project will be discharged into Village sewer. Accordingly, EDS was raised online to which the project proponent has submitted that project is outside MC limits but sewer is existing in Village

Bhankarpur.

- The total quantity of solid waste generation will be 332 kg/day. Solid waste will be collected separately as biodegradable and Non-biodegradable waste as per the MSW Rules, 2016 and the waste will be segregated & collected through chute system. Biodegradable waste will be composted through Mechanical Composter. The non-biodegradable waste & Recyclable waste will be sold to authorized venders. Inert waste will be sent to Municipal dumping site.
- The total load of electricity required for said project will be 900 KW which will be taken from the PSPCL. There is a proposal to install silent 3 nos. DG Sets (1 X 240 KVA & 2 x 125 KVA) as stand-by arrangement.
- Total collection of rain water in a year has been estimated as 3903 cum/yr over area of 8771 sqm (includes roof top@ 2315 sqm, green area @ 2193 sqm & roads & paved area @ 4263 sqm) by taking annual rainfall @770 mm and 254 cum/yr by taking peak rain fall @50 mm in one hour. Accordingly, two number of rain water harvesting pits have been proposed to recharge the rain water as per norms of CGWA.
- The storm water other than roof top which will be available has been estimated as 70 m3 by taking rainfall intensity as 100 mm in two days with run off coefficient as 0.2 & area @40% of total site area. Shallow unlined surface impoundments (with graded gravel packing allowing for natural gravity seepage) capable of storing 100 m3 of water will be provided. This water will be used for construction purposes.
- Solar energy will be used for street light as well as in the parks in phased manner.LED lamps and energy efficient electrical gadgets shall be used. As per the energy saving detail, using 10 solar lights, 100 LED bulbs in common area & solar water heaters of 500 ltr, total energy saved per day will be 99 KW/h. 30 % of the total roof top area i.e. 0.30 x 2315 sqm = 694 sqm will be used for generation of solar power@ 75 KW..
- Used oil to be generated from the DG sets will be stored in HDPE tanks and sold to the authorized recyclers.
- Partner of the company will be responsible for implementation of EMP till the

handing over of the project to MC or association of residents.

- For implementation of EMP, Rs. 55 lacs as capital cost, Rs. 7 lacs as recurring cost & Rs.5.90 lacs /annum for monitoring of air, noise & water as recurring cost will be incurred in construction phase whereas in operation phase, Rs. 10 lacs as recurring cost, Rs.6.90 lacs /annum for monitoring of air, noise & water as recurring cost will be incurred.
- The project proponent has proposed to spend Rs. 5 lacs for providing Gym in Village Bhankpur as a part of CSR activity and Partner of the company will be responsible for its implementation.

The SEAC observed that the following observations are required to be attended by the project proponent before its case is considered:-

Sr. No.	Observations	Reply submitted by the project proponent
1.	The project proponent has proposed to provide storage tank for storing storm water during construction phase which can be a hazard to working labour & their children at site. The SEAC suggested that the project proponent should fence the storage tank properly and in addition to this, the boundary wall should be constructed at last stage or at least 2 ft high openings in the boundary wall be provided at ground level to allow adequate passage to the surface run off during construction phase.	The project proponent agreed to the suggestion of SEAC.
2.	The SEAC observed that the project proponent has not proposed oil & grease trap & de-silting chamber in its rain water harvesting design plan before recharging surface run off from paved areas. The SEAC further observed that taking holistic view of soil characteristics in Punjab, the infiltration rate of recharge structure should be adopted as 10 lps and recharge wells should be provided accordingly with at least one re-charge bores per 5000 sqm of built up area. Environmental conditions provided as per provisions contained in the MoEF	The project proponent agreed to comply with the observations of SEAC.

	notification dated 09.12.2016 for such type of projects. The SEAC further observed that the recharge well casing should be capped from the top so as to prevent direct overflow of storm water into the recharge well.	
3.	The project proponent has proposed to plant ornamental trees with spreading branches and shade in parks. The SEAC decided that plantation should be provided as per SEIAA guidelines and as per notification dated 09.12.2016 issued by MoEF&CC.	The project proponent agreed to the suggestion of SEAC.
4.	The project proponent has submitted letter from Sarpanch Gram Panchayat Bhankarpur wherein it has been mentioned that they have no objection if the treated waste water from proposed Group Housing Project will be discharged into Village sewer. The SEAC observed that the final disposal of the waste water of the village sewer has not been mentioned in the letter, thus, it is apprehended that the waste water of the village sewer will be discharged into village ponds. It is not known that sewerage system of the village has been laid to take extra load of domestic waste water to be generated from this project. Also, the end disposal is not known as to whether it will lead into village pond or some other suitable arrangement such as utilizing the waste water onto land for irrigation purposes etc. To this query, the project proponent contested that waste water of village sewer will be treated in STP of Derabassi. The SEAC asked the project proponent to submit documentary evidence to prove his contention i.e. proper proposal duly authenticated by the Department which has laid sewerage conveyance system in the village and its end disposal.	The project proponent sought time to submit the documentary evidence to prove his contention.

After deliberation, the SEAC decided to defer the case till such time the documents are submitted by the project proponent.

SEIAA in its 158th meeting held on 23.12.2019 was apprised that project proponent replied to the observation raised by SEAC online. However, due to technical issue in the Pariviesh Portal 2.0, the case is showing in the portal of MS (SEIAA). The matter was discussed with the technical staff of MoEF&CC dealing with the aspects of Pariviesh Portal and it was advised that the case can be referred back to SEAC only after uploading the agenda of the case online in any of the meeting of SEIAA and then be "refer back to SEAC" for taking further necessary action.

After deleibrations, SEIAA decided to upload the agenda of the case online and "refer back to SEAC" for taking further necessary action.

The meeting ended with a vote of thanks to the Chair.

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