

Proceeding of 215th meeting of State Expert Appraisal Committee (SEAC) held on 23.02.2022 (Wednesday) at 11:00 AM in the Conference Hall no. 2, MGSIPA Complex, Sector-26, Chandigarh.

The following were present:

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

Item No. 01: Confirmation of the proceedings of 214th meeting of State Level Expert Appraisal Committee held on 09.02.2022.

The proceedings of 214th meeting of State Level Expert Appraisal Committee held on 09.02.2022 were prepared and circulated through email on 14.02.2022. No comments have been received from any of the Members. As such, SEAC confirmed the proceedings.

Item No. 02: Action taken on the proceedings of the 214th meeting of State Level Expert Appraisal Committee held on 09.02.2022.

The action taken on the decisions of 214th meeting of State Level Expert Appraisal Committee held on 09.02.2022 has been completed. SEAC noted the same.

Item No. 215.01: Application for issuance of Environmental Clearance for proposed Steel Manufacturing Unit M/s Madhav KRG HRC Pvt. Ltd. for production capacity of 9,50,000 TPA of Hot Rolled Coil (HRC) at Village Akalgarh & Bhagwanpura, Amloh-Bhadson Road, Near Toll Plaza, Tehsil Nabha & Amloh, Distt. Patiala & Fatehgarh Sahib, Punjab (Proposal No. SIA/PB/IND/61014/2021)

M/s Madhav KRG HRC Pvt. Ltd. has applied for Environmental Clearance for setting up of Steel Manufacturing Unit for production capacity of 9,50,000 TPA of Hot Rolled Coil (HRC) at Village Akalgarh & Bhagwanpura, Amloh-Bhadson Road, Near Toll Plaza, Tehsil Nabha & Amloh, Distt. Patiala & Fatehgarh Sahib, Punjab. The project is covered under Schedule 3(a) & Category 'B1' as per EIA Notification, 2006.

The industry was issued Terms of Reference for carrying out EIA study for obtaining Environmental Clearance under EIA notification dated 14.09.2006 vide letter no. SEIAA/MS/2021/4160 dated 20.05.2021.

The project proponent has submitted final EIA report along with TOR compliance and proceedings of the public hearing and other relevant information on online portal. The total cost of the project Rs. 410.57 Cr. The processing fee for Environmental Clearance is Rs.4105700/- (@ Rs. 10,000/crore of the project cost). Out of this ToR fee of Rs. 1026425 i.e. 25% already deposited at the time of ToR. Now, Rs. 30,79,275/- (75%) has been deposited vide NEFT No. UTIBR52022011000485372 dated 10.01.2022 as verified by the supporting staff of SEIAA.

The Project Proponent undertake that the information given in the application are true to the best of his knowledge & belief and no facts have been concealed thereof. Further, he is aware that in case, if any information submitted was found to be false or misleading at any stage, the project will be rejected and clearance given, if any to the project will be revoked at their risk and cost.

Furthermore, PPCB was requested to send the latest construction status report of the project through e-mail on 17.01.2022. Punjab Pollution Control Board vide letter no. 343 dated 03.02.2022 has sent the latest construction status report with details as under:

Accordingly, the site of the industry was visited by the AEE of Regional Office, Fatehgarh Sahib on 18.01.2022 and the point wise comments are as under:

Sr. no	Information sought	Comments of the Board
1.	<i>Construction status of the proposed project Send the clear-cut report as to whether construction has been started or the proposed project except securing the land.</i>	<i>The industry has not started any construction activity w.r.t proposed project except securing the land.</i>
2.	<i>Status of physical structures within 500 m radius of the site including the status of industries, drain, river, eco sensitive structure, if any.</i>	<i>The following industrial units are located within 500 m radius of the proposed project: 1. Madhav Alloys Pvt. Ltd., Village Akalgarh, Bhadson Patiala 2. Madhav KRG Environmental Solution (P)Ltd., Village Bhagwanpura, Amloh Bhadson Road, Amloh, Fatehgarh sahib 3. Arihant Spintex Pvt. Ltd., Village Bhagwanpura, Amloh – Bhadson Road, Amloh, Fatehgarh Sahib.</i>
3.	<i>Whether the site is meeting the prescribed criteria for setting up of such type of projects.</i>	<i>The site of the industry having latitude and longitude (30 33'41.98"N and 76 14'11.91"E) falls in the agriculture land. It is pertinent to mention here that there is no Master Plan or Tehsil Amloh and Nabha, so land use classification could not be checked. Further proposed land falls in local planning area, Amloh and Bhadson. As per policy of Punjab Pollution Control Board "All Red/Orange /Green category of industries, which are to be established in the areas / Zone other than designated/ Approved areas such as Industrial Area /Industrial Park / Industrial Zone of the statutory / non-statutory Master Plans, will be allowed to set up at a distance of 100m outside the Municipal Council limits/ phirni of village / designated residential area/ residential areas competent Authority of the state. In such cases, certificate of its location/ situation from the nearest village lal lakir /phirni /MC limits from the Revenue Authorities such as Deputy Commissioner /Additional Deputy Commissioner or the Sub-Divisional</i>

		<i>Magistrate will be required for grant of consent to establish (NOC) / authorization by the Board."</i>
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Deliberations during 215th meeting of SEAC held on 23.02.2022.

The meeting was attended by the following:

- (i) Mr. Dilbag Singh Mangat, Advisor on the behalf of Project Proponent.
- (ii) Dr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt Ltd.
- (iii) Mrs. Simranjit Kaur, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

SEAC allowed the Environmental Consultant of the Project Proponent to present the salient features of the project. He, thereafter, presented the case as under:

S. No	Item No.	Details												
1.	Nature of Project	Environmental Clearance for proposed Steel Manufacturing Unit i.e. M/s Madhav KRG HRC Pvt. Ltd. for production capacity of 9,50,000 TPA of Hot Rolled Coil (HRC) at Village Akalgarh & Bhagwanpura, Amloh-Bhadson Road, Near Toll Plaza, Tehsil Nabha & Amloh, Distt. Patiala & Fatehgarh Sahib, Punjab												
2.	Category/Activity	Schedule: 3(a): Metallurgical Industries (ferrous & non-ferrous) Category: B-1												
3.	Whether the project falls in critical polluted area notified by MoEF&CC/ CPCB.	No, the project is not located in critically polluted area as notified by MoEF&CC/ CPCB.												
4.	a. Total Project Cost b. Total project cost breakup at current price level	a. The total cost of Project: Rs. 410.57 Crores. b. The break-up of the project cost is given as under: <table border="1" style="margin-left: 20px;"> <thead> <tr> <th>S. No.</th> <th>Description</th> <th>Total cost (Rs. in Cr.)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Land cost (including land development)</td> <td>7.06</td> </tr> <tr> <td>2.</td> <td>Plant & Machinery including APCD</td> <td>280.68</td> </tr> <tr> <td>3.</td> <td>Shed and Buildings</td> <td>70.91</td> </tr> </tbody> </table>	S. No.	Description	Total cost (Rs. in Cr.)	1.	Land cost (including land development)	7.06	2.	Plant & Machinery including APCD	280.68	3.	Shed and Buildings	70.91
S. No.	Description	Total cost (Rs. in Cr.)												
1.	Land cost (including land development)	7.06												
2.	Plant & Machinery including APCD	280.68												
3.	Shed and Buildings	70.91												

		4.	Misc. Fixed Assets	39.32
		5.	Power connection charges	12.60
		Total		410.57
5.	<p>Project area involves forest land, (Yes/No),</p> <p>If yes, then details of the the extent of area involved and copy of permission & approval for the use of forest land</p> <p>b. Project area involves land under PLPA (Yes/No),</p> <p>If yes, then details of the the extent of area involved and copy of permission & approval for the use of PLPA land</p> <p>c. Project area involves Wild Life Area, (Yes/No),</p> <p>If yes, then details of the extent of area involved and copy of permission & approval under Wild Life (Protection) Act 1972 for the use of said land.</p>	<p>a. No forest land is involved in the project, however, NOC for providing the approach road to the project site is required to be obtained from the Department of Forest & Wild Life. The industry has already applied for obtaining requisite permission in this regard. The request letter has been submitted to the Department of Forest & Wild Life.</p> <p>b. Bir Bhadson Wild Life Sanctuary is located at distance of approximately 3.5 Km in south west direction from project site. The extent of Eco-sensitive zone is upto 100m from the boundary of Bir Bhadson Wild Life Sanctuary. Thus, the project site outside the eco-sensitive zone. So, no NBWL permission for required.</p>		
	<p>a. Whether the project falls in the critical polluted area notified by MoEF&CC/CPCB. (Yes/No)</p> <p>If no and the proposed project site lies in the same or neighbouring district of critically polluted area, then details the distance of project site from the boundary of</p>	<p>Nearest Critically polluted is Ludhiana, which is located at distance of approximately 47 km from the project site.</p>		

	critically polluted area. (Submitted/Not submitted)				
6.	Details of technology proposed for control of emissions & effluents generated from project	S. No.	Details of proposed APCD/ STP	Technology	Capacity
		1.	APCD	Fume Extraction System comprising of dog house suction hood followed by cyclone and bag filter	2,50,000 CMH each
		2.	STP	Based on MBBR technology	90 KLD
7.	Plot Area Details	Area breakup of the project is given below:			
		S. No.	Description	Area (in sq.m.)	
		1.	Proposed Shed areas	40,138	
		2.	Green Area	19,507 (17.8%)	
		3.	Road Area	19,020	
		4.	Non-construction zone	5,261	
		5.	Other utility area	25,622.4	
Total Land Area			1,09,548.4 (27.07 acres)		
a. Details of land area b. Type of project land as per master plan (Industrial/Agriculture/Any other), If non industrial land then the details of Land Use Certificate / permissibility Certificate from Competent Authority (DTP/CTP) intimating land use pattern of the project site as per proposals of Master Plan of	a. The Project Proponent has submitted details of land area falling in Village Akalgarh & Bhagwanpura in the form of Jamabandi bearing hadbast number, Khasra number, Khewat & Khatauni numbers. The summary of the land area available with the Project Proponent is given as under:				
	Khewat / Khatoni / Khasra nos	Area (in Bigha & Biswa	Area (in acre)		
	Akalgarh				
	18//1/2	3 Kanal 1 Marla	0.381		
	10	4 Kanal 18 Marla	0.612		
	11	7 Kanal 18 Marla	0.987		

the area. (Submitted/Not Submitted)	19	2 Kanal 9 Marla	0.306
	19//5/4	2 Kanal 3 Marla	0.268
	6/1	4 Kanal 16 Marla	0.6
	14	7 Kanal 18 Marla	0.987
	15	8 Kanal	1
	16	8 Kanal	1
	17	7 Kanal 2 Marla	0.887
	24	6 Kanal 8 Marla	0.8
	25	8 Kanal	1
	34//4//1/2	2 kanal 7 Marla	0.293
	5/1/2	3 kanal 3 Marla	0.393
	35//1/1/2	3 Kanal 3 Marla	0.393
	2/1/2	1 kanal 12 Marla	0.2
	18//20	8 kanal	1
	21	8 kanal	1
	22	4 kanal 16 Marla	0.6
	Sub TOTAL		12.707
	Bhagwanpura		
	1/1/624/1	3 Bigha 14 Biswa	0.77
	1220/587	4 Bigha 1 Biswa	0.843
	121/208/623/1	5 Bigha 1 Biswa 5 Biswasi	1.054
	624	6 Bigha 5 Biswa	1.302
	625	8 Bigha 5 Biswa	1.718
	626/1	5 Bigha 1 Biswa 5 Biswasi	1.054
	627/1	3 Bigha 12 Biswa	0.75
	628	4 Bigha 13 Biswa	0.968
	836	2 Biswa	0.02
	23/41/1217/585	3 Bigha	0.625
	119/206/1247/62 9 Min	1 Bigha 13 Biswa 13 Biswasi	0.35
	1249/630 Min	2 Bigha 9 Biswa 17 Biswasi	0.519
	121/208/620	6 Bigha 5 Biswa	1.302
	621	6 Bigha 5 Biswa	1.302
	622	6 Bigha 5 Biswa	1.302
	623/2	1 Bigha 3 Biswa 15 Biswasi	0.247

			626/2	1 Bigha 3 Biswa 15 Biswasi	0.247
			627/2	16 Biswasi	0.008
			Sub Total		14.381
			Total		27.07 acres
		b. The industry is located outside the industrial zone as per the Master Plan of Mandi Gobindgarh and as per the status report filed by Punjab Pollution Control Board, the said site falls in agricultural land area. The Project Proponent informed that he has applied for permission for Change of Land Use from the competent authority and the same is awaited.			
9.	ToR Compliance Report	Submitted.			
10.	Compliance Report of Public Hearing Proceedings (Action Taken)				
	<u>Summary of Public Hearing Proceedings of District Fatehgarh Sahib, Punjab</u>				
	S. No.	Name & Address of the person	Detail of query/ statement/ information/ clarification sought by the person present	Reply of the query/ statement/ information/ clarification given by the project proponent	Action Plan
	1.	Sh. Virinder Singh, village Bhamarsi, Fatehgarh Sahib	He stated that the industry had done a good job out of the funds set aside for social work and further planting of plants from the fund set aside for social works in the village.	The factory owner has assured that women are already taught sewing in the surroundings villages and plants are planted wherever needed. In further more and more plants will be planted in village where Panchayats are needed to keep the environment clean.	Appreciation has been done of social work and plantation activity done by the industry. Further, industrial unit will carry out more plantation drives in the nearby villages. Thus, Rs. 2 lakhs has been reserved for the planation.
	2.	Sh. Jarnail Singh, Former Sarpanch of Village Akalgarh,	He stated that the entrepreneur has done a lot of work in the school, carried out the road work	Not required.	Appreciation has been done. Thus, no action is required.

	fatehgarh Sahib	and made cleaning of the village pond.		
3.	Mrs. Hardeep Kaur, Village Bhadalthuha, Fatehgarh Sahib	This entrepreneur open a sewing center in the village, from which I learned the trade and opened my own boutique.	Not required.	Appreciation has been done. Thus, no action is required.
4.	Sh. Sanjeev, village Chahal, Fatehgarh Sahib	These entrepreneurs continue to distribute books and copies in the school. They have also planted plants in the school and open a sewing center in the village.	Not required.	Appreciation has been done. Thus, no action is required.
5.	Miss. Jasmeen Kaur, village Faridkot, Fatehgarh Sahib	What will be the effect of air pollution of this factory on the animals and monkeys of Bir?	The technical adviser of the factory said that 33% of the existing land of the factory has been set aside for green belt in which maximum no. of plants would be planted so that the pollution of the factory would not adversely affect the environment. He also assured that the Bandra of Bir which is at a distance of 3-4 km from the factory would not be affected by the pollution of this factory. Contaminated water from factory will be treated in STP and used for plantation.	Fume Extraction System comprising of dog house suction hood followed by cyclone and bag filter will be installed as APCD based on design provided by PSCST, Chandigarh. Further, adequate green area has been proposed within the project premises to control the air pollution. Also, STP has been proposed within the project premises to treat the domestic wastewater and treated water will be reused within the project.

6.	Sh. Hardev Singh, village Bhamarsi Jer, Fatehgarh Sahib	He requested that cleaning of their village pond on Seechewal model may be done from the funds set aside by the factory for social works.	The Director of the factory assured that the pond of village Bhamarsi Jher would be cleaned on the basis of Seechewal model and the village panchayat would have to submit a resolution in writing regarding the funds earmarked for social works. The village will be responsible for cleaning the area.	Rs. 25 lakhs will be given to Sarapanch of the Village Bhamarsi Jher as CSR activity for cleaning of pond in the village based on Seechewal model, after the grant of Environmental Clearance.
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Summary of Public Hearing Proceedings of District Patiala, Punjab

S. No.	Name and address of the person	Details of query/ statement/ information/ clarification sought by the person present	Reply of the query/ statement/ information/ clarification given by the project proponent	Action plan
1.	Sh. Jarnail Singh, Ex. Sarpanch, village Akalgarh, Tehsil Nabha, District Patiala	He stated that they are satisfied with the adjoining sister unit and its management as there is no major pollution of the industry and requested to take care of minor issues, which arise from time to time. He requested the management of the industry to prefer the local youth for employment in the	Sh. Sandeep Garg, Environmental Consultant informed that the industry has already considered the points raised by Sh. Jarnail Singh, Ex. Sarpanch. The industry has already proposed to provide parking within the premises.	Adequate parking space has been proposed within the project premises. Further, it is ensured that no trucks will be parked outside the project along road side.

		industry. Further, he also requested to sought the problem of parking of trucks along the road side.		
2.	Sh. Sandeep Singh, village Chehal	He requested the management of the industry to provide books, uniforms etc. to the needy students of the nearby villages along with repair of primary and high schools present in their village.	The management of the industry assured to allocate funds from its funds under CSR activities for providing books, uniforms etc. to the needy students.	Rs. 10 lakhs will be spent under CSR activity for providing uniforms, books etc. to the needy students and repairing of Primary School building located in the Village Chehal.
3.	Sh. Amrik Khan, Sherpur Majra	He endorsed the statements earlier given by the spokesman and requested to consider at least 8-10 villages for providing help to the needy students.	The management of the industry assured to consider nearby villages only to allocate funds under CSR activities.	Rs. 10 lakhs will be spent under CSR activity for providing uniforms, books etc. to the needy students of the nearby Villages.
4.	Smt. Hardeep Kaur, Bhadhal Thuha	She stated that the industry is providing training to the girls/women of the nearby area in embroidery & other skills free of cost and the company is regularly paying salary to the teacher recruited in this regard. Presently, Approx. 150 students are learning different skills in the said training centers.	No comment was required.	Appreciation has been done. Thus, no action is required.

<u>Additional issues raised by Additional Deputy Commissioner</u>						
S. No.	Issues raised	Reply				
1.	As per the Corporate Environment Responsibility (CER) plan, the industry is required to clarify regarding the activities to be carried under CER, funds allocated for each activity and time period required to complete the said activities. It is further required to be clarified that whether these funds are allocated per annum or it is the one-time allocation.	Following activities will be undertaken under CER activities:				
		S. No	Activities	Total Expenditure	Timeline (From date of grant of EC)	Total Expenditure (in lakhs)
		1.	Maintenance of 2 ponds adopted in Village Bhadalthuha and Badecha of Nabha Block	Rs. 20 lakhs per pond	2 years	Rs. 40 lakhs
		2.	Maintenance of 2 ponds adopted in Village Akalgarh & Sakrali of Block Amloh	Rs. 20 lakhs per pond	2 years	Rs. 40 lakhs
		Total		Rs. 80 lakhs		Rs. 80 lakhs
		This, is a one-time activity and maintenance will be done by villagers.				

	<p>2. The industry has not proposed any water harvesting to replenish the water table as the water requirement of the said plant is on higher side i.e. 1,071 KLD.</p>	<p>The industrial unit has adopted four (4) ponds for artificial rain water recharging outside of project premises. Out of which two ponds falls in Amloh block of Distt. Fatehgarh Sahib and two ponds falls in Nabha block of Distt. Patiala. Thus, ponds located in the Village Bhadalthuha and Badecha of Amloh Block of District Fatehgarh Sahib have been adopted for rain water recharging. Similarly, ponds located in the Village Akalgarh and Sakrali of Nabha Block of District Patiala. NOC has been obtained from Sarpanch of the respective Villages and copy of the same has been submitted along with rain water recharging proposal.</p>
	<p>3. There will be movement of 153 trucks from the industry on daily basis. Therefore, it is required to propose a traffic plan for movement of the trucks and get it approved from the concerned department.</p>	<p>The project site is located adjacent to SH-12(A). The width of the SH-12A which is sufficient and the movement of the additional trucks due to the proposed project will not cause any traffic issue. Further, adequate parking space has been proposed within the project premises. Parking layout plan of the project has been submitted.</p>
	<p>4. The industry has proposed 10 acres land outside the industrial premises in which make plantation under CER/ CSR activities shall be carried out however, the industry is required to</p>	<p>Green area of 19,507 sq.m (@ 17.73%) has been proposed within the project premises. Further, nearby land will be acquired to meet the criteria of 33% of green area. Undertaking regarding the same submitted.</p>

	submit the detail of the vacant land/ village/ ownership etc. along with the proposal.	
5.	As the Industry has proposed to employ local youth, the industry is required to impart the desired skills for better absorption. As such, the industry is required to submit the proposal for in house training in its CSR activity.	The industry will provide 2 months training programme to approx. 200 persons from nearby villages. The technical as well as non-technical training will be provided on the basis of their qualification. The training will involve mechanical training, material loading, Un-loading training, house-keeping etc. After 2 months training, the scrutiny of the trainees will be done by the Management team including HR Dept. and Technical Head. Thereafter, on the basis of the assessment, 100 persons will be finalized and recruited after the operation of the unit and salaries will be given.
6.	The industry has proposed to establish the unit nearby wildlife sanctuary, as such, the industry is required to obtain permission from concerned authorities.	The industrial unit is located at a distance of 3.5 km from the Bir Bhadson Wildlife Sanctuary. Although the proposed site falls outside of the eco-sensitive zone. But, Wildlife Conservation plan has been submitted to the Divisional Forest Office, Patiala. Copy of the letter along with Wildlife Conservation Plan has been submitted with EIA report.
7.	The industry has proposed to adopt village pond in 4 villages namely Bharl,	The industrial unit has already adopted four (4) ponds for artificial rain water recharging outside of project premises located in Villages Bhadalthuha, Badecha, Akalgarh and Sakrali instead of ponds located in the Villages Bharl, Ghundar, Chehal and Panecha. NOC has already been obtained from Sarpanch of

	Ghundar, Chehal and Panecha for treatment and utilization of wastewater @ 700 KLD. The industry is required to submit the technology/model being used for treatment of the wastewater in the said villages along with other details.	the respective Villages; copy of the NOCs along with rain water recharging proposal has been submitted.
8.	The industry has to specify the area to be developed as green belt.	Green area of 19,507 sq.m (@ 17.73%) has been proposed within the project premises. Further, the nearby land will be acquired to meet the criteria of 33% of green area. Undertaking regarding green area has been submitted.
9.	The industry has not specified rainwater harvesting scheme for replenishment of ground water within the premises.	The industrial unit has adopted four (4) ponds for artificial rain water recharging outside of project premises. Out of which two ponds falls in Amloh block of Distt. Fatehgarh Sahib and two ponds falls in Nabha block of Distt. Patiala. Thus, ponds located in the Village Bhadalthuha and Badecha of Amloh Block of District Fatehgarh Sahib have been adopted for rain water recharging. Similarly, ponds located in the Village Akalgarh and Sakrali of Nabha Block of District Patiala. NOC has already been obtained from Sarpanch of the respective Villages; copy of the NOCs along with rain water recharging proposal has been submitted.
10.	The industry must submit a supplementary plan to the competent authority on the above said observations.	As desired, reply of the above points is being incorporated in the final EIA report.

11.	Whether any litigation pending against the project or any direction/order passed by SPCB/Court of Law against the project, if so, details thereof shall also be included.	No litigation is pending against the project. Undertaking in this regard has been submitted.		
12.	Details of the raw materials given below:			
	S. No.	Raw Materials	Quantity	
	1.	Scrap	8,54,000 TPA	
	2.	DRI (Direct Reduced Iron)	2,14,000 TPA	
13.	Details of the products given below:			
	S. No.	Product Name	Quantity	
	1.	Hot Rolled Coil (HRC)	9,50,000 TPA	
14.	Details of major machinery given below:			
	S. No.	Machinery	Quantity	
	1.	Induction Furnaces	4 × 50 TPH	
	2.	Ladle Refining Furnace	2 × 55 T	
	3.	Rolling Mill	1	
	4.	Reheating Furnace	1× 150 TPH	
15.	Manpower requirement	Details of manpower is given below: Total: 1,122 persons. No worker will be residing within project premises.		
16.	Details of emissions:			
	S. No.	Source	Fuel	APCD
	1.	Induction Furnaces (4 × 50 TPH)	Electricity	Dog House Suction Hood followed by cyclone and bag filter.
	2.	Reheating Furnace (150 TPH)	Heavy Fuel Oil (HFO)	Not required; adequate stack height of 63 m will be provided.
	3.	DG sets (3 × 500 kVA & 1 × 250 kVA)	H.S.D	Canopy; 500 kVA DG set = 5 m & 250 kVA DG set = 3 m
17.	Hazardous/Non-Hazardous Waste Generation details & their storage, utilization and its disposal. Copy of agreement clearly mentioning the Quantity Hazardous Waste:			

S.No.	Waste category	Proposed	Disposal
1.	Category 35.1 APCD dust	7.5 TPD	APCD dust will be handed over to our subsidiary unit namely M/s Madhav KRG Environmental Solutions Pvt. Ltd.
2.	Category 5.1 Used oil	1.4 KLA	Given to authorized vendor
Non-Hazardous Waste:			
S.No.	Waste	Proposed	Disposal
1.	Slag	91.5 TPD	20% reused for metal recovery & remaining 80% will be given to M/s Madhav KRG Environmental Solution Pvt. Ltd. for co-processing.
18.	Solid Waste Generation and its mode of Disposal		
S. No.	Type of waste	Total	Disposal
1.	Domestic solid waste	22 kg/day	Solid waste will be disposed off as per Solid Waste Management Rules, 2016
19.	Wastewater generation & its disposal Arrangement in Operation phase:		
S.No.	Description	Total	Mitigation Measures/ Remarks
1.	Domestic wastewater	72 KLD	Will be treated in proposed STP of capacity 90 KLD
2.	Industrial effluent	Nil	--
20.	Breakup of Water Requirement & its source in Operation phase:		
S. No.	Purpose	Total water demand (KLD)	
1.	Make-up water for cooling demand	890	
2.	Domestic water demand	90	
3.	Green area demand	<ul style="list-style-type: none"> • 107 • 35 • 10 	
Source of water:			
S. No.	Purposes	Source of water	
1.	Make-up water for cooling demand	Treated and ground water	
2.	Domestic water demand	Ground water	
3.	Green area demand	Ground water	
21.	Water balance chart for summer, Rainy & Winter seasons	The total water requirement of industry shall be 1087 KLD, out of which 1017 KLD shall be met through ground water and remaining 70 KLD shall be met through treated	

		<p>wastewater. Out of 1017 KLD of abstracted ground water, 820 KLD shall be utilized as make up water for cooling purpose, 90 KLD shall be utilized for meeting domestic water requirement and 107 KLD shall be utilized for development of green area.</p> <p>The total wastewater generation shall be 72 KLD which shall be treated in the STP of capacity 90 KLD. The treated wastewater of quantity 70 KLD shall be utilized as make up water for cooling purpose.</p>																								
22.	Rain water utilization proposal during monsoons	Rain water will be collected from rooftop area and stored within the project in a storage tank. The harvested rain water will be reused within the project premises for horticulture or sprinkling in loading & unloading areas.																								
23.	Rain Water Harvesting proposal (within/outside premises) along with NOC from concerned village Sarpanch	<p>Within project premises: Rain water will be collected from rooftop area and stored within the project in a storage tank. The harvested rain water will be reused within the project premises for horticulture or sprinkling in loading & unloading areas.</p> <p>Outside project premises: The industrial unit has adopted four (4) ponds for artificial rain water recharging outside of project premises. Out of which two ponds falls in Amloh block of Distt. Fatehgarh Sahib and two ponds falls in Nabha block of Distt. Patiala. Thus, ponds located in the Village Bhadalthuha and Badecha of Amloh Block of District Fatehgarh Sahib have been adopted for rain water recharging. Similarly, ponds located in the Village Akalgarh and Sakrali of Nabha Block of District Patiala. NOC has already been obtained from Sarpanch of the respective Villages; copy of the NOCs along with rain water recharging proposal has been submitted.</p>																								
24.	Block wise details of no. of trees to be planted in proposed greenbelt area (1500 trees to be planted @ 1000 sq.m area):	<p>The blockwise green area and no. of trees to be planted are given below:</p> <table border="1"> <thead> <tr> <th>S. No.</th> <th>Area Identification</th> <th>Green area (in acre)</th> <th>No. of trees</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>A</td> <td>5 acre</td> <td>3,035 trees</td> </tr> <tr> <td>2.</td> <td>B</td> <td>1.278 acres</td> <td>776 trees</td> </tr> <tr> <td>3.</td> <td>C</td> <td>0.87 acres</td> <td>528 trees</td> </tr> <tr> <td>4.</td> <td>D</td> <td>1.318 acres</td> <td>800 trees</td> </tr> <tr> <td>5.</td> <td>E</td> <td>0.151 acres</td> <td>92 trees</td> </tr> </tbody> </table>	S. No.	Area Identification	Green area (in acre)	No. of trees	1.	A	5 acre	3,035 trees	2.	B	1.278 acres	776 trees	3.	C	0.87 acres	528 trees	4.	D	1.318 acres	800 trees	5.	E	0.151 acres	92 trees
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		6.	F	0.060 acres	36 trees
		7.	G	0.062 acres	645 trees
		8.	H	0.026 acres	16 trees
		9.	I	0.035 acres	22 trees
25.	a. Energy requirements & savings. b. Energy saving measures to be adopted within industry:	a. The energy requirement details are given below:			
		Description		Unit	Proposed
		Power load		MVA	99
		DG set		kVA	3 × 500 kVA & 1 × 250 kVA
		b. <u>Energy Saving measures to be adopted:</u>			
		<ul style="list-style-type: none"> • LEDs will be provided in place of CFLs. • Energy efficient Induction Furnaces and other machinery will be installed. 			
25.	EMP Budget details during construction phase:				
	S. No.	Environmental Protection Measures		Capital Cost (Rs. in lakhs)	Recurring Cost (Rs. in lakhs/year)
	1.	Air Pollution Control (Installation of APCD and continuous emission monitoring system)		853	1.5
	2.	Water Pollution Control (STP of capacity 90 KLD)		150	2
	3.	Noise Pollution Control (Including cost of landscaping & green belt and provision of acoustic enclose for DG sets and ear plus etc. for workers)		10	1.5
	4.	Solid Waste Management (management & disposal of domestic solid waste, slag and Hazardous waste)		3	0.5
	5.	Environment Monitoring & Management		3	5
	6.	Health, Safety & Risk Assessment (Medical check-up, ESI and PPE kit for workers)		8	1
	7.	Miscellaneous		5	0.5
	Total			Rs. 1,032 Lakhs	Rs. 12 Lakhs

EMP Budget details during Operation phase:				
S. No.	Environmental Protection Measures	Recurring Cost (Rs. in lakhs/year)		
1.	Air Pollution Control	10		
2.	Water Pollution Control	10		
3.	Noise Pollution Control	3		
4.	Solid Waste Management	1.5		
5.	Environment Monitoring & Management	5		
6.	Health, Safety & Risk Assessment	1		
7.	Rain Water Harvesting within project premises	1.5		
8.	Miscellaneous	0.5		
Total		Rs. 32.5 Lakhs		
A duly constituted EMC comprises the following:				
1. Director				
2. Manager (Works)				
3. Environment Consultant				
26.	CER Activities			
	Following activities will be undertaken as CER including issues raised during public hearing:			
	<u>CER activities</u>			
S. No.	Activities	Total Expenditure	Timeline (From date of grant of EC)	Total Expenditure (in lakhs)
1.	Maintenance of 2 ponds adopted in Village Bhadalthuha and Badecha of Nabha Block	Rs. 20 lakhs per pond	2 years	Rs. 40 lakhs
2.	Maintenance of 2 ponds adopted in Village Akalgarh & Sakrali of Block Amloh	Rs. 20 lakhs per pond	2 years	Rs. 40 lakhs
Total		Rs. 80 lakhs		Rs. 80 lakhs

CER activities to be undertaken as per proceedings of public hearing				
S. No.	Activities	Total Expenditure	Timeline (From date of grant of EC)	Total Expenditure (in lakhs)
1.	Plantation drives in nearby villages	Rs. 2 lakhs	2 years	Rs. 2 lakhs
2.	Maintenance of pond located in Village Bhamarsi Jher based on Seechewal model	Rs. 25 lakhs	2 years	Rs. 25 lakhs
3.	Education: <ul style="list-style-type: none"> • Providing uniforms, books etc. to needy students and repair of Primary School building located in Village Chehal. • Providing uniforms, books etc. to needy students of the nearby Villages 	Rs. 10 lakhs Rs. 10 lakhs	2 years 2 years	Rs. 10 lakhs Rs. 10 lakhs
Total		Rs. 47 lakhs		Rs. 47 lakhs

During meeting, the Project Proponent submitted the copy of letter issued by Senior Town Planner, Housing & Urban Development Department, wherein it has been mentioned that the site of the project measuring total land area of 12.7125 acres in Village Akalgarh and 9.087 acres in Village Bhagwanpura falls in local planning area of Nabha & Amloh. Further, as per the notification No. PS/PSHUD/206 dated 12.11.2021, separate CLU approval for setting up of stand-alone industry is not required subject to the conditions mentioned in the notification. However, as per the said notification, the industry is required to apply for approval of building plans to the Department of Housing & Urban Development. Furthermore, the industry was also advised not to start to any construction on the site till the approval of the building plan. The Committee perused the said letter and took a copy of the same on record.

The Project Proponent informed that he has applied for obtaining NOC from the Department of Forest & Wild Life for providing the approach road to the project site. During discussions, it was transpired that the project proponent has not applied online application for getting the forest

clearance for the approach road to the project site. The Committee asked the Project Proponent to submit online application for forest clearance and intimate the status along with necessary supporting documents from the concerned Forest Authorities, in compliance of O.M. dated 09.09.2011 issued by MoEF&CC, GOI.

The Committee examined that the green area proposed to be developed within the premises of the industry is 19507 sqm out of total land area of 109548 sqm., which comes out to be 17.78% only. In this regard, the Project Proponent informed the Committee that either the additional land area shall be purchased or revise the proposal for setting up of the proposed unit, to meet the criteria of 33% green area.

The Project Proponent submitted a copy of acknowledgement for obtaining permission from PWRDA for abstraction of ground water. The Committee perused the same and took a copy of the same on record.

The Project Proponent informed that separate APCDs of capacity 3 lac Nm³/hr each shall be installed on 4 induction furnaces of 50 TPH each. Further, the separate APCDs of capacity 50,000 Nm³/hr each shall be installed on 2 ladle refining furnaces of 55-ton capacity each. The Committee observed that the capacity of APCD to be installed on the induction furnaces & ladle refining furnaces seems to be on lower side. The Committee asked the project proponent to provide the detailed calculation for estimating the air handling capacity of APCD for induction furnaces as well as ladle refining furnaces.

The Project Proponent informed that total quantity of 91.5 TPD of slag shall be generated from the industry. Out of said quantity, 20% of slag shall be reused for metal recovery & remaining 80% will be given to M/s Madhav KRG Environmental Solution Pvt. Ltd. for co-processing. Further, total quantity of 7.5 TPD of APCD dust shall be generated from the industry and same shall be given to M/s Madhav KRG Environmental Solution Pvt. Ltd. The Committee observed that the industrial units of similar type established in Mandi Gobindgarh have also proposed to dispose of their slag and APCD Dust to M/s Madhav KRG Environmental Solution Pvt. Ltd. Further, the unit of M/s Madhav KRG Environmental Solution Pvt. Ltd is not having the adequate capacity to further take care of APCD Dust. Further, the project proponent has not submitted any scheme for the disposal of slag. The Committee asked the Project Proponent to submit the detailed plan for the disposal of APCD Dust and slag by indicating that the existing unit of M/s Madhav KRG Environmental Solution Pvt. Ltd is adequate enough to take care further dust being generated by steel units located in Mandi Gobindgarh, Khanna & Ludhiana.

The Committee observed that the capital as well as recurring cost proposed for development of green belt and capital cost proposed to be spent for RWH was found to be on lower side. The Committee asked the Project Proponent to revise the same.

After detailed deliberations, SEAC decided to defer the case till the Project Proponent submit the reply of the below mentioned observations:

1. The Project Proponent shall submit approved building plan for the total land area of 12.7125 acres in Village Akalgarh and 9.087 acres in Village Bhagwanpura from the Department of Housing & Urban Development, Punjab.
2. The Project Proponent shall submit online application for forest clearance and intimate the status along with necessary supporting documents from the concerned Forest Authorities, in compliance of O.M. dated 09.09.2011 issued by MoEF&CC, GOI.
3. The Project Proponent shall submit the proposal to meet the requirement of 33% green area.
4. The Project Proponent shall submit detailed calculation for estimating the air handling capacity of APCD proposed for induction furnaces as well as ladle refining furnaces.
5. The Project Proponent shall submit the detailed plan for the disposal and treatment of APCD Dust and slag in the unit of M/s Madhav KRG Environmental Solution Pvt. Ltd with material balance.
6. The Project Proponent shall submit the proposal for harvesting roof top rainwater & using it for horticulture and loading & unloading areas.
7. The Project Proponent shall submit the revised Environment Management Plan after taking into account the total cost (capital & recurring) to be incurred on green belt development and rain water harvesting system.

Item No. 215.02: Application for Environment Clearance under EIA notification dated 14.09.2006 for the establishment of new API Bulk Drug Pharmaceutical manufacturing unit by "M/s Akaal Life Sciences Private Limited at village Batouli, , Tehsil Dera Bassi, District SAS Nagar, Punjab, (Proposal No. SIA/PB/IND3/242538/2021).

The industry has proposed to establish new API Bulk Drug Pharmaceutical manufacturing unit in the name of "M/s Akaal Life Sciences Private Limited at Khasra no. 160/161/162 village Batouli, Hadbast No. 157, Tehsil Dera Bassi, District SAS Nagar, Punjab. The proposed project aims to manufacture 29 products of APIs, Drug Intermediates. The total project area of 14222.21 Sqm. (3.53 acres) and total project cost Rs. 8.166 Cr.

The Project Proponent undertake that the information given in the application are true to the best of his knowledge & belief and no facts have been concealed thereof. Further, he is aware that in case, if any information submitted was found to be false or misleading at any stage, the project will be rejected and clearance given, if any to the project will be revoked at their risk and cost.

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

"All proposals for projects or activities in respect of Active Pharmaceutical Ingredients (API), received from 16th July, 2021 to 31st December, 2021, shall be appraised, as Category 'B2' projects, provided that any subsequent amendment or expansion or change in product mix, after the 31st December, 2021, shall be considered as per the provisions in force at that time."

Since, the project has applied for obtaining Environmental Clearance on 04.12.2021, the project can be considered as B2 category project.

Furthermore, PPCB was requested to send the latest construction status report of the project through e-mail on 13.12.2021. Punjab Pollution Control Board vide letter no. 7418 dated 27.12.2021 has sent the latest construction status report with details as under:

".....the proposed site was visited by officer of the Board on 16.12.2021 and the pointwise reply of the comments sought by SEIAA from the Board relating to the proposal of the subject cited project proponent, is given as under:

Sr. no.	Report of point sought by SEIAA	Remarks
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1.	<i>Construction status of the proposal project. Please send the clear-cut report of whether construction has been started for the proposed expansion project except securing the land.</i>	<ol style="list-style-type: none"> 1. <i>The site of the proposed unit is located in the revenue estate of village Batouli, Tehsil Dera Bassi, District SAS Nagar.</i> 2. <i>The GPS coordinates of the site are 30.4455315, 76.8077082.</i> 3. <i>The unit has not constructed boundary wall around its proposed site.</i> 4. <i>No machinery has currently been installed at site.</i>
2.	<i>Status of physical structures within 500m radius of the site including the status of industries, drain, river, eco sensitive structure, if any.</i>	<p><i>The following units are located within 500m radius of the unit:</i></p> <ol style="list-style-type: none"> 1. <i>There exists one existing industry M/s Electra Paper and Board Pvt. Ltd., on the south side of the unit at a distance of around 350m.</i> 2. <i>The site of the unit is located very near to the bank of Sarsini Choe, which finally meets with river Ghaggar at a far away location.</i>
3.	<i>Whether the site meets with the prescribed criteria for setting up of such projects.</i>	<p><i>It is worth to mention here that no specific siting guidelines has been issued by the Board for Pharmaceutical unit, however, the general siting guidelines are applicable on All Red/Orange/Green category of industries, which are to be established in the areas/Zone other than designated/approved areas such as industrial area/industrial estate/industrial focal point/approved industrial park/industrial zone of the statutory/non-statutory Master Plan, as per the policy of the Board dated 30.04.2013, according to which such units will be allowed to set up at a distance of 100m outside the Municipal Council limits/phirni of village/designated residential area/residential area comprising of 15 pucca houses by the competent authority of the state. In such cases, certificate of its location/situation from the nearest village lal lakir/phirni/MC limits from the revenue authorities such as Deputy Commissioner/Additional Deputy Commissioner or the Sub-Divisional Magistrate will be required for grant of consent to establish (NOC)/authorization by the Board.</i></p> <p><i>The industry is required to get the certificate of its location/situation from the nearest village lal lakir/phirni/MC limits from revenue authorities such as Deputy Commissioner/Additional Deputy Commissioner or the Sub-Divisional Magistrate, however, it was noted during the site visit that the proposed site is located</i></p>

		<p><i>more than 100m from the lal lakir/phirni of nearest village.</i></p> <p><i>As the site of the industry is located very near to the bank of Sarsini Choe, it is recommended that if the industry is granted Environmental Clearance by the competent authority, then a special condition may be imposed that the industry shall install the ETP/MEE as well as the plantation area, away from the direction of the Sarsini Choe i.e., on the eastern most side of the proposed site."</i></p>
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1.0 Deliberations during 213th meeting of SEAC held on 24.01.2022.

The meeting was attended by the following:

1. Dr. M.S Grewal, Director.
2. Sh. Sital Singh, EIA Coordinator, M/s CPTL, on behalf of Project Proponent.

SEAC allowed the Environmental Consultant of the Project Proponent to present the salient features of the project. He, thereafter, presented the case as under:

1.	Name of the project	M/s Akaal Life Sciences Private Limited Village Batouli, Hadbast 157, Tehsil- Dera bassi, District- S.A.S Nagar Punjab
2.	Online Proposal No.	SIA/PB/IND3/242538/2021
3.	Nature of project (EC for new project/EC for Expansion/ EC for existing & proposed project)	Fresh EC
4.	a) Category b) Activity (As per schedule appended to EIA Notification, 2006 as amended time to time)	B2 As per S.O. 2859(E) dated: 16.07.2021 "All proposals for projects or activities in respect of Active Pharmaceutical Ingredients (API) received up to the 31 st December 2021, shall be appraised as Category 'B2' Projects.
5.	b. Whether the project falls in the critical polluted area notified by MoEF&CC/CPCB. (Yes/No) c. If no and the proposed project site lies in the same or neighbouring district of critically polluted area, then details the distance of	No No

	project site from the boundary of critically polluted area verified by the regional office of SPCB. (Submitted/Not submitted)													
6.	<p>a. Project area involves forest land, (Yes/No),</p> <p>If yes, then details of the the extent of area involved and copy of permission & approval for the use of forest land</p> <p>b. Project area involves land under PLPA (Yes/No),</p> <p>If yes, then details of the the extent of area involved and copy of permission & approval for the use of PLPA land</p> <p>c. Project area involves Wild Life Area, (Yes/No),</p> <p>If yes, then details of the extent of area involved and copy of permission & approval under Wild Life (Protection) Act 1972 for the use of said land.</p>	No, an undertaking to the effect that the no land area of the project is involved under the Forest Conservation Act 1980 or PLPA Act 1900 and Wildlife (Protection) Act 1972.												
7.	<p>a. Total Project Cost (In Crores) :</p> <p>b. Total project cost breakup at current price level duly certified by Chartered Engineer/ Approved valuer or Chartered Accountant</p>	<p>a. Total Project Cost (In Crores) : Rs. 8.166 Crores</p> <p>b. Total project cost breakup is following:</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Cost (Rs. in Crores)</th> </tr> </thead> <tbody> <tr> <td>Cost of Land at current price level</td> <td>1.356</td> </tr> <tr> <td>Building</td> <td>1.75</td> </tr> <tr> <td>* Plant & Machinery</td> <td>5.01</td> </tr> <tr> <td>Others</td> <td>0.05</td> </tr> <tr> <td>Total</td> <td>8.166</td> </tr> </tbody> </table>	Description	Cost (Rs. in Crores)	Cost of Land at current price level	1.356	Building	1.75	* Plant & Machinery	5.01	Others	0.05	Total	8.166
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8.	Amount of EC Processing Fee deposited by NEFT/DD (Rs. In Lacs)	Fee amount of Rs. 81,600/- has been deposited through NEFT vide UTR no.- 031922010000041 dated 01-12-2021 as verified by the supporting staff SEIAA.																					
9.	Plot Area Details	<p>Total Area – 3.53 Acres or 14222.21Sqm</p> <table border="1"> <thead> <tr> <th colspan="3">Land distribution</th> </tr> <tr> <th>Sr. no.</th> <th>Particulars</th> <th>Area in square meter.</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Built up area</td> <td>2484.64</td> </tr> <tr> <td>2.</td> <td>Road area</td> <td>3638.98</td> </tr> <tr> <td>3.</td> <td>Green area</td> <td>4693.33 (33% of total area)</td> </tr> <tr> <td>4.</td> <td>Future expansion area</td> <td>3405.26</td> </tr> <tr> <td></td> <td>Total area</td> <td>14222.21</td> </tr> </tbody> </table>	Land distribution			Sr. no.	Particulars	Area in square meter.	1.	Built up area	2484.64	2.	Road area	3638.98	3.	Green area	4693.33 (33% of total area)	4.	Future expansion area	3405.26		Total area	14222.21
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10.	<p>c. Details of land area</p> <p>d. Type of project land as per master plan (Industrial/Agriculture/Any other),</p> <p>e. If non industrial land then the details of Land Use Certificate / permissibility Certificate from Competent Authority (DTP/CTP) intimating land use pattern of the project site as per proposals of Master Plan of the area. (Submitted/Not Submitted)</p>	<p>The industry has submitted the land documents in form of sale deed dated 31.08.2020 for the total land area of 16 Bigha 19 Biswa bearing khasra no. 160(5-3), 161(5-18), 162(5-18) in Hadbast no. 157 sold out to Sh. Manmohan Singh Grewal. Further, the industry has also submitted MOA bearing the name of subscribers as Sh Manmohan Singh Grewal and Smt Mankirat Kaur.</p> <p>Further, the site falls in Industrial zone as per Master plan of Lalru. DTP vide letter no. 109 dated 20.01.2020 informed that the land falling in village Bhautili, Tehsil Dera Bassi bearing Khasra no. 160, 161 & 162 falls in general industrial zone as per local planning area Lalru, wherein the industrial activity is allowed.</p>																					
11.	ToR compliance report (Submitted/ not submitted)	NA. As it is a B2 project.																					
12.	Whether any litigation pending against the project or any direction/order passed by SPCB/ Court of Law against the project, if so, details there of shall also be included.	No litigation is pending, an undertaking in this regard submitted by the Project Proponent.																					
13.	Raw material details	Details of the Raw Material attached as Annexure-1.																					

14. Production Capacity details:		
S. No.	Name	Production capacity in kg/month
API		
1	Clobetasol 17 propionate	10
2	Mometasone Furoate	50
3	Dienogest Synthetic	10
4	Estroil	10
5	Ethinyl estradiol	10
6	AD to HPC	10
7	Levonorgestrel	10
8	MP from AD	2
9	Mifepristone IH	10
10	NETP, Norethisterone	10
11	Norethisterone Acetate	20
12	Allylestrenol	50
13	Mifepristone IP	72
14	Cyproterone Acetate	2
15	Estradiol Benzoate	2
16	Nandrolone decanoate	95
17	Nandrolone phenyl propionate	10
18	Norethisterone Enanthate	10
19	Estradiol Valerate	10
20	Testosterone Enanthate	50
21	Testosterone Cypionate	5
22	Testosterone propionate	20
23	Ulipristal Acetate	5
24	Deflazacort	20
25	Lynestrenol	2
26	Medroxyprogesterone acetate	10
27	Dydrogesterone	1
28	Ospemifene	1
29	Progesterone	1
Total Production		518

15.	Details of major productive machinery/plant:	S.NO.	NAME OF EQUIPMENT	QUANTITY	CAPACITY																																		
		1	Boiler	1 Nos	0.5TPH																																		
		2	Cooling Tower	1 Nos	150 kl/hr																																		
		3	RO Plant	1.No	3 KLD																																		
		4	Evaporator	1 Nos	1 KLD																																		
		5	ETP	1 Nos	3 KLD																																		
		6.	DG Set	1Nos	100 KVA capacity																																		
		7.	DM Plant	1 Nos	10 KLD																																		
16.	Manpower requirement	Total Manpower -30																																					
17.	<p>Details of Emissions :</p> <p>1. The flue gases generated from the boiler of capacity 0.5 TPH will contain SPM, SO₂ & NO_x as only HSD will be used as fuel. The load of particular matter (PM), SO₂ and NO_x will be insignificant and shall be within the prescribed standards. The details are as under:</p> <table border="1"> <thead> <tr> <th>Pollution load particulars</th> <th>Projected value</th> <th>Prescribed standards</th> </tr> </thead> <tbody> <tr> <td>PM</td> <td>0.435</td> <td>500</td> </tr> <tr> <td>SO₂</td> <td>0.522</td> <td>600</td> </tr> <tr> <td>NO_x</td> <td>0.261</td> <td>300</td> </tr> </tbody> </table> <p>2. The entire reaction will be carried out in the closed reactors, as such, there will not be any process emissions. However, from dispensing of raw material, there may be some fugitive emissions and to control the same column type packed bed Alkali Scrubber shall be installed. This APCD shall be attached with a stack of 3 m height above roof level. The pollution load to be generated, is given as under:-</p> <table border="1"> <thead> <tr> <th>Source of Emission</th> <th>Volume of fugitive Emission</th> <th>SPM prescribed standards</th> <th>Hydrocarbons Prescribed standards</th> <th>SPM Pollution load.</th> <th>Hydrocarbons Pollution load</th> </tr> </thead> <tbody> <tr> <td>Dispensing of raw material</td> <td>500 m³/hr</td> <td>150 mg/Nm³</td> <td>25 mg/Nm³</td> <td>0.075 kg/hr</td> <td>0.0125 kg/hr</td> </tr> </tbody> </table> <p>3. The industry has proposed to install 1x100 KVA. The details of the exhaust gas emission load are as under:</p> <table border="1"> <thead> <tr> <th>Capacity in KVA</th> <th>Total Exhaust Gas M³/sec</th> <th>Emission of PM10 in gm/hr</th> <th>Emission of CO in gm/hr</th> <th>Emission of NO_x + HC in gm/hr</th> </tr> </thead> <tbody> <tr> <td>100 KVA</td> <td>2.92</td> <td>0.2</td> <td>3.5</td> <td>4</td> </tr> </tbody> </table>					Pollution load particulars	Projected value	Prescribed standards	PM	0.435	500	SO ₂	0.522	600	NO _x	0.261	300	Source of Emission	Volume of fugitive Emission	SPM prescribed standards	Hydrocarbons Prescribed standards	SPM Pollution load.	Hydrocarbons Pollution load	Dispensing of raw material	500 m ³ /hr	150 mg/Nm ³	25 mg/Nm ³	0.075 kg/hr	0.0125 kg/hr	Capacity in KVA	Total Exhaust Gas M ³ /sec	Emission of PM10 in gm/hr	Emission of CO in gm/hr	Emission of NO _x + HC in gm/hr	100 KVA	2.92	0.2	3.5	4
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Source of Emission	Volume of fugitive Emission	SPM prescribed standards	Hydrocarbons Prescribed standards	SPM Pollution load.	Hydrocarbons Pollution load																																		
Dispensing of raw material	500 m ³ /hr	150 mg/Nm ³	25 mg/Nm ³	0.075 kg/hr	0.0125 kg/hr																																		
Capacity in KVA	Total Exhaust Gas M ³ /sec	Emission of PM10 in gm/hr	Emission of CO in gm/hr	Emission of NO _x + HC in gm/hr																																			
100 KVA	2.92	0.2	3.5	4																																			

18.	Hazardous/Non-Hazardous Waste Generation details & their storage, utilization and its disposal. Copy of Agreement clearly mentioning the Quantity						
	Sr. No	Hazardous Waste	Category	Qty. Generated	Method of Disposal		
	1.	Used oil	5.1	100 lt/annum	Will be given to registered recyclers		
	2.	Process residue	28.1	97.79 kg/month	Will be given to common TSDF		
	3.	Spent Carbon	28.3	13.75 kg/month	Will be given to common TSDF		
	4.	Spent solvent	28.6	138.78 kg/Month	Recovery in the solvent recovery plant.		
	5.	Evaporator residue	37.3	13.2TPA	Will be given to common TSDF		
19.	Solid waste generation in Operation Phase:		Details	Unit	Total Quantity	Disposal method	Attach copy of agreement
			Domestic Solid Waste	TPA	1.4	Bio Composting will be done	Not applicable
20.	Breakup of Water Requirements & its source in Operation Phase:		The industry has submitted an acknowledgement dated 03.12.2021 of the application submitted to PWRDA for abstraction of 15 KLD of ground water comprising of 12 KLD for meeting industrial water requirement, 3 KLD for domestic water requirement.				
Utilities		Water consumption (KLD)	Source		Waste water generation (KLD)		
Process		0.32	Fresh water		0.34 (generation of wastewater is more than the fresh water consumption as the water contained in the raw material will be contributing to the generation of wastewater in addition to the fresh water)		
Washing (floor and vessel etc)		1	0.5 KLD = Fresh water 0.5 KLD = RO Permeate		1		

DM Plant Regeneration	0.5	RO Permeate	0.5
Boiler Feed	2	Fresh water	0.5
Cooling Tower Make Up	1	0.8 KLD from condensate and 0.2 KLD from RO Permeate	0.5
Domestic	1.25	0.7 KLD=Fresh water 0.55 KLD = RO Permeate for flushing purpose	0.8
Irrigation of green belt	2	Fresh water	Nil
Total quantity of water to be used	8.07 KLD (5.52 KLD = Fresh water 2.55 KLD = RO Permeate and evaporator Condensate)		3.64
Out of total wastewater generation of 3.64 KLD, 0.8 KLD of domestic effluent shall be treated in the septic tank and treated wastewater shall be utilized in green area. Further, the wastewater streams generated from washing, DM plant regeneration, boiler feed, cooling water make up shall be treated in the ETP of capacity 2.5 KLD. The remaining wastewater generated project to the tune of 0.34 KLD shall be sent to multiple effect evaporator and slurry so found shall be treated and residue will be sent to TSDF.			
21.	Rain Water utilization proposal during monsoons (Submitted/Not Submitted)	Outside: The industrial unit has adopted one village pond for rain water harvesting in vicinity of project site. The total recharge potential will be 20,250 KL/annum. Further, all the wastewater of nearby Batauli village which will be directed towards the village pond will be first treated in trenches through CSIR-NEERI's Phytoid waste water treatment technology and overflow water will be discharged into the pond. A copy of NOC issued by Sarpanch, Gram Panchayat Bataouli, Tehsil Dera Bassi, District SAS Nagar submitted.	
22.	Block wise details of no. of trees to be planted in proposed greenbelt area(1500 Trees to be planted @ 10000 Sqm area):	Area allocation for green belt: 33% i.e. 4693.33 m ² of total area as per MoEF&CC stipulated norms will be developed as the green belt. A total of 782 trees need to be planted. Plantation will be done in year 2022-23.	
23.	a. EMP Budget details	a. EMP budget details: Rs 92.5 as capital cost and Rs 18 lakhs as recurring cost.	

S. NO.	Title	Capital Cost of EMP (in Lakhs)	Recurring Cost of EMP (in lakhs/annum)
1.	APCD (Alkali Scrubber)	16.0	2.0
2.	ETP	40.0	2.0
3.	Evaporator	20.0	5.0
4.	Green Belt development with maintenance plan for 3 years	3.5	1.0
5.	Rain water harvesting	10.0	6.0
6.	Environment Monitoring and management	--	1.0
7.	Solid Waste Management	2.0	0.50
8.	Energy conservation	1.0	0.50
9.	CER cost	5.0	
	Total	92.5	18.0
<p>Details of Environment Management Cell (EMC) responsible for implementation of EMP</p>		<p>The Environment Management Cell (EMC) responsible for implementation of EMP is as under:</p> <ul style="list-style-type: none"> • Vice President (Unit Head) • HoD (EHS) <ul style="list-style-type: none"> i. Deputy Manager (Environment) ii. Asst. Manager (Safety) iii. Officer (Safety) 	

Annexure-1

Raw Material Requirement for the Proposed Project

S. No.	Material Name	State	Type of Handling	RM consumption per kg/month
1	Di Ethyl Ether (Solvent)	Liquid	Drums	5
2	Magnesium (Critical reactant)	Solid	Aluminum drums	2
3	Ethylene Dibromide (Catalyst)	Liquid	Drums	.5
4	CKT (Critical reactant)	Liquid	Drums	10
5	THF (Solvent)	Liquid	Drums	10
6	SSM (KSM)	Solid	Bags	4
7	Ammonium Chloride (Reagent)	Solid	Bags	50
8	Water (Solvent)	Liquid		9000
9	Toluene (Solvent)	Liquid	Drums	50
10	Pyridine (Reagent)	Liquid	Drums	2
11	Chlorine Gas (Critical reactant)	Gas	Cylinders	1
12	Potassium Hydroxide (Reagent)	Solid	Bags	2
13	Sodium Sulphite (Reagent)	Solid	Bags	1
14	Sodium Carbonate (Reagent)	Solid	Bags	1
15	Methanol (Solvent)	Liquid	Drums	50
16	Acetone (Solvent)	Liquid	Drums	10
17	Conc. Hydrochloric Acid (Acid)	Liquid	Jars	10
18	Sodium Hydroxide (Base)	Solid	Bags	2
19	Potassium Tertiary Butoxide (Critical reactant)	Solid	Fibre drums	5
20	IPA (Solvent)	Liquid	Drums	.5
21	Acetic Acid (Weak Acid)	Liquid	jars	1
22	Ethylene Glycol (Reactant)	Liquid	Drums	2
23	Triethyl Ortho Formate (Reactant)	Liquid	Drums	2
24	Cyclohexane (Solvent)	Liquid	Drums	4
25	1,2 Diethoxy Ethane (Solvent)	Liquid	Drums	8
26	1,4 Dioxane HCl (Solvent)	Liquid	Drums	1
27	N-Butyl Lithium (Critical reactant)	Liquid	Glass bottles/Cylinder	2
28	Acetonitrile (solvent/Reactant)	Liquid	Drums	.5
29	Sodium Chloride (Reagent)	Solid	Bags	2

30	70% Per Chloric Acid (Acid)	Liquid	Drums	10
31	Activated Carbone (Decolorizing Agent)	Solid	Bags	11
32	Hyflo (Filtration Acid)	Solid	Bags	12
33	Propylene Gas (Critical reactant)	Gas	Cylinders	5
34	Iodine (Catalyst)	Solid	Glass bottles	1
35	DMSO	Liquid	Drums	3
36	DP-15 Ketal	Solid	Fibre Drums	2
37	Enamine (KSM)	Solid	Fibre Drums	17
38.	Enzyme IEP DD3 (Enzyme)	Solid	Fibre Drums	1
39.	Estrone (KSM)	Solid	Fibre Drums	3
40.	Ethanol - 90 % - Thinner E (Solvent)	Liquid	Drums	6
41.	Ethanol - Dry (Solvent)	Liquid	Drums	6
42.	Ethyl Acetate (Solvent)	Liquid	Drums	6
43.	Ethyl Bromide (Critical reactant)	Liquid	Drums	1
44.	Ethylene Dibromide (Catalyst)	Liquid	Drums	4
45.	Glycerol (Reagent)	Liquid	Drums	3
46.	HCl Gas	Gas	Cylinder	1
47.	Heptanoic Anhydride	Liquid	Drums	2
48.	Hex chloroacetone (Solvent)	Liquid	Drums	9
49.	Hexane - Thinner ARS (Solvent)	Liquid	Drums	10
50.	HP (KSM)	Solid	Fibre Drums	12
51.	Hydrochloric Acid (Acid)	Liquid	Jars	6
52.	Hydrochloric Acid Gas (Acid)	Gas	Cylinder	1
53.	Hydrogen Gas	Gas	Cylinder	5
54.	Hydrogen Peroxide 50% (Oxidizing Agent)	Liquid	Drums	7
55.	Hyflo (Filtration Acid)	Solid	Bags	15
56.	Iodine (Catalyst)	Solid	Glass Bottles	4
57.	IPA (Solvent)	Liquid	Jars	7
58.	IPE	Liquid	Drums	3
59.	Levo (KSM)	Solid	Fibre Drums	1
60.	Liqified Ammonia (Solvent)	Liquid	Cylinder	2
61	Lithium Metal (Critical reactant)	Solid	Aluminum Drums	3
62.	Magnesium (Critical reactant)	Solid	Aluminum Drums	4
63.	Meta Chloro Benzoic Acid (Reagent)	Solid	Drums	6

64.	Methanol (Solvent)	Liquid	Drums	15
65.	Methylene Chloride (Solvent)	Liquid	Drums	24
66.	MTE (KSM)	Solid	Fibre Drums	7
66.	n Heptane (Solvent)	Liquid	Drums	12
67.	N, N-Dimethyl Para Bromo Aniline (Critical reactant)	Liquid	Drums	16
68.	N, N-Dimethyl Para Bromo Aniline (Critical reactant)	Liquid	Drums	16
69.	N-Butyl Lithium (Critical reactant)	Liquid	Glass Bottles/Cylinder	7
70.	N-Caproic Anhydride (Hexanoic Anhydride) (Critical reactant)	Liquid	Drums	8
71.	N-Methylaniline	Liquid	Drums	5
72.	Neo Pentyl Glycol (Reactant)	Solid	Bags	9
73.	NET (KSM/inhouse manufactured)	Solid	Fibre Drums	4
74.	N-Pentane	Liquid	Drums	3
75.	Palladium (Catalyst)	Solid	Plastic Drums	4
76.	Para Toluene Sulphonic Acid- PTSA (Weak Acid)	Solid	Fibre Drums	4
77.	P-bromo-dimethyl Aniline	Liquid	Drums	3
78.	Per Chloric Acid 70% (Acid)	Liquid	Drums	4
79.	Phenanthrene (Reactant)	Solid	Drums	8
80.	Phenol Derivative (KSM)			3
81.	Phenyl Propionyl Chloride (Reactant)	Liquid	Drums	2
82.	Phosphoric Acid (Acid)	Liquid	Jars	4
83.	Polypropylene Glycol P 2000 (Reagent)	Liquid	Drums	2
84.	Potassium Acetate	Solid	Fiber Drums	7
85.	Potassium Carbonate	Solid	Bags	4
86.	Potassium Cyanide (Reagent)	Solid	Drums	1
87.	Potassium Hydrogen Sulphate (Reactant)	Solid	Fibre Drums	10
88.	Potassium Hydroxide (Reagent)	Solid	Bags	14
89.	Potassium Tertiary Butoxide (Critical reactant)	Solid	Fibre Drums	15
90.	Propylene Gas (Critical reactant)	Gas	Cylinder	4
91.	Pyridine (Reagent/Solvent)	Liquid	Drums	8
92.	Sodium Bicarbonate (Weak Base)	Solid	Bags	6
93.	Sodium Boro Hydride (Reactant)	Solid	Fibre Drums	6

94	Sodium Carbonate (Reagent)	Solid	Bags	14
95.	Sodium Chloride (Reagent)	Solid	Bags	10
96.	Sodium Hydroxide (Base)	Solid	Bags	10
97.	Sodium Metal	Solid	Metallic Drums	18
98.	Sodium Sulphate Anhydrous (Drying Agent)	Solid	Bags	8
99.	Sodium Sulphite (Reagent)	Solid	Bags	10
100.	Sodium Thiosulfate (Reagent)	Solid	Bags	16
101.	SSM (KSM)	Solid	Fibre Drums	9
102.	Sulphuric Acid (Acid)	Liquid	Jars	8
103.	THF (Solvent)	Liquid	Drums	94
104.	Toluene (Solvent)	Liquid	Drums	71
105.	Tri Ethanolamine (Reagent)	Liquid	Drums	1
106.	Tri Chloroethylene - TCE (Solvent)	Liquid	Drums	14
107.	TriEthyl Amine- TEA (Weak Base)	Liquid	Drums	12
108	Triethyl Ortho Formate (Reactant)	Liquid	Drums	13
109.	Trimethyl Chlorosilane (Reagent)	Liquid	Drums	1
110	Trimethyl sulfoxonium Iodine (TMSI)	Solid	Fibre Drums	8
111	Triphenyl phosphene	Solid	Fibre Drums	8
112	Valeric Anhydride	Liquid	Drums	7
113	XRNG III (KSM)	Solid	Fibre Drums	4
114	Zinc Chloride Anhydrous (Reactant)	Solid	Fibre Drums	5
115	TRIETHYL AMINE	Liquid	Drum	1
116	2-furoyl chloride	Liquid	JAR	1
117	8DM	solid	Fiber drum	1
118	Triethyl ortho propionate	Liquid	Drum	1
119	Lithium Chloride	solid	Iron Drum	1
120	OPA	Liquid	Jar	1
121	Beta methasone base	solid	Fiber drum	1

During meeting, the Committee observed that the GPS coordinates mentioned in the application form by the project proponent was found to be incorrect and the same needs to be amended. Further, the Committee perused the status report furnished by Punjab Pollution Control Board vide letter dated 27.12.2021 wherein it has been proposed to impose a special condition that the industry shall install ETP/MEE and the plantation area, away from the direction of Sarsini Choe. During meeting, the Project Proponent failed to show the distance of the Sarsini Choe from the Project site.

Further, the Committee observed that the capital cost proposed for installation of APCD and development of green belt was found to be on the lower side. The Committee asked the Project Proponent to revise the Environment Management Plan by revising the capital cost of APCD and green belt development.

After deliberation, the Committee decided to defer the case till the Project Proponent submit the reply of the below mentioned observations:

- i. The Project Proponent shall submit the coloured copy of google map showing the actual coordinates (latitude & longitude) of the project site along with location of Sarsini Choe.
- ii. The Project Proponent shall submit coloured copy of the layout plan by marking the distance of the Sarsini Choe and habitation area of the nearest village from the nearest boundary of the project site.
- iii. The Project Proponent shall submit the revised EMP by revising the capital & recurring cost for installation of APCD and green belt development.
- iv. The Project Proponent shall submit the permission for abstraction of ground water from the competent authority.

2.0 Deliberations during 215th meeting of SEAC held on 23.02.2022.

The meeting was attended by the following:

1. Dr. M.S Grewal, Director.
2. Sh. Sandeep Singh, Consultant, M/s CPTL, on behalf of Project Proponent.

The Environmental Consultant of the industry submitted the point wise reply of the observations raised by the Committee is as under:

Sr. No.	Observation	Reply															
1	The Project Proponent shall submit the coloured copy of google map showing the actual coordinates (latitude & longitude) of the project site along with location of Sarsini Choe.	<p>The pillar coordinates of the proposed site are as under:</p> <table border="1"> <thead> <tr> <th>Corners</th> <th>Latitude</th> <th>Longitude</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>30°26'42.59"N</td> <td>76°48'23.84"E</td> </tr> <tr> <td>B</td> <td>30°26'45.33"N</td> <td>76°48'23.82"E</td> </tr> <tr> <td>C</td> <td>30°26'42.78"N</td> <td>76°48'29.92"E</td> </tr> <tr> <td>D</td> <td>30°26'45.37"N</td> <td>76°48'.29.99"E</td> </tr> </tbody> </table> <p>Google map showing the site of the proposed unit along with pillar coordinates submitted. Further, Sarsini Choe passes adjoining (NW) direction to the</p>	Corners	Latitude	Longitude	A	30°26'42.59"N	76°48'23.84"E	B	30°26'45.33"N	76°48'23.82"E	C	30°26'42.78"N	76°48'29.92"E	D	30°26'45.37"N	76°48'.29.99"E
Corners	Latitude	Longitude															
A	30°26'42.59"N	76°48'23.84"E															
B	30°26'45.33"N	76°48'23.82"E															
C	30°26'42.78"N	76°48'29.92"E															
D	30°26'45.37"N	76°48'.29.99"E															

		<p>one corner of the proposed site as shown in the google Map.</p> <p>This Choe is a non-perennial water body and it is only meant for carrying surface runoff of the area during rainy season.</p> <p>The ETP will be installed at the farthest end from the point where the Sarsini Choe passes.</p> <p>Changes w.r.t site of the proposed STP to make it farthest from the point where the Choe passes has been made.</p>
2	The Project Proponent shall submit coloured copy of the layout plan by marking the distance of the Sarsini Choe and habitation area of the nearest village from the nearest boundary of the project site.	Google map showing the location of Sarsini Choe and nearest habitation (Village Batouli 700 m) submitted. Further coloured layout plan showing the amended location of the proposed site of the ETP and adjoining Sarsini Choe submitted.
3	The Project Proponent shall submit the revised EMP by revising the capital & recurring cost for installation of APCD and green belt development.	Revised EMP by revising the capital & recurring cost for installation of APCD and green belt development submitted.
4	The Project Proponent shall submit the permission for abstraction of ground water from the competent authority.	A copy of the application vide which permission has been applied to PWRDA submitted.

The Committee was satisfied with the above said reply given by the Project Proponent and took a copy of the same on record.

After detailed deliberations, SEAC decided to award '**Silver Grading**' to the project proposal under category B2, Activity 5 (f) and to forward the application to SEIAA with the recommendations to grant Environmental Clearance for the establishment of new API Bulk Drug Pharmaceutical manufacturing unit by "M/s Akaal Life Sciences Private Limited at village Batouli, , Tehsil Dera Bassi, District SAS Nagar, Punjab, as per the relevant details mentioned in the application proposal & subsequent presentation /clarifications made by the project proponent and his consultant subject to the following conditions as under:-

Special Condition:

- i. The Project Proponent shall develop green belt in 33% of the total land area 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. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles.
- ii. The project proponent shall plant tall saplings having height not less than 6 ft. The proponent shall make adequate provision of funds for raising the plantation and subsequent maintenance for three years in the Environment Management Plan.
- iii. The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.
- iv. The Project Proponent shall install online monitoring system at inlet as well as at the outlet of ETP for monitoring various environmental parameters.
- v. The Project Proponent shall install the ETP/MEE as well as the plantation area, away from the direction of the Sarsini Choe i.e., on the eastern most side of the proposed site.

I. Statutory compliance

- i. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
- ii. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- iii. The project proponent shall prepare a Site-Specific Conservation Plan & Wildlife Management Plan and approved by the Chief Wildlife Warden. The recommendations of the approved Site-Specific Conservation Plan / Wildlife Management Plan shall be implemented in consultation with the State Forest

Department. The implementation report shall be furnished along with the six-monthly compliance report. (in case of the presence of schedule-I species in the study area)

- iv. The project proponent shall obtain the necessary permission from the Central Ground Water Authority/ competent authority concerned, in case of drawl of ground water and also in case of drawl of surface water required for the project. In case of non- grant of permission by CGWA for ground water abstraction, the industry shall make alternative arrangements by using surface water or treated city sewage effluent after obtaining permission from competent authority.
- v. The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Punjab State pollution Control Board/ Committee.
- vi. The project proponent shall obtain authorization under the Hazardous and other Waste Management Rules, 2016 as amended from time to time.
- vii. The project proponent shall comply with the siting criteria, standard operating practices, code of practice and guidelines if any prescribed by the SPCB/CPCB/MoEF&CC for such type of units.
- viii. The project proponent shall comply with the CLU conditions imposed by competent authority, if any
- ix. The Company shall strictly comply with the rules and guidelines under Manufacture, Storage and Import of Hazardous Chemicals (MSIHC) Rules, 1989 as amended time to time. All transportation of Hazardous Chemicals shall be as per the Motor Vehicle Act (MVA), 1989.

II. Air quality monitoring and preservation

- i. The project proponent shall install 24x7 continuous emission monitoring system at process stacks to monitor stack emission with respect to standards prescribed in Environment (Protection) Rules 1986 and connected to SPCB and CPCB online servers and calibrate these systems from time to time according to equipment supplier specification through labs recognised under Environment (Protection) Act, 1986 or NABL accredited laboratories.

- ii. The project proponent shall monitor fugitive emissions in the plant premises at least once in every quarter through labs recognised under Environment (Protection) Act, 1986 or NABL accredited laboratories.
- iii. The project proponent shall install a system to carryout Continuous Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g., PM10 and PM2.5 in reference to PM emission, and SO₂ and NO_x in reference to SO₂ and NO_x emissions) within and outside the plant area (at least at four locations one for small units) within and three outside the plant area at an angle of 120°each), covering upwind and downwind directions.
- iv. To control source and the fugitive emissions, suitable pollution control devices shall be installed to meet the prescribed norms and/or the NAAQS. Sulphur content should not exceed 0.5% in the coal for use in coal fired boilers to control particulate emissions within permissible limits (as applicable). The gaseous emissions shall be dispersed through stack of adequate height as per CPCB/SPCB guidelines.
- v. Storage of raw materials, coal etc shall be either stored in silos or in covered areas to prevent dust pollution and other fugitive emissions.
- vi. National Emission Standards for Organic Chemicals Manufacturing Industry issued by the Ministry vide G.S.R. 608(E) dated 21st July, 2010 and amended from time to time shall be followed.
- vii. The National Ambient Air Quality Emission Standards issued by the Ministry vide G.S.R. No. 826(E) dated 16th November, 2009 shall be complied with
- viii. The DG sets shall be equipped with suitable pollution control devices and the adequate stack height so that the emissions are in conformity with the extant regulations and the guidelines in this regard.
- ix. Ambient air & noise levels should conform to prescribed standards both during day and night. Incremental pollution loads on the ambient air quality, noise especially during worst noise generating activities, water quality and soil should be periodically monitored during construction phase as well as operation & entire life phase as per the MoEF&CC guidelines, maintain the record for the same and all the mitigation measures should be taken to bring down the levels within the prescribed standards.

III. Water quality monitoring and preservation

- i. The project proponent shall provide online continuous monitoring of effluent, the unit shall install web camera with night vision capability and flow meters in the channel/drain carrying effluent within the premises.
- ii. The total wastewater generated from the unit will be segregated into two streams i.e., High TDS and Low TDS streams for effective and proper treatment of the same.
Low TDS industrial effluent generation will be 3.3 KLD, which will be treated in the ETP. High TDS effluent comprising of process stream @ 0.34 KLD and RO reject stream @ 0.5 KLD will be sent to MEE for final treatment. The capacity of MEE will be 1 KLD.
- iii. The effluent discharge shall conform to the standards prescribed under the Environment (Protection) Rules, 1986, or as specified by the State Pollution Control Board while granting Consent under the Air/Water Act, whichever is more stringent.
- iv. Total fresh water requirement shall not exceed the quantity of 8.07 KLD as proposed in the proposal application. Prior permission shall be obtained from the concerned regulatory authority/CGWA in this regard.
- v. Process effluent/any wastewater shall not be allowed to mix with storm water. The storm water from the premises shall be collected and discharged through a separate conveyance system.
- vi. The Company shall store the rainwater from the roof tops of the buildings and utilize the same for different industrial operations within the plant.
- vii. Water demand during construction should be reduced by use of ready mixed concrete, curing agents and other best practices.
- viii. Provide electromagnetic flow meter at intake of water supply at the borewell for abstraction of ground water if any, outlet of the ETP/STP and any pipeline to be used for re-using the treated wastewater back into the system and for horticulture purpose/green belt etc.
- ix. A proper record regarding groundwater abstraction, water consumption, its reuse and disposal shall be maintained on daily basis and shall maintain a record of readings of each such meter on daily basis.
- x. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control.
- xi. Separation of drinking water supply, treated sewage supply and treated permeate line leading back to the process water should be done by the use of different colors.

IV. Noise monitoring and prevention

- i. Acoustic enclosure shall be provided to DG set for controlling the noise pollution.
- ii. The overall noise levels in and around the plant area shall be kept well within the standards by providing noise control measures including acoustic hoods, silencers, enclosures etc. on all sources of noise generation.
- iii. The ambient noise levels should conform to the standards prescribed under EPA Rules, 1986 viz. 75 dB(A) during day time and 70 dB(A) during night time

V. Energy Conservation measures

- i. The energy sources for lighting purposes shall preferably be LED based.
- ii. The project proponent shall make efforts to ensure the reduction of overall power demand which may be met by solar system including the provision of solar water heating or through any other innovative environment friendly techniques.

VI. Waste management

- i. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- ii. Disposal of muck during construction phase should not create any adverse effect on the neighbouring communities and be disposed of after taking the necessary precautions for general safety and health aspects of people with the approval of competent authority. The project proponent will comply with the provisions of Construction & Demolition Waste Rules, 2016. Dust, smoke & debris prevention measures such as wheel washing, screens, barricading and debris chute shall be installed at the site during construction including plastic / tarpaulin sheet covers for trucks bringing in sand & material at the site.
- iii. Construction spoils, including bituminous material and other hazardous material, must not be allowed to contaminate watercourses. The dump sites for such material must be secured, so that they should not leach into the groundwater.
- iv. Hazardous chemicals shall be stored in tanks, tank farms, drums, carboys etc. Flame arresters shall be provided on tank farm and the solvent transfer through pumps.
- v. Process organic residue and spent carbon, if any, shall be sent to cement industries. ETP sludge, process inorganic & evaporation salt shall be disposed of to the TSDF.

- vi. The Project proponent shall abide by the provisions of Solid Waste Management Rules, 2016 (amended from time to time), if applicable.
- vii. The company shall undertake waste minimization measures as below: -
 - a. Metering and control of quantities of active ingredients to minimize waste.
 - b. Reuse of by-products from the process as raw materials or as raw material substitutes in other processes.
 - c. Use of automated filling to minimize spillage.
 - d. Use of Close Feed system into batch reactors.
 - e. Venting equipment through vapour recovery system.
 - f. Use of high-pressure hoses for equipment clearing to reduce wastewater generation

VII. Green Belt

- i. The green belt shall be developed in more than 33% of the total project area, mainly along the plant periphery, in downward wind direction, and along road sides etc. Total 782 trees to be planted without accounting the shrubs and protect the same with tree guard made of concrete.
- ii. The Project Proponent shall develop green belt in 33% of the total land area 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 project area. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles.
- iii. The project proponent shall plant tall saplings having height not less than 6 ft. The proponent shall make adequate provision of funds for raising the plantation and subsequent maintenance for three years in the Environment Management Plan.
- i. The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.

VIII. Safety, Public hearing and Human health issues

- i. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.

- ii. The unit shall make the arrangement for protection of possible fire hazards during manufacturing process in material handling. Firefighting system shall be as per the norms.
- iii. The PP shall provide Personal Protection Equipment (PPE) as per the norms of Factory Act.
- iv. Training shall be imparted to all employees on safety and health aspects of chemicals handling. Pre-employment and routine periodical medical examinations for all employees shall be undertaken on regular basis. Training to all employees on handling of chemicals shall be imparted.
- v. 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, medical health care, creche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- vi. Occupational health surveillance of the workers shall be done on a regular basis and records maintained as per the Factories Act.
- vii. There shall be adequate space inside the plant premises earmarked for parking of vehicles for raw materials and finished products, and no parking to be allowed outside on public places.
- viii. A first aid room will be provided in the project both during construction and operation phase of the project.

IX Validity of Environmental Clearance.

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

X Environmental 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 for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation 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 / stake holders. A copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.

- ii. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of a senior Executive, who will report directly to the head of the organization.
- iii. Action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority. The year-wise funds earmarked for environmental protection measures shall be kept in separate accounts and will not be diverted for any other purpose. The project proponent shall spend the minimum amount of Rs. 92.5 Lacs towards the capital cost and Rs. 18.5 Lacs/annum towards recurring cost in the construction & operation phase of the project including the environmental monitoring cost as per the details given below:

S. NO.	Title	Capital Cost of EMP (in Lakhs)	Recurring Cost of EMP (in lakhs/annum)
1.	APCD (Alkali Scrubber)	16.0	2.0
2.	ETP	40.0	2.0
3.	Evaporator	20.0	5.0
4.	Green Belt development with maintenance plan for 3 years	3.5	1.0
5.	Rain water harvesting	10.0	6.0
6.	Environment Monitoring and management	--	1.0
7.	Solid Waste Management	2.0	0.50
8.	Energy conservation	1.0	0.50
9.	CER cost	5.0	
	Total	92.5	18.0

The entire cost of the environmental management plan will continue to be borne by the project proponent for the lifetime of the Project. Year-wise progress of implementation of the action plan shall be reported to the Ministry/Regional Office along with the Six-monthly Compliance Report.

- iv. Self-environmental audit shall be conducted annually. Every three years third party environmental audit shall be carried out.

XI. Miscellaneous

- i. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department etc. shall be obtained, by project proponent from the competent authorities including Punjab Pollution Control Board and from other statutory bodies as applicable.
- ii. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by State Environment Impact Assessment Authority, Punjab.
- iii. The environmental safeguards contained in the application of the promoter / mentioned during the presentation before State Level Environment Impact Assessment Authority/State Expert Appraisal Committee should be implemented in letter and spirit.
- iv. The project proponent shall make public the environmental clearance granted for their project along with the environmental conditions and safeguards at their cost by prominently advertising it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days and in addition this shall also be displayed in the project proponent's website permanently.
- v. 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 has to display the same for 30 days from the date of receipt.
- vi. 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 half-yearly basis.
- vii. The project proponent shall monitor the criteria pollutants level namely; PM10, SO₂, NO_x (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the projects and display the same at a convenient location for disclosure to the public and put on the website of the company.
- viii. 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 environment clearance portal.
- ix. 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 on the website of the company.

- x. The project proponent shall inform the Regional Office of the Ministry and PPCB, 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.
- xi. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- xii. The project proponent shall abide by all the commitments and recommendations made in the EIA /EMP report, commitment made during Public Hearing and also that during their presentation to the SEAC and SEIAA.
- xiii. 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.
- xiv. 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.

XII. ADDITIONAL CONDITIONS:

- i. The Environmental Clearance is granted to the project subject to the condition that industry shall obtain change of land use for the industrial purposes and submit a copy of the same to SEIAA. In case, CLU has been rejected for industrial use for any reason, SEIAA will not be responsible for the cost incurred on the project.
- ii. To achieve the Zero Liquid Discharge, waste water generated from different industrial operations should be properly collected, treated to the prescribed standards and then recycled or reused for the identified uses.
- iii. The Project Proponent shall install online monitoring system at inlet as well as at the outlet of ETP for monitoring various environmental parameters.
- iv. The project proponent shall make necessary arrangements for the recovery and reuse of steam condensate resulting from the indirect steam applications and shall not allow to discharge such effluents into drain.

- v. The project proponent shall provide advanced scrubbing systems with proper neutralizing media to handle the acidic/alkaline emissions from storage, handling & processing activities. Wherever required, packed bed scrubbers will also be provided. The suction and scrubbing systems shall also be designed to handle the inherent odours from such units.
- vi. The project proponent shall provide the Air Pollution Control Devices as proposed by the PPCB to control the emissions generated from the boiler within the prescribed parameter.
- vii. The project proponent shall practice rainwater harvesting to maximum possible extent. For this village ponds located at Village- Batouli, Tehsil Dera Bassi, District SAS Nagar shall be adopted for desilting to recharge the rainwater. As an additional safety measure, the stream carrying waste water of the village shall be diverted in one corner of Phytoid plants trench (designed based on the technology developed by CSIR-NEERI's) divided in different parts, the overflow of each chamber shall be allowed to enter into another chamber which will ultimately lead to purification of water and collected into pond to avoid any contamination of ground water aquifer. Pond water will percolate through natural strata (without injection) to augment the ground water and remaining water shall be used for irrigation purposes by pumping method in the nearby fields.
- viii. 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 rain water etc is not impeded or disrupted in any manner.

Item No 215.03: Application for obtaining expansion in Environmental Clearance under EIA notification dated 14.09.2006 for the expansion of a Housing project namely "TDI Township" located at Sectors 74A, 92, 116-119, SAS Nagar, Punjab, by M/s TDI Infratech Limited (Proposal No. SIA/PB/MIS/234182 /2021).

Earlier the project proponent was granted Environmental Clearance vide SEIAA/2015/5194 dated 01.10.2015, for the Housing project namely "TDI Township" located at Sector 117-118, SAS Nagar, Punjab. The said EC was granted for total plot area 230.034 acres and total built up area 2,86,135 sqm.

Now, the project proponent has submitted an application for obtaining expansion in Environmental Clearance for the increase in the land area to 305.88 acres and built up area from 286135 sqm to 1243767.78 sqm. The Project is covered under activity 8 (b) and category B2 of the schedule appended with the EIA notification dated 14.09.2006.

The Project Proponent was issued ToR by the MoEF&CC vide letter no. IA3-21/5/2021-IA.III dated 23.01.2021.

The project proponent has submitted the Form 2, approved layout plan along with EIA report incorporated with the compliance of the Terms of References and other additional documents. The Project Proponent has also deposited the processing fee as per Govt. of Punjab notification dated 27.06.2019, amounting to Rs. 9,57,700/- through RTGS with reference no. PSIBR21301106755 dated 28.10.2021, as verified by supporting staff SEIAA.

The Project Proponent undertake that the information given in the application are true to the best of his knowledge & belief and no facts have been concealed thereof. Further, he is aware that in case, if any information submitted was found to be false or misleading at any stage, the project will be rejected and clearance given, if any to the project will be revoked at their risk and cost.

PPCB vide letter no. 5414 dated 22.09.2021 has submitted certified compliance report of the conditions of the previous Environment Clearance which was granted to the Project Proponent.

Punjab Pollution Control Board vide letter no. 607 dated 20.01.2022 has sent the latest construction status report with details as under:

*"In reference to above, it is intimated that the subject cited project proponent has applied for obtaining expansion in Environmental Clearance for the expansion of project under the name and style "TDI Township" in an area measuring 230.034 Acre (as per earlier EC granted) and proposed area is 76.916 acres as per project report. The total area after expansion will be 306.95 acres and **built-up area of the project was 286135 sqm (as per earlier EC granted) and after expansion the total built up area will be 1035200 sqm (proposed 749065 sqm).** As per the proposal submitted, the*

project proponent proposed to expand/ add 454 plots. However, as per the site plan submitted by the project proponent the total no. of 720 (Residential @ 451 plots, Commercial SCOs @ 235 no. and Commercial Booths @ 34 no.).

Further, as per project report, the components wise detail of plots, group housing, EWS, Commercial, Public building will be as under:

- a. Residential Plots @ 1763*
- b. Group Housing @ 8.57 acres*
- c. EWS @ 15.79 acres*
- d. Commercial @ 32.41 acres*
- e. Public Building @ 14.78 acres*

In the project report submitted at Page no. 2 it has been mentioned that the project is in 'the Master Plan of Ludhiana however, it falls within the Master Plan of SAS Nagar.

The project proponent has been granted NOC for expansion vide no. CTE/Exp/SAS/2021/15594418 dated 07.06.2021 valid till 06.01.2022 for total planned area of 290.097 acres having group housing @ 8.57 acres, EWS @ 15.79 acres, 1763 plots, Commercial area @ 32.41 acres and public facility area @ 14.78 acres subject to additional condition as under:

- a. The promoter company shall obtain revised Environmental Clearance from the competent authority due to increase in the total area of the project from 230.09 acres to 290.097 acres and submit same to the Board within 6 months*
- b. The promoter company shall not carry out any further construction activities in the area for which Environmental Clearance has not been obtained, till the promoter company obtains revised environmental clearance for the complete project.*

It is further intimated that the proposed site of the project was visited by officer of the Board on 12/1/2022 and the pointwise status report is as under:

- 1. The proposed site of the project is located on R.H.S. and L.H.S of Airport Road (PR-7), SAS Nagar when we approach from Airport Chowk to Kharar. The project proponent has partially demarcated its site (with sheets/ pillars).*
- 2. The representative of the project proponent has not uploaded the site plan clearly earmarking the site proposed for expansion however, during the visit, the representative submitted the site plan on which the proposed sites have been earmarked.*

3. *The proposed expansion site is divided in 7 different pockets i.e. 4 pockets are on R.H.S. of Airport Road (Airport Chowk-Kharar) and 3 pockets are on L.H.S. of Airport Road (Airport Chowk-Kharar). The pocket-wise detail is as under:*

Pocket 1 - The above pocket is located in Sector-92, SAS Nagar. The project proponent has earmarked its site with brick masonry / RCCpillars. The project proponent is laying basic amenities i.e., development of internal roads, sewer, street lights etc. within the pocket as observed during the visit. No other construction work started at the site as physically observed. The above pocket is being developed as a residential pocket i.e.residential plots @ 154 plots.

Pocket 2 - The above pocket is located opposite to the existing TDI Club in Sector-117, SAS Nagar. The above land is lying as a vacant land and is adjacent to the existing already developed TDI City. The above pocket is being developed as a commercial pocket i.e., commercial booths @ 34 rooms.

Pocket 3 - The above pocket is located in Sector-118, SAS Nagar just on existing PR-7, Airport Road, SAS Nagar. The project proponent is laying basic amenities i.e., development of internal roads, sewer, street lights etc. within the pocket as observed during the visit. No other construction work started at the site as physically observed. The above pocket is being developed as a commercial pocket i.e., commercial SCOs @ 70 no.

Pocket 4 - The above pocket is located in Sector-118, SAS Nagar on backside of existing commercial pocket of TDI City. The project proponent is laying basic amenities i.e., development of internal roads, sewer within the pocket as observed during the visit. The above land is adjacent to the existing already developed TDI City. No other construction work started at the site as physically observed. The above pocket is being,developed as a residential pocket i.e. residential plots @ 55 no.

Pocket 5 - The above pocket is located in Sector-118, SAS Nagar on backside of existing commercial pocket of TDI City. The project proponent is laying basic amenities i.e., development of internal roads, sewer, street lights etc. within the pocket as observed during the visit. During the visit, it was observed that the civil construction work of 3-4 houses was under process in the said pocket. The above pocket is being developed as a residential pocket i.e. residential plots @ 242 no.

Pocket 6 - The above pocket is located in Sector-118, SAS Nagar. The site is located on L.H.S. of Chandigarh to Kharar Road. As per the representative, the above site is being developed as a commercial pocket. Laying / construction of internal roads has just started. No other construction work started at the site as physically observed. However, existing operational fuel station / CNG station falls within the 50 m of the proposed commercial pocket i.e., Pocket -6 (Marked as Commercial site-2 having 5.02 acres area on the site plan). The above pocket is being developed as a commercial pocket i.e., commercial sca's @ 65 no.

Pocket 7 - The above pocket is located near the existing TDI Club in Sector-I17, SAS Nagar. The above land is lying as a vacant land and is adjacent to the existing already developed TDI City. The above pocket is being developed as a commercial pocket i.e., commercial sco's @ 100 no.

4. *As per the boundary limits shown by the representative, it was observed that there is no operational approved/consented industry such as rice shelter/ saila plant/ brick kiln/stone crushing! screening cum washing unit/ hot mix plant/ cement grinding unit within a radius of 500 m. There is no operational approved/consented air polluting industry within a radius of 100 m from the boundary of the project site and there is no operational approved/consented MAH industry within a radius of 250 m radius from the boundary of the proposed site. There is no operational approved/consented Jaggery Unit within 200 m. No operational approved/consented petrol pump within 50 m from the proposed project site i.e., from Pocket 1 to 5. However, existing operational fuel station / CNG station falls within the 50 m of the proposed commercial pocket i.e., Pocket-6 (Marked as Commercial site-2 having 5.02 acres area on the site plan).*
5. ***The site of the project is conforming to the siting guidelines laid down by the Govt. of Punjab, Department of Science Technology and Environment vide order dated 25/07/2008 as amended on 30/10/2009 subject to the certain terms and conditions mentioned above and siting guidelines framed for fuel stations.***
6. *The project proponent needs to install additional enhanced capacity Sewage Treatment Plant for its upcoming/ proposed projects.*

Deliberations during 215th meeting of SEAC held on 23.02.2022.

The meeting was attended by the following:

1. Mr. Mandeep Sharma, Senior Manager of the M/s TDI Township.
2. Sh. Sandeep Singh, Consultant, M/s Chandigarh Pollution Testing Laboratory, E-126, Phase-VII, Industrial Area, Mohali.
3. Mr. Deepak Gupta, Environmental Advisor.

SEAC allowed the Environmental Consultant of the Project Proponent to present the salient features of the project. He, thereafter, presented the case as under:

Sr no	Item	Details
1.	Online Proposal No.	SIA/PB/MIS/234182

		TOR issued by MoEF& CC on 23 rd January 2021
2.	Name and Location of the project	"TDI Township" located at Sector 117-118, SAS Nagar, Punjab
3.	Pert Chart Status	Submitted
4.	Project/activity covered under item of scheduled to the EIA Notification, 14.09.2006	8 b (Expansion)
5.	Whether the project is in critical polluted area or not.	No
6.	If the project involves diversion of forest land. If yes, a) Extent of the forest land. b) Status of the forest clearance.	No, a self-declaration in this regard submitted.
7.	a) Is the project covered under PLPA,1900, if No but located near to PLPA area then the project proponent is required to submit NOC from the concerned DFO to the effect that project area does not fall under the provision of PLPA Act, 1900. c) Is the project covered under PLPA, 1900, if yes	No, a self-declaration in this regard submitted.

	then Status of the NOC w.r.t PLPA,1900.																															
8.	If the project falls within 10 km of ecosensitive area/ National Park/Wild Life Sanctuary. If yes, a) Name of ecosensitive area/ National Park/Wild Life Sanctuary and distance from the project site. b) Status of clearance from National Board for Wild Life (NBWL)	No, a self-declaration in this regard submitted No, a self-declaration in this regard submitted NA																														
9.	Classification/Land use pattern as per Master Plan	Layout plan approved by CTP vide letter no. 12390CTP/PB/MPR-13 dated 05.02.2021. Further, CLU for the total land area of 348.457 acres obtained from Department of Town & Country Planning, Punjab. The details of the CLU obtained has been mentioned in the approved layout plan.																														
10.	Cost of the project																															
	<table border="1"> <thead> <tr> <th>Sr No.</th> <th>Description</th> <th>Existing cost</th> <th>Proposed cost</th> <th>Total Cost (in Crores)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Land</td> <td>105.27</td> <td>50</td> <td>155.27</td> </tr> <tr> <td>2</td> <td>Building</td> <td>55.68</td> <td>24.32</td> <td>80</td> </tr> <tr> <td>3</td> <td>Plant & Machinery</td> <td>45.63</td> <td>24.37</td> <td>70</td> </tr> <tr> <td>4</td> <td>Others (landscaping & Development Cost)</td> <td>122.58</td> <td>66.33</td> <td>191.91</td> </tr> <tr> <td colspan="4" style="text-align: center;">Total</td> <td>497.18 Cr.</td> </tr> </tbody> </table>		Sr No.	Description	Existing cost	Proposed cost	Total Cost (in Crores)	1	Land	105.27	50	155.27	2	Building	55.68	24.32	80	3	Plant & Machinery	45.63	24.37	70	4	Others (landscaping & Development Cost)	122.58	66.33	191.91	Total				497.18 Cr.
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Total				497.18 Cr.																												
11.	Details of the plot area, built-up area and population as per the earlier Environmental Clearance granted to the project proponent and proposed expansion proposal.																															

Sr. No.	Description	As per earlier EC				As per proposed Expansion	
		Plot Area (Acres)	Built up area as per EC (Sq.m)	Built-up area constructed so far (Sq.m)	Population (No. of Persons)	Plot Area (Acres)	Built-up Area (Sq.m)
1	Residential plotted	79.89	32891.8952	678970.9114	19635	101.06 having 1763 plots	819858
2	Residential Group housing	25.62	234674.87	190859.11	8967	8.57	80768.53
3	Commercial	11.48	16444.229	73566.79	2902	32.41	204292.73
4	Public Facilities	17.44	2124	83087.43		14.781	74940.18
5	Roads & Pavement, Toilets etc	81.05	--	--	0	114.564	0
6	Green Area	14.56	--	--	0	18.712	0
7	EWS	13.38	--	--	5355	15.794	63908.35
8	Total	243.41 (Net Planned area=230 acres)	286135	1026484.24	36859	305.89 (Net Planned area=290.097 acres)	1243767.793

12. Details of the Water requirement and Wastewater generation as per the earlier Environmental Clearance granted to the project proponent and proposed expansion proposal.

Sr. No.	Description	As per earlier EC			As per proposed Expansion Plan		
		Population (No. of Persons)	Water Requirement (KLD)	Wastewater Generation (KLD)	Population (No. of Persons)	Water Requirement (KLD)	Wastewater generation (KLD)
1	Residential plotted	19635	2650.7	3194	26445@135 lpcd	3570	3956
2	Residential Group housing	8967	1210.5		2571@135 lpcd	347	
3	Commercial	2902	130.6		3241@45 lpcd	146	

4	Public Facilities				1478@20 lpcd	29	
5	Roads & Pavement , Toilets etc	0	0		0	0	
6	Green Area	0	728		0	416	
7	EWS	5355	723		6318@135 lpcd	853	
8	Total	36859	3992	3194	40053.00	4945	3956

Out of 4945 KLD of the total water requirement, 1634 KLD shall be met through recycled water and remaining 3311 KLD shall be met through groundwater.

3. Treatment and Disposal of the Wastewater generation during three seasons (Summer, Rainy, Winter):

The promoter company has installed 500 KLD of the STP at Sector- 116, 125 KLD of STP at Sector-118 and 340 KLD of STP for two no of group housing projects i.e Wellington Heights-I&II to treat the wastewater generated from the project. Now, there is a proposal to install one more module of STP of capacity 0.5 MLD at Sector-118 to treat the wastewater.

Sr. No	Season	Earlier EC				After Expansion			
		Total Waste Water Generation (KLD)	Flushing (KLD)	Green Area (KLD)	MC Sewer if any (KLD)	Total Waste Water Generation (KLD)	Flushing (KLD)	Green Area of 75717 sq.m (KLD)	MC Sewer if any (KLD)
1	Summer	3194	1188	728	1278	3956	1634	416	1906
2	Winter	3194	1188	88	1918	3956	1634	136	2185
3	Rainy	3194	1188	--	2006	3956	1634	38	2284

The project proponent has submitted a copy of the permission letter issued by GMADA vide Memo no. GMADA-D.E.(PH-1)-2014/349 dated 24.01.2014 vide which it has been informed that GMADA shall account for the water supply demand and sewage load for the project in Sector-117-118, Mohali as per the norms fixed by the Govt of India in sector 117-118, while designing the trunk sewer.

14. Rain water recharging detail

664635 m³/year rain water will be collected and Plot owners will provide the RWH systems individually. 100 rain water harvesting pits shall be provided to collect and recharge the groundwater.

5.	Solid waste generation and its disposal	<table border="1"> <thead> <tr> <th data-bbox="584 281 784 352">Description</th> <th data-bbox="784 281 930 352">Earlier EC</th> <th data-bbox="930 281 1117 352">Additional</th> <th data-bbox="1117 281 1411 352">Total after expansion</th> </tr> </thead> <tbody> <tr> <td data-bbox="584 352 784 474">MSW (Kg/day)</td> <td data-bbox="784 352 930 474">14164</td> <td data-bbox="930 352 1117 474">913</td> <td data-bbox="1117 352 1411 474">15077</td> </tr> </tbody> </table> <p data-bbox="584 474 1411 667">Solid wastes will be appropriately segregated (at source. by providing bins) into recyclable, Bio-degradable, and non-biodegradable components.</p>	Description	Earlier EC	Additional	Total after expansion	MSW (Kg/day)	14164	913	15077													
Description	Earlier EC	Additional	Total after expansion																				
MSW (Kg/day)	14164	913	15077																				
6.	Hazardous Waste & E-Waste	200-500 Ltr/annum shall be generated from the used oil from DG sets and the same will be sold to registered recyclers. Further, E-waste will be disposed of as per the E-waste (Management) Amendment Rules, 2018																					
17.	<p data-bbox="261 867 699 898">Energy Requirements & Saving</p> <table border="1"> <thead> <tr> <th data-bbox="261 898 443 961">Description</th> <th data-bbox="443 898 703 961">Details as per earlier EC</th> <th data-bbox="703 898 922 961">Additional</th> <th data-bbox="922 898 1344 961">Total after expansion</th> </tr> </thead> <tbody> <tr> <td data-bbox="261 961 443 1087">Power load (KW)</td> <td data-bbox="443 961 703 1087">22087</td> <td data-bbox="703 961 922 1087">34110</td> <td data-bbox="922 961 1344 1087">56197</td> </tr> <tr> <td data-bbox="261 1087 443 1243">D.G Sets (KVA)</td> <td data-bbox="443 1087 703 1243">140x1,200x2,250x3 & 625x1</td> <td data-bbox="703 1087 922 1243">125x1 & 250x1</td> <td data-bbox="922 1087 1344 1243">125x1,140x1,200x2,250x4, 625x1</td> </tr> </tbody> </table>			Description	Details as per earlier EC	Additional	Total after expansion	Power load (KW)	22087	34110	56197	D.G Sets (KVA)	140x1,200x2,250x3 & 625x1	125x1 & 250x1	125x1,140x1,200x2,250x4, 625x1								
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D.G Sets (KVA)	140x1,200x2,250x3 & 625x1	125x1 & 250x1	125x1,140x1,200x2,250x4, 625x1																				
18.	Action Plan for Green Belt Development	<p data-bbox="587 1251 1417 1327">It has been proposed to provide 16000 no of trees as per the 1 plant per 80 sq.m of the land area criteria.</p> <p data-bbox="587 1365 1341 1474">Total land area=305.88 acres (1237896.36 sqm) Required no of trees = 1237896.36 sqm/80=15473.7 Proposed no. of trees= 16000</p>																					
19.	Environment Management Plan along with Budgetary break up phase wise and responsibility to implement	<table border="1"> <thead> <tr> <th data-bbox="584 1516 654 1612">Sr. no</th> <th data-bbox="654 1516 997 1612">Description</th> <th data-bbox="997 1516 1190 1612">Capital Cost (Rs. in Lacs)</th> <th data-bbox="1190 1516 1411 1612">Recurring cost (Rs. in Lacs)</th> </tr> </thead> <tbody> <tr> <td colspan="4" data-bbox="584 1612 1411 1650">Construction Phase</td> </tr> <tr> <td data-bbox="584 1650 654 1705">1.</td> <td data-bbox="654 1650 997 1705">Medical Cum First Aid</td> <td data-bbox="997 1650 1190 1705">1.5</td> <td data-bbox="1190 1650 1411 1705">1.5</td> </tr> <tr> <td data-bbox="584 1705 654 1772">2.</td> <td data-bbox="654 1705 997 1772">Toilets for Sanitation System</td> <td data-bbox="997 1705 1190 1772">8.0</td> <td data-bbox="1190 1705 1411 1772">3.0</td> </tr> <tr> <td data-bbox="584 1772 654 1810">3.</td> <td data-bbox="654 1772 997 1810">Wind breaking curtains</td> <td data-bbox="997 1772 1190 1810">15.0</td> <td data-bbox="1190 1772 1411 1810">4.0</td> </tr> </tbody> </table>		Sr. no	Description	Capital Cost (Rs. in Lacs)	Recurring cost (Rs. in Lacs)	Construction Phase				1.	Medical Cum First Aid	1.5	1.5	2.	Toilets for Sanitation System	8.0	3.0	3.	Wind breaking curtains	15.0	4.0
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4.	Sprinklers for suppression of dust	15.0	3.0
5.	Sewage Treatment Plant	850	--
6.	Solid Waste Segregation & Disposal	20	--
7.	Green Belt including grass coverage	80	--
8.	RWHP	35	--
9.	Ambient Air Monitoring (Every Month)	--	3.0
10.	Drinking Water (Every Month)	--	3.0
11.	Noise Level Monitoring (Every Month)	--	1.0
	Total	1024.5	18.5
Operation Phase			
1.	Sewage Treatment Plant	--	12.0
2.	Solid Waste segregation & Disposal	--	25.0
3.	Green Belt including grass coverage	--	30
4.	RWHP	--	4.0
5.	Ambient Air Monitoring (Every 3 Months)	--	2.0
6.	Drinking Water (Every Month)	--	3.0
7.	Noise Level Monitoring (Every 3 Months)	--	0.50
8.	Treated Effluent Monitoring (6 Months)	--	0.50
	Total	--	77.0

1. During meeting, Sh. Mandeep Sharma submitted a copy of authority letter before the Committee, wherein Sh. Prince termed as Authorized Signatory has authorized Sh. Mandeep Sharma to attend the meeting of SEAC on 23.02.2022. The Authority letter submitted by the representative of the company was not found to be appropriate. The Committee directed that in future, the authority letter should be issued by the authorized person of the company. The representative of the Project Proponent agreed to the same.

2. Punjab Pollution Control Board (PPCB) vide letter no. 607 dated 20.01.2022 informed that the project proponent has applied for obtaining expansion in Environmental Clearance for total area of **306.95 acres** and total built up area of **1035200 sqm**. Further **as per the proposal** submitted, the project proponent proposed to expand/ add **454 plots**. However, **as per the site plan** submitted by the project proponent, the total no. of **720** (Residential @ 451 plots, Commercial SCOs @ 235 no. and Commercial Booths @ 34 no.). Further, **as per project report**, the total Residential Plots @ **1763**, **Group Housing @ 8.57 acres**, **EWS @ 15.79 acres**, **Commercial @ 32.41 acres** and **Public Building @ 14.78 acres**.

However, as per the application submitted for obtaining expansion in Environmental Clearance, the total land area has been mentioned as **305.88 acres** and total built up area as **1243767.78 sqm.**, which does not match with the figures mentioned by PPCB.

The Committee asked the Project Proponent to clarify the total land area, total built up area with the breakup of various components.

3. PPCB in the construction status report submitted vide letter no. 607 dated 20.01.2022 mentioned that the expansion site is divided in 7 different pockets. Out of the 7 pockets, the Project Proponent has started development of internal roads, sewer, street lights in 5 pockets with details as under:

Pocket 1 - The above pocket is located in Sector-92, SAS Nagar. The project proponent has earmarked its site with brick masonry / RCC pillars. **The project proponent is laying basic amenities i.e., development of internal roads, sewer, street lights etc. within the pocket** as observed during the visit. No other construction work started at the site as physically observed. The above pocket is being developed as a residential pocket i.e.residential plots @ 154 plots.

Pocket 2 - The above pocket is located opposite to the existing TDI Club in Sector-117, SAS Nagar. The above land is lying as a vacant land and is adjacent to the existing already developed TDI City. The above pocket is being developed as a commercial pocket i.e., commercial booths @ 34 rooms.

Pocket 3 - The above pocket is located in Sector-118, SAS Nagar just on existing PR-7, Airport Road, SAS Nagar. **The project proponent is laying basic amenities i.e., development of internal roads, sewer, street lights etc. within the pocket** as observed during the visit. No other construction work started at the site as physically observed. The above pocket is being developed as a commercial pocket i.e., commercial SCOs @ 70 no.

Pocket 4 - The above pocket is located in Sector-118, SAS Nagar on backside of existing commercial pocket of TDI City. **The project proponent is laying basic amenities i.e., development of internal roads, sewer within the pocket** as observed during the visit. The above land is adjacent to the existing already developed TDI City. No other construction work started at the site as physically observed. The above pocket is being developed as a residential pocket i.e. residential plots @ 55 no.

Pocket 5 - The above pocket is located in Sector-118, SAS Nagar on backside of existing commercial pocket of TDI City. **The project proponent is laying basic amenities i.e., development of internal roads, sewer, street lights etc. within the pocket** as observed during the visit. During the visit, it was observed that the **civil construction work of 3-4 houses was under process** in the said pocket. The above pocket is being developed as a residential pocket i.e., residential plots @ 242 no.

Pocket 6 - The above pocket is located in Sector-118, SAS Nagar. The site is located on L.H.S. of Chandigarh to Kharar Road. As per the representative, the above site is being developed as a commercial pocket. **Laying / construction of internal roads has just started.** No other construction work started at the site as physically observed. However, existing operational fuel station / CNG station falls within the 50 m of the proposed commercial pocket i.e., Pocket -6 (Marked as Commercial site-2 having 5.02 acres area on the site plan). The above pocket is being developed as a commercial pocket i.e., commercial sco's @ 65 no.

Pocket 7 - The above pocket is located near the existing TDI Club in Sector-117, SAS Nagar. The above land is lying as a vacant land and is adjacent to the existing already developed TDI City. The above pocket is being developed as a commercial pocket i.e., commercial sco's @ 100 no.

The Committee observed that the Project Proponent has started development activity without getting prior Environmental Clearance. The Committee asked the Project Proponent to submit reply in this regard.

4. The Committee observed that the Project Proponent has constructed built up area of 1026484.24 sqm. However, the Environmental Clearance was granted for built up area of 286135 sqm vide letter no. SEIAA/2015/5194 dated 01.10.2015. The Committee asked the Project Proponent to submit detailed reply in this regard.
5. The flushing water requirement after expansion mentioned as 1634 KLD was found to be incorrect. The Project Proponent shall submit the revised water balance after revising the flushing water requirement water as per NBC 2016, BIS Norms issued by CGWA.
6. The green area mentioned as 75717 sqm needs to be checked by the Project Proponent.
7. The Project Proponent shall submit the permission for abstraction ground water for earlier Environmental Clearance and present proposal.
8. The Project Proponent shall submit the coloured layout plan showing the area covered under the ambit of earlier Environmental Clearance granted and proposed area under expansion in different colours. Further, the components like residential plats, group housing, commercial, public facilities, EWS etc., shall be clearly marked in the land area for which the Environmental Clearance has already been granted and the proposed expansion land area.
9. The Project Proponent shall submit the details of occupancy in the area for which the EC has already been granted viz-a-viz the details of STPs already installed.

10. The Project Proponent presented the layout plan on the basis of which earlier EC was granted vide letter no. 5194 dated 01.10.2015. The Committee observed that as per the layout plan, 5 group housing projects are to be constructed. However, the construction activity has been carried out on 2 group housing projects only. The Project Proponent informed that the proposal was only to construct 2 group housing projects only. The Committee asked the Project Proponent to submit the detailed reply in this regard with supporting documents.
11. The Project Proponent has mentioned the solid waste generation as 15077 KG/day which will be appropriately segregated. The Committee observed that the Project Proponent has not proposed any treatment methodology for the treatment of municipal solid waste. The Committee asked the Project Proponent to provide the details for the treatment of municipal solid waste being generated from the project.
12. The total land area as per KML file was found to be 288 acres however the total land area after expansion as per application is 305.88 acres. The Committee asked the Project Proponent to check the same.
13. The Committee observed that the Project Proponent in 2014 was obtained permission for discharge of excess treated wastewater into MC sewer and the Project Proponent is now required to obtain latest permission from the competent authority allowing him to discharge treated wastewater into MC sewer as per expansion proposal. The Project Proponent submitted the service layout plan approved by GMADA in the year 2021, wherein the sewer lines joining the MC sewer were shown. The Committee, on perusal of the service layout plan, was not satisfied with the reply and asked the Project Proponent to earmark all the locations of joining the project sewer with GMADA sewer. The Project Proponent agreed to the same and informed the Committee that he shall submit the service layout plan showing the location of meeting points of project sewer with GMADA sewer in this regard.
14. The Project Proponent shall submit the revised Environment Management Plan by revising the cost for development of green belt and installation of sewage treatment plant.
15. The Project Proponent informed the total waste water generation shall be 3956 KLD, which shall be treated in STPs of capacity 500 KLD (2 no.), 125 KLD & 340 KLD with total capacity as 1465 KLD. The Committee observed the total capacity of STPs on very lower site against waste water generation of 3956 KLD. The Committee asked the Project Proponent to submit the revised capacity of STPs.
16. The Committee perused the certified compliance report furnished by Punjab Pollution Control Board and observed that most of the compliances were noted by the representative by the company for ensuring compliance. The Committee directed the Project Proponent to submit the progress of the conditions imposed in earlier Environmental Clearance granted to him. The Project Proponent agreed to

the same and informed the Committee that he shall submit the progress against each activity/condition.

17. The project proponent shall submit the layout plan duly authenticated showing that project does not fall within 10 Km from the Sukhna Wildlife Sanctuary.

After detailed deliberations, SEAC decided to defer the case till the Project Proponent submit the reply of the above-mentioned observations.

Item no. 215.04: Application for Environmental Clearance under EIA notification dated 14.09.2006 for the establishment of commercial Project namely "Central Street" at Sector 67, SAS Nagar (Mohali), (Punjab) by M/s Alaknanda Enterprises, (SIA/PB/MIS/235639/2021).

The project proponent has filed an application for obtaining Environment Clearance under EIA Notification, 2006 for the establishment of a commercial project "**Central Street" at Sector 67, SAS Nagar (Mohali), (Punjab)** with total project area 8197 Sqm and proposed built up area of 22441 Sqm. Project is covered under Activity 8(a) & Category 'B2' as per EIA notification-2006.

The project proponent submitted the Form I, 1A and other additional documents. The Project Proponent has deposited the processing fee amounting to Rs. 44,890/-. Rs.44,800/- paid vide NEFT No. KKBKH21294781555 dated 22.10.2021 and remaining Rs. 90/- paid vide IMPS201312396421 dated 13.01.2022, as verified by supporting staff SEIAA.

The Project Proponent undertake that the information given in the application are true to the best of his knowledge & belief and no facts have been concealed thereof. Further, he is aware that in case, if any information submitted was found to be false or misleading at any stage, the project will be rejected and clearance given, if any to the project will be revoked at their risk and cost.

The Project Proponent has submitted layout plan approved by Divisional Engineer, Public Health Division number 1, GMADA SAS Nagar in the year 2019 for the total covered area 10457.586 sqm as FAR area and Basement area as 2091.072 sqm, which sums upto 12548.65 sqm. Now, the Project Proponent has submitted conceptual plan proposing to construct the commercial project by increasing the built-up area from 12548.65 sqm to 22440.830 sqm.

PPCB was requested to send the latest construction status report of the project through e-mail on 22.11.2021. Punjab Pollution Control Board vide letter no. 521 dated 14.01.2022 has sent the latest construction status report with details as under:

In reference to above, it is submitted that the proposed site of the project was visited by officer of the Board on 13/12/2021 and the pointwise status report is as under:

1) The proposed site of the project is located on L.H.S. of Airport Road (PR-7), SAS Nagar when we approach from Kharar to Airport. The project proponent has partially demarcated

(with sheets) the boundaries of the project. The proposed project site is adjacent to the under construction / upcoming commercial project namely M/s CP.67 by M/s. AB Alcobev Pvt. Ltd., SAS Nagar.

2) The project proponent has started the civil construction work at the proposed site and has developed its office at the entrance of the project.

3) As per the boundary limits shown by the representative, it was observed that site falls within the limits of Municipal Corporation, SAS Nagar. As physically observed, there is no operational approved/consented industry such as rice sheller/ saila plant/ brick kiln/ stone crushing/ screening cum washing unit/ hot mix plant/ cement grinding unit within a radius of 500 m. There is no air polluting industry within a radius of 100 m from the boundary of the project site and there is no MAH industry within a radius of 250 m radius from the boundary of the proposed site. There is no jiggery unit, petrol pump within 50 m from the proposed project site.

4) The site of the project is conforming to the sitting guidelines laid down by the Govt. of Punjab, Department of Science Technology and Environment vide order dated 25/07/2008 as amended on 30/10/2009.

It is pertinent to mention here that the proposed site of the project is located adjacent to the N-choe, therefore, the project proponent may be directed to install the STP as well as develop the plantation area on the farthest end of the project away from the direction of N-choe so as to avoid any instance of advertent/ inadvertent discharge of treated / untreated effluent from the project into the N-choe and shall also take preventive measures during construction as well as after commissioning too. Further, it is intimated that the sewer line is already available near the project site.

Deliberations during 215th meeting of SEAC held on 23.02.2022.

The meeting was attended by the following:

1. Mr. Rajnish Singla, Partner M/s Alaknanda Enterprises.
2. Sh. Sital Singh, EIA coordinator, M/s Chandigarh Pollution Testing Laboratory, E-126, Phase-VII, Industrial Area, Mohali.
3. Mr. Deepak Gupta, Environmental Advisor.

SEAC allowed the Environmental Consultant of the Project Proponent to present the salient features of the project. He, thereafter, presented the case as under:

Sr. no	Item	Details
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1.	Name and Location of the project	"CENTRAL STREET" to be developed by M/s Alaknanda Enterprises located at Sector 67, SAS Nagar
2.	Project/activity covered under item of scheduled to the EIA Notification, 14.09.2006	8 a (Fresh EC)
3.	In case of expansion projects, whether granted EC earlier, if Yes, then provide its details	Earlier, the existing built-up area of the project is 12568 sqm for which EC was not required, now, the Project Proponent has proposed to increase the built-up area to 22441 sqm. Therefore, the project now attracts the provisions of EIA notification dated 14.09.2006.
4.	Whether the project is in critical polluted area or not.	No
5.	If the project involves diversion of forest land. If yes, a) Extent of the forest land. b) Status of the forest clearance.	No, self-declaration in this regard submitted.
6.	a) Is the project covered under PLPA,1900, if No but located near to PLPA area then the project proponent is required to submit NOC from the concerned DFO to the effect that project area does not	No, self-declaration in this regard submitted.

	<p>fall under the provision of PLPA Act, 1900.</p> <p>c) Is the project covered under PLPA, 1900, if yes then Status of the NOC w.r.t PLPA,1900.</p>	
7.	<p>If the project falls within 10 km of eco sensitive area/ National Park/Wild Life Sanctuary. If yes,</p> <p>c) Name of eco sensitive area/ National Park/Wild Life Sanctuary and distance from the project site.</p> <p>d) Status of clearance from National Board for Wild Life (NBWL).</p>	No
8.	<p>Classification/Land use pattern as per Master Plan</p>	<p>GMADA vide Memo No. EO/2019/26098 dated 02.05.2019 allotted the land area of 8093.71 sqm to M/s Alaknanda Enterprises Private Limited for Commercial purpose. A copy of letter issued by GMADA submitted. Also, GMADA vide earmarking certificate dated 21.10.2019 informed that the land area of 2.025 acres has been earmarked for carrying out the commercial activity.</p>
9.	<p>Cost of the project</p>	<p>130 Crore, including cost of the land as Rs. 81.45 crore, cost of the building as Rs. 48 crore and plant machinery as Rs. 0.55 crore.</p>

10.	Details of number of shops and offices to be constructed/developed in the commercial project for which Environment Clearance has been sought				
	SI. No.	Floor	Components (Number of shops/Offices)		
	Block A				
	1.	Ground Floor	18 showrooms		
	2.	1 st Floor	18 showrooms		
	3.	2 nd Floor	18 showrooms/offices		
	4.	3 rd Floor	18 showrooms/offices		
	5.	4 th Floor	17 showrooms/offices		
	Block B				
	1.	Ground Floor	8 showrooms		
	2.	1 st Floor	8 showrooms		
	3	2 nd Floor	8 showrooms/offices		
11.	Details regarding total population/occupant load				
	S. No.	Description	Built up Area (in sq. m.)	Criteria	No. of Persons as per the NBC Norms (Mercantile Category)
	Block A				
	1	Ground Floor	3054.32	6 sq.m. /person	510
	2	1 st Floor	2993.4	6 sq.m. /person	499
	3.	2 nd Floor	2993.4	10 sq.m. /person	299
	4.	3 rd Floor	2993.4	10 sq.m. /person	299
	5.	4 th Floor	1494.79	10 sq.m. /person	150
	Block B				
	1.	Ground Floor	512.80	6 sq.m. /person	86
	2.	1 st Floor	455.16	6 sq.m. /person	75
	3.	2 nd Floor	455.16	10 sq.m. /person	46

		Total Population	1964			
1.	Staff (@10 % of total population)		196			
2.	Visitors (@90 % of total population)		1767			
12. Break up of Water Requirements & source in Operation Phase:						
Water requirement @ Staff		196 persons @45 lit/day	9 M ³ /day			
Water requirement @ Floating population/Visitors		1767 persons @15 lit/day	26 M ³ /day			
Flushing water requirement		196 @ 20 lit/day and 1767 @ 10 lit/day	21 M ³ /day			
Total consumption of water			35 M ³ /day			
Total Discharge @ 80% to STP			28 M ³ /day			
13. Wastewater generation, treatment and disposal for summer, winter & rainy season:						
<p>The total water requirement for the project shall be 35 KLD, out of which 14 KLD shall be through ground water and remaining 21 KLD shall be met through recycled water. The Project Proponent has not obtained permission for abstraction of ground water has not been obtained. Total waste water generated will be 28 KLD, which will be treated in the STP of capacity 50 KLD to be installed in the project premises. Further, the breakup of the total water requirement, wastewater generation and treated wastewater utilization for three seasons is as under:</p>						
S No.	Season	Total Water requirement (KLD)	Fresh water (KLD)	Waste Water generation (KLD)	For Flushing (KLD)	GMADA Sewer (KLD)
1	Summer	35	14	28	21	7
2	Winter	35	14	28	21	7
3	Rainy	35	14	28	21	7
<p>GMADA vide allotment letter Memo No. EO/2019/26098 dated 02.05.2019 incorporated condition to the effect that the allottee shall be entitled for sewer and storm water connection in the main sewer & storm network developed by GMADA.</p>						
14.	Source of Water	GMADA vide allotment letter Memo No. EO/2019/26098 dated 02.05.2019 incorporated condition to the effect that GMADA shall provide domestic water connection and tertiary treated effluent to the allottee for use in flushing and gardening purposes.				

15.	Rain water recharging detail	4339 m ³ /year rain water will be collected by 3 recharging pits provided to recharge the rooftop rainwater of buildings after treatment through oil & Grease traps																																				
16.	Solid waste generation and its disposal	a) 393 kg/day (1964@0.2kg/day) b) Solid wastes will be appropriately segregated (at source. by providing bins) into recyclable, Bio-degradable Components, and non- biodegradable.																																				
17.	Hazardous Waste & E-Waste	Project Proponent did not submit any proposal in this regard.																																				
18.	Energy Requirements & Saving	a) 1900 KW from PSPCL. • b) Solar Light 10 No = 15 KWHD • Common area (150) lights replaced with LED = 81 KWHD • Total Energy saved/day = 96 KWHD																																				
19.	Block wise details of no. of trees to be planted in proposed greenbelt area (1500 Trees to be planted @ 10000 Sqm area):	The Project Proponent has not allocated green area to be developed within the project premises, however, it has been proposed that total number of 102 trees shall be planted as per the following calculation. 1 tree @ 225 sqm of built-up area= 22440.83/225 = 99.74 sqm. Required number of trees @ 99 Proposed number of trees @ 102																																				
20.	Environment Management Plan along with Budgetary break up phase wise and responsibility to implement	For both construction phase and operation phase, General Manager (Projects) will be responsible for implementation of the EMP. <table border="1"> <thead> <tr> <th>Sr. no</th> <th>Description</th> <th>Capital Cost (Rs. in Lacs)</th> <th>Recurring cost (Rs. in Lacs)</th> </tr> </thead> <tbody> <tr> <td colspan="4">Construction Phase</td> </tr> <tr> <td>1.</td> <td>Medical Cum First Aid</td> <td>0.5</td> <td>1.0</td> </tr> <tr> <td>2.</td> <td>Toilets for Sanitation System</td> <td>2.0</td> <td>1.0</td> </tr> <tr> <td>3.</td> <td>Wind breaking curtains</td> <td>5.0</td> <td>1.5</td> </tr> <tr> <td>4.</td> <td>Sprinklers for suppression of dust</td> <td>3.0</td> <td>1.5</td> </tr> <tr> <td>5.</td> <td>Sewage Treatment Plant</td> <td>25.0</td> <td>--</td> </tr> <tr> <td>6.</td> <td>Solid Waste Segregation & Disposal</td> <td>6.0</td> <td>--</td> </tr> <tr> <td>7.</td> <td>Green Belt including grass coverage</td> <td>2.0</td> <td>--</td> </tr> </tbody> </table>	Sr. no	Description	Capital Cost (Rs. in Lacs)	Recurring cost (Rs. in Lacs)	Construction Phase				1.	Medical Cum First Aid	0.5	1.0	2.	Toilets for Sanitation System	2.0	1.0	3.	Wind breaking curtains	5.0	1.5	4.	Sprinklers for suppression of dust	3.0	1.5	5.	Sewage Treatment Plant	25.0	--	6.	Solid Waste Segregation & Disposal	6.0	--	7.	Green Belt including grass coverage	2.0	--
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8.	RWHP	10.0	--
9.	Ambient Air Monitoring (Every Month)	--	3.0
10.	Drinking Water (Every Month)	--	2.4
11.	Noise Level Monitoring (Every Month)	--	0.5
	Total	53.50	10.90
Operation Phase			
1.	Sewage Treatment Plant	--	4.5
2.	Solid Waste segregation & Disposal	--	2.5
3.	Green Belt including grass coverage	--	2.0
4.	RWHP	--	1.0
5.	Ambient Air Monitoring (Every 3 Months)	--	3.0
6.	Drinking Water (Every Month)	--	2.4
7.	Noise Level Monitoring (Every 3 Months)	--	0.5
8.	Treated Effluent Monitoring (6 Months)	--	1.0
	Total	--	16.90

After detailed deliberations, SEAC decided to award '**Silver Grading**' to the project proposal and to forward the application of the project proponent to SEIAA with the recommendations to grant Environmental Clearance for obtaining Environment Clearance under EIA Notification, 2006 for the establishment of a commercial project "**Central Street**" at Sector 67, SAS Nagar (Mohali), (Punjab) with total project area 8197 Sqm and proposed built up area of 22441 Sqm, as per the details mentioned in the application proposal & subsequent presentation /clarifications made by the project proponent and his consultant subject to the following special condition along with other standard conditions: -

Special Condition:

- i. The Project Proponent shall develop 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 sq.m of the total project area. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles.
- ii. The project proponent shall plant tall saplings having height not less than 6 ft. The proponent shall make adequate provision of funds for raising the plantation and subsequent maintenance for three years in the Environment Management Plan.
- iii. The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.
- iv. The project proponent shall install the STP and develop the plantation area on the farthest end of the project away from the direction of N-choe so as to avoid any instance of advertent/ inadvertent discharge of treated / untreated effluent from the project into the N-choe and shall also take preventive measures during construction as well as after commissioning too.

I. Statutory compliances:

- i) The project proponent shall obtain all necessary clearances/ permissions from all relevant agencies including 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 structural safety of buildings, adequacy of firefighting equipment, etc. as per National Building Code including protection measures from lightening, 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 purpose 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 abstraction of ground water/ 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 Chief Controller of Explosives, Fire Department, 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 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 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 type of projects.
- xiii) The project proponent shall get the layout plans approved from the Competent Authority for the activities / establishments to be set up at project site 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 ambient air quality at the site.
- iii) The project proponent shall install 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 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, 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 area shall be prohibited. 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 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 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 DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the 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 National Building Code of India shall be complied with.
- xvi) Roads leading to or at 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 rain water.
- iii) Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done.
- iv) The total domestic water requirement for the project will be 35 KL/day, out of which fresh water demand of 14 KL /day shall be met through own tube well. Total fresh water use shall not exceed the proposed requirement as provided in the project details.
- v) a) The total wastewater generation from the project will be 28 KL/day, which will be treated in STP of capacity 50 KL/day to be installed within the project premises. As proposed, treated wastewater available at outlet of STP will be disposed as under: -

S No.	Season	Total Water requirement (KLD)	Fresh water (KLD)	Waste Water generation	For Flushing (KLD)	GMADA Sewer (KLD)
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				(KLD)		
1	Summer	35	14	28	21	7
2	Winter	35	14	28	21	7
3	Rainy	35	14	28	21	7

- b) Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.
- c) During construction phase, the project proponent shall ensure that the waste water being generated from the labour quarters/toilets shall be treated and disposed in 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 waste water and treated effluents shall be utilized for green area/plantation.
- vi) The project proponent shall ensure safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.
- vii) The quantity of fresh water 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.
- viii) 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 water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
- ix) 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.
- x) 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.
- xi) 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.

- xii) The project proponent shall also adopt the new/innovating 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 it a part of the environmental management plans / building plans so as to reduce the water consumption/ground water abstraction.
- xiii) The project proponent will provide plumbing system for reuse of treated wastewater for flushing/other purposes etc. and will colour code the different pipe lines carrying water/wastewater from different sources / treated wastewater as follows:

Sr. No	Nature of the Stream	Color code
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 grey water	Green with strips
g)	Storm water	Orange

- xiv) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and adopting other best practices.

- xv) The CGWA provisions on rain water harvesting should be followed. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of plot area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. As per the proposal submitted by the project proponent, 8 no. rain water recharge pits have been proposed for ground water recharging as per the CGWB norms. The ground water shall not be withdrawn without approval from the Competent Authority.
- xvi) All recharge should be limited to shallow aquifer.
- xvii) No ground water shall be used during 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 site.
- xviii) Any ground water 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 ground water abstraction or dewatering.
- xix) The quantity of fresh water 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.
- xx) Sewage shall be treated in the STP with tertiary treatment. 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 storm water drain.
- xxi) No sewage or untreated effluent would be discharged through storm water drains. Onsite sewage treatment with capacity to treat 100% waste water 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 waste water 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.

- xxii) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxiii) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed 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 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 construction phase. Adequate measures shall be made to reduce noise levels during construction phase, so as to conform to the stipulated standards by CPCB/SPCB.
- ii) Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
- iii) Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs 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 day lighting 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 installation of LEDs for lighting the area outside the building should be 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 roof top area shall be used for generating Solar power for lighting in the apartments so as to reduce the power load on grid. 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 project shall be obtained.
- ii) Disposal of muck during construction phase should not create any adverse effect on the neighbouring communities and should be safely disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- iii) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- iv) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- v) Any hazardous waste generated during construction phase, shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- vi) 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 environment friendly materials.
- vii) Fly ash should be used as 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.

- viii) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- ix) 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 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 planting of 102 trees (@1 tree/225 Sqm of Total Built up Area) in the project area at the identified location, as 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. The plants shall be protected and maintained by the project proponent or Residents Welfare Association, as the case may be, even after three years. 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.
- iii) Where the trees need to be cut with prior permission from the concerned local Authority, 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.
- iv) 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 plantation of the proposed vegetation on site.

- v) 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.
- vi) The green belt along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for commercial land use.

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 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in 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 National Building Code of India should be followed.
- iii) 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, 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 on a regular basis.
- 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 for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation 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 / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
- ii) A separate Environmental Cell both at the project and company head quarter 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) Action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year-wise funds earmarked for environmental protection measures shall be kept in separate accounts and will not be diverted for any other purpose. The project proponent shall spend the minimum amount of Rs. 53.50 Lacs towards the capital cost and Rs. 10.90 Lacs/annum towards recurring cost in the construction phase of the project and Rs. 16.90 lacs as recurring cost in the operation phase including the environmental monitoring cost as per the details given as under:

Sr. no	Description	Capital Cost (Rs. in Lacs)	Recurring cost (Rs. in Lacs)
Construction Phase			
1.	Medical Cum First Aid	0.5	1.0
2.	Toilets for Sanitation System	2.0	1.0
3.	Wind breaking curtains	5.0	1.5
4.	Sprinklers for suppression of dust	3.0	1.5
5.	Sewage Treatment Plant	25.0	--
6.	Solid Waste Segregation & Disposal	6.0	--
7.	Green Belt including grass coverage	2.0	--
8.	RWHP	10.0	--
9.	Ambient Air Monitoring (Every Month)	--	3.0
10.	Drinking Water (Every Month)	--	2.4
11.	Noise Level Monitoring (Every Month)	--	0.5
	Total	53.50	10.90
Operation Phase			
1.	Sewage Treatment Plant	--	4.5
2.	Solid Waste segregation & Disposal	--	2.5
3.	Green Belt including grass coverage	--	2.0
4.	RWHP	--	1.0
5.	Ambient Air Monitoring (Every 3 Months)	--	3.0
6.	Drinking Water (Every Month)	--	2.4
7.	Noise Level Monitoring (Every 3 Months)	--	0.5
8.	Treated Effluent Monitoring (6 Months)	--	1.0
	Total	--	16.90

The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of the environmental management plan is transferred to the occupier under intimation to SEIAA, Punjab. Year-wise progress of implementation of the action plan shall be reported to the Ministry/Regional Office along with the Six-monthly Compliance Report.

XI. Validity

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

XII. Miscellaneous

- i) The project proponent shall obtain 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 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 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, commitment 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 Project Proponent shall use water efficient fixtures to reduce water consumption.
- ii) The Project Proponent shall provide treatment by providing ultra-filtration to treat the wastewater up to tertiary level.
- iii) The Project Proponent shall develop 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 225 sqm of the total built-up area. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles.
- iv) The project proponent shall plant tall saplings having height not less than 6 ft. The proponent shall make adequate provision of funds for raising the plantation and subsequent maintenance for three years in the Environment Management Plan.

- v) The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.
- vi) 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 rain water etc is not impeded or disrupted in any manner.

Item no. 215.05: Application for Environmental Clearance under EIA notification dated 14.09.2006 for the establishment of group housing Project namely "Sheesh Mahal Sky Line" at Pocket-A of the already developed residential colony namely Sheesh Mahal, Dab wali Road, Bathinda, (Punjab) by M/s Sheesh Mahal Developers Limited, (SIA/PB/MIS/253518/2022).

The project proponent has filed an application for the establishment of group housing Project namely "Sheesh Mahal Sky Line" at Pocket- A of the already developed residential colony namely Sheesh Mahal, Dab wali Road, Bathinda, (Punjab) with total project area 12556.580 Sqm and proposed built up area of 40569.997 Sqm. Project is covered under Activity 8(a) & Category 'B2' as per EIA notification-2006.

The Project Proponent has proposed to construct the residential group housing project in pocket A of the existing residential colony Sheesh Mahal which has already been established on Dabwali road, Bathinda, Punjab in 43.11 acres of land. The permission for CLU for the total land area of 43.11 acres of Village Haziratan and Patti Jhuti for residential purpose from industrial in the Master Plan of the Bathinda Town has been accorded by Department of Housing & Urban Development vide its letter No. 4740/SP-432 dated 25.08.2005. The existing colony has residential plots, commercial plots, site for sports. Now, there is planning to construct residential group housing project in the township in an area of 3.10 acres (12556.580 sqm).

The project proponent submitted the Form I, 1A and other additional documents. The Project Proponent has submitted copy of layout plan approved from Municipal Town Planner, Municipal Corporation Bathinda approved vide file No. 7095 dated 17.12.2021.

The cost of the project is Rs. 39.64 Cr. The Project Proponent has deposited the processing fee amounting to Rs.81,140/- through NEFT No. PUNBH22024182758 dated 24.01.2022, as verified by supporting staff SEIAA.

The Project Proponent undertake that the information given in the application are true to the best of his knowledge & belief and no facts have been concealed thereof. Further, he is aware that in case, if any information submitted was found to be false or misleading at any stage, the project will be rejected and clearance given, if any to the project will be revoked at their risk and cost.

PPCB was requested to send the latest construction status report of the project through e-mail on 07.02.2022.

Punjab Pollution Control Board vide letter no. 681-84 dated 22.02.2022 has sent the latest construction status report with details as under:

The site was visited by EE along with AEE of Regional Office, Bathinda on 21.02.2022 and observed that the proposed site was earlier a part of existing residential colony namely M/s Sheesh Mahal Enclave, developed by the project proponent in an area of 43.11 acres, which has been granted consents to operate under the provisions of the Water Act, 1974 & Air Act, 1981 and the same are valid up to 30.09.2023. The project proponent had earlier proposed to develop commercial activities in the proposed area i.e. 3.10 area and now a group housing project has been proposed in this piece of land. The point wise reply of the desired report is as under:-

Sr. No.	Description	Reply
1.	Construction status of the proposed project. Please send the clear-cut report as to whether construction has been started for the project except securing the land.	The project proponent has not started the construction work at the proposed site.
2.	Status of physical structures within 500 m radius of the site including the status of industries, drain, river, eco-sensitive structure if any.	Detail of physical structures within 500 mtr. Radius of the proposed site: - 1. The boundary of New Focal Point, Dabwali Road, Bathinda (nearest corner) exists at a distance of 78 mtrs., however water works has been constructed at the nearest corner of the proposed site, whereas nearest air polluting industry in the said focal point exists at a distance of more than 100 mtrs. From the proposed site. 2. An industry under green category namely M/s Amar Soap Factory falls within 100m from the proposed site. 3. No drain, river, eco-sensitive criteria for setting up of such type of projects.
3.	Whether the site is meeting the prescribed criteria for setting up of such type of projects. Please send a clear-cut recommendation.	Site is meeting with prescribed criteria for setting up of such type of projects.

Deliberations during 215th meeting of SEAC held on 23.02.2022.

The meeting was attended by the following:

- (i) Mr. Tarun Bahal, General Manager on the behalf of Project Proponent.
- (ii) Dr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt Ltd.
- (iii) Mrs. Simranjit Kaur, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

SEAC allowed the Environmental Consultant of the Project Proponent to present the salient features of the project. He, thereafter, presented the case as under:

S. No.	Description	Details	
1.	Name & Location of the project	Group Housing project namely "Sheesh Mahal Skyline" to be developed in pocket A of the existing residential colony namely "Sheesh Mahal" already established on Dabwali road, Bhatinda, Punjab by M/s Sheesh Mahal Developers Ltd.	
2.	Project/activity covered under item of scheduled to the EIA Notification, 14.09.2006	The project falls under S.No. 8(a) - 'Building & Construction Project' as the built-up area of the project is 40,569.997 sq.m.	
3.	Copy of the Master plan duly marked with the project site	The project falls in Residential zone as per Proposed Landuse Plan of Bhatinda. However, change in land use was issued by Department of Housing & Urban Development vide its letter no. 4740/SP 432 dated 25.08.2005.	
4.	Details as per CLU certificate like Khasra no., Project area		
	Khasra No.	Area details (In Sqm)	Ownership/Lease
	3852/2, 3829, 3852/4, 3830, 3856, 3851, 3851, 3850, 3831, etc.	12,556.580 sq.m. (or 3.10 acres).	M/s Sheesh Mahal Developers Ltd.
5.	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.	List of directors, MOA of M/s Sheesh Mahal Developers Ltd. submitted.	

6.	Whether the proposal involves approval/clearance under the Forest (Conservation) Act, 1980	No, self-declaration in this regard has been submitted.																																												
7.	Does the project cover under PLPA, 1900	No																																												
8.	If the project falls within 10 km of eco-sensitive area/ National park/Wild Life Sanctuary. If yes, a. Name of eco-sensitive area/ National park/Wild Life Sanctuary and distance from the project site. c. Status of clearance from the National Board for Wild Life (NBWL)	No, Eco-sensitive area/ National park/ Wild Life Sanctuary falls within 10 km of the project site.																																												
9.	Detail of various components																																													
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			Landscaping in Monsoon:1				
	11.	Surplus treated water	Summer: 43 Winter: 53 Monsoon: 56			KLD	
	12.	Rain Water Harvesting Potential	134			m ³ /hr	
	13.	Proposed Parking	397			ECS	
	14.	Municipal Solid Waste Generation	383 (@ 0.4 kg/capita/day for residential & @ 0.2 kg/capita/day for floating population)			kg/day	
10.	Breakup of Water Requirements & source in Operation Phase (Summer, Rainy, Winter):						
	S.No.	Season	Freshwater	Reuse water		Total (KLD)	
			Domestic (KLD)	Flushing (KLD)	Green area (KLD)	HVAC (KLD)	
	1.	Summer	84	43	14	0	141
	2.	Winter	84	43	4	0	131
	3.	Rainy	84	43	1	0	128
	S.No.	Description	Source of water				
	1.	Domestic	Borewell & canal supply				
	2.	Flushing purposes	Treated water				
	3.	Green area	Treated water				
11.	Details of acknowledgement of application filed to CGWA /Competent Authority for obtaining permission for abstraction of ground water		<p>Water supply will be provided from Canal supply & one existing borewell located at adjoining residential plotted project namely "Ganpati Enclave" & Ganpati Enclave Phase-I".</p> <p>Permission from PWRDA has been obtained in the name of residential project "Ganpati Enclave" & Ganpati Enclave Phase-I" for abstraction of 268 KLD of ground water.</p> <p>A copy of agreement executed between M/s Ganpati Estates & M/s Sheesh Mahal Developers Limited and Executive Engineer, Bathinda Canal Division, Bathinda submitted.</p> <p>Further, a copy of MOU executed between M/s Ganpati Estates & M/s Sheesh Mahal Developers Limited, however, it has not been mentioned that the water demand of the colony to be developed by the latter shall be met through borewell located in the housing project of the former company.</p>				

12.	Details of Wastewater generation, Treatment facility & its Disposal arrangements in Operation Phase and if waster water being disposed in MC sewer then also mention the details of NOC from competent authority	<p>During Operation Phase, total wastewater generation will be 102 KLD which will be treated in already installed STP of 1350 KLD capacity in residential colony Sheesh Mahal.</p> <p>The details of the breakup of the utilization of wastewater is as under: -</p> <table border="1" data-bbox="751 527 1458 743"> <thead> <tr> <th>Season</th> <th>Flushing (KLD)</th> <th>Green area (KLD)</th> <th>Excess Disposal* (KLD)</th> </tr> </thead> <tbody> <tr> <td>Summer</td> <td>43</td> <td>14</td> <td>43</td> </tr> <tr> <td>Winter</td> <td>43</td> <td>1</td> <td>53</td> </tr> <tr> <td>Monsoon</td> <td>43</td> <td>1</td> <td>56</td> </tr> </tbody> </table> <p>* Remaining to be utilized for green area of residential colony Sheesh Mahal and excess is discharged to MC sewer.</p>				Season	Flushing (KLD)	Green area (KLD)	Excess Disposal* (KLD)	Summer	43	14	43	Winter	43	1	53	Monsoon	43	1	56
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Summer	43	14	43																		
Winter	43	1	53																		
Monsoon	43	1	56																		
13.	Details of Rainwater recharging/ Harvesting (m ³ /hr) proposal & technology proposed to be adopted	Ground water recharging will be done by provisions of rain water recharging pits so as to compensate the abstraction of ground water. 3 rain water recharging pits are proposed.																			
14.	Details of Solid waste generation (Qty), treatment facility and its disposal arrangement	During Operation Phase, about 383 kg/day (@ 0.4 kg/capita/day for residential and @ 0.2 kg/capita/day for floating) of solid waste will be generated. The solid waste shall be duly segregated into biodegradable and non-biodegradable components. A separate area has already been earmarked for segregation of solid waste in the layout plan. Biodegradable waste will be composted by use of one Mechanical Composter of 200 kg.																			
15.	Detail of DG sets	S. No.	Description	Unit	Proposed																
		1.	Power load	KVA	1,440																
		Total 2 DG sets of overall capacity of 500 KVA (i.e. 2 DG sets of capacity 250 KVA each) will be installed as power back up for standby use for emergency purposes.																			
16.	Air pollution control device details	DG set shall be with in-built acoustic enclosure as approved by CPCB and conforming to MoEF Notification.																			

17.	Energy Requirements & Saving	Use of LEDs are proposed in all common areas and the residents shall be educated about the huge savings in their electricity bills, if they use the LED. solar panels have been proposed on the roof top of the towers. The total area covered by solar panels will be 1,107.93 sq.m. which is @ 30% of roof top area which will generate 92.3 KW of power generation.			
18.	Details of Environmental Management Plan				
	Sr. No	Environmental Protection Measures	Capital Cost Lakh	Rs.	Recurring Cost Rs. Lakh
	1.	Construction Phase	64		9
	2.	Operational Phase	-		9.5
EMP budget details during construction phase is given below:					
	S.No.	Title	Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	
	1.	Air Pollution Control (tarpaulin sheets/ barricading, water sprinklers, etc.)	5	0.5	
	2.	Water Pollution Control	2	1	
	3.	Noise Pollution Control	1	0.5	
	4.	Landscaping	1	0.5	
	5.	Solid Waste Management (Mechanical composter of 200 kg)	10	1.5	
	6.	Rain water Recharging (3 pits)	6	1	
	7.	Energy Conservation (LED lights in common areas, solar panels, etc.)	30	2	
	8.	Miscellaneous (Appointment of Consultants & Management of Environment Cell)	9	2	
	Total		64 Lakhs	9 Lakhs	
EMP budget details during operation phase is given below:					
	S.No.	Title	Recurring Cost		

		(in Lakhs per Annum)
1.	Air Pollution Control (tarpaulin sheets/ barricading, water sprinklers, etc.)	0.5
2.	Water Pollution Control	1
3.	Noise Pollution Control	0.5
4.	Landscaping	1.5
5.	Solid Waste Management (Mechanical composter of 200 kg)	1
6.	Rain water Recharging (3 pits)	1
7.	Energy Conservation (LED lights in common areas, solar panels, etc.)	2
8.	Miscellaneous (Appointment of Consultants & Management of Environment Cell)	2
Total		9.5 Lakhs
19.	<p>a. Details of Corporate Environmental Responsibility (CER) indicating various activities to be undertaken as per the provision of OM dated 01.05.2018</p> <p>b. Details of NOC from the village Sarpanch, Certificate from the School Principal & concerned Govt. Departments etc.</p>	<p>M/s Sheesh Mahal Developers will be responsible for implementation of CER (Corporate Environmental Responsibility) as well as Environment Management Plan (EMP) till the project is handed over. Rs. 1.5 crores will be spent on CER activity by providing 51 nos. of flats to weaker sections.</p>
20.	<p>Details of green belt development shall include following:</p> <p>a) No. of tree to be planted against the requisite norms.</p> <p>b) Percentage of the area to be developed.</p>	<p>a) Trees required = @1 Tree per 80 sq.m. of plot area = $12,556.580 / 80 = 157$ trees Trees proposed = 160 trees will be planted</p> <p>b) Total organized green area measures 2455.505 sq.m. i.e. 19.56% of the total plot area which area will be covered under parks within the project premises.</p>

During meeting, the Committee examined the proposal and observed that the proposed group housing project shall be established in the pocket of 3.1 acres in the residential colony namely "Sheesh Mahal" already developed by M/s Sheesh Mahal Developers Limited in the total land area of 43.11 acres. The Committee asked the Project Proponent that as to whether the promoter company M/s Sheesh Mahal Developers Limited has obtained Environmental Clearance for the residential plotted colony of 43.11 acres or not. The Project Proponent informed the Committee that public hearing for the said project was held on 18.07.2006 however, no Environmental Clearance was issued to the said project. The Committee was not satisfied with the reply given by the Project Proponent.

The Committee further observed that the water demand of the residential colony shall be met through canal water as well as through borewell already installed at the adjoining residential colony developed by M/s Ganpati Estates. The Committee asked the Project Proponent to submit the details of water consumption to be met through borewell or through canal water for the proposed project as well as for M/s Ganpati Estates and M/s Sheesh Mahal Developers Limited based on their occupancy. The Project Proponent agreed to provide the said details.

The Committee examined the proposal for discharge of excess treated wastewater into MC sewer and observed that the promoter company has not obtain latest permission for discharging the treated wastewater likely to be generated from group housing project from the competent authority.

The Committee further observed that the capital as well as recurring cost of EMP proposed for development of green belt is on lower side. The Committee asked the Project Proponent to revise the same.

After detailed deliberations, SEAC decided to defer the case till the Project Proponent submit the reply of the below mentioned observations:

1. The Project Proponent shall submit the reply for not obtaining the Environmental Clearance for the residential project namely "Sheesh Mahal" developed by M/s Sheesh Mahal Developers Limited.
2. The Project Proponent shall submit the details of water consumption to be met through borewell or through canal water for the proposed project as well as for M/s Ganpati Estates and M/s Sheesh Mahal Developers Limited based on their occupancy.
3. The Project Proponent shall submit latest permission for discharge of treated wastewater into MC sewer.
4. The Project Proponent shall submit the revised EMP after incorporating the capital and recurring cost for green area development.

Item No 215. 06: Application for obtaining Environmental Clearance under EIA notification dated 14.09.2006 for carrying out the expansion of a Group Housing project namely "Hermitage Centralis" located at Zirakpur, Tehsil Dera Bassi, District SAS Nagar, Punjab, by M/s Hermitage Infra Developers (Proposal No. SIA/PB/MIS/254713/2022).

The project proponent was granted Environmental Clearance vide SEIAA/2018/1252 dated 07.09.2018, for the Group Housing project namely "Hermitage Centralis" located at Zirakpur, Tehsil Dera Bassi, District SAS Nagar. The said EC was granted for construction of total number of 452 flats in the total land area of 29054 sqm and total built up area 75143 sqm.

Now, the project proponent has submitted an application for obtaining expansion in Environmental Clearance for constructing additional number of 134 flats by increase in the land area to 29150 sqm and built up area from 75143 sqm to 80092 sqm. The Project is covered under activity 8 (a) and category B2 of the schedule appended with the EIA notification dated 14.09.2006.

The project proponent has submitted the Form 1, conceptual layout plan and additional documents. The Project Proponent has deposited Rs. 9900/- through UTR no. SBIN221170669580 dated 19.06.2021, as verified by supporting staff SEIAA.

The Project Proponent undertake that the information given in the application are true to the best of his knowledge & belief and no facts have been concealed thereof. Further, he is aware that in case, if any information submitted was found to be false or misleading at any stage, the project will be rejected and clearance given, if any to the project will be revoked at their risk and cost.

PPCB vide letter no. 491 dated 12.01.2022 has submitted certified compliance report of the conditions of the previous Environment Clearance which was granted to the Project Proponent.

Deliberations during 215th meeting of SEAC held on 23.02.2022.

The meeting was attended by the following:

1. Mr. Himanshu, Project Incharge on behalf of the Project Proponent.
2. Sh. Sandeep Singh, Consultant, M/s Chandigarh Pollution Testing Laboratory, E-126, Phase-VII, Industrial Area, Mohali.
3. Mr. Deepak Gupta, Environmental Advisor.

SEAC allowed the Environmental Consultant of the Project Proponent to present the salient features of the project. He, thereafter, presented the case as under:

Sr. No.	Item	Details
1.	Online Proposal No.	SIA/PB/MIS/254713/2022
2.	Name and Location of the project	"Hermitage Centralis Zirakpur, District SAS Nagar, Mohali.
3.	Project/activity covered under item of scheduled to the EIA Notification, 14.09.2006	8 a (Expansion)
4.	Whether the project is in critical polluted area or not.	None
5.	If the project involves diversion of forest land. If yes, a) Extent of the forest land. b) Status of the forest clearance.	No, self-declaration in this regard has been submitted.
6.	a) Is the project covered under PLPA,1900, if No but located near to PLPA area then the project proponent is required to submit NOC from the concerned DFO to the effect that project area does not fall under the provision of PLPA Act, 1900. b) Is the project covered under PLPA, 1900, if yes then Status of the NOC w.r.t PLPA,1900.	Not applicable
7.	If the project falls within 10 km of Eco sensitive area/ National park/Wild	No, self -declaration to the effect that the Project does not fall within the 10 km of the eco-sensitive area submitted.

	Life Sanctuary. If yes, a) Name of Eco sensitive area/ National park/Wild Life Sanctuary and distance from the project site. b) Status of clearance from National Board for Wild Life (NBWL).	NA NA																																																								
8.	Classification/Land use pattern as per Master Plan	Residential																																																								
9.	Cost of the project	<table border="1"> <thead> <tr> <th>Description</th> <th>Existing</th> <th>Proposed</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Land</td> <td>42 Crore</td> <td>--</td> <td>42 Crore</td> </tr> <tr> <td>Building</td> <td>48 Crore</td> <td>05 Crore</td> <td>53 Crore</td> </tr> <tr> <td>Total</td> <td>90 Crore</td> <td>5 Crore</td> <td>95 Crore</td> </tr> </tbody> </table>	Description	Existing	Proposed	Total	Land	42 Crore	--	42 Crore	Building	48 Crore	05 Crore	53 Crore	Total	90 Crore	5 Crore	95 Crore																																								
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10.	Total Plot area, Built up Area and Green area	<p>The Project Proponent proposed to construct 586 number of flats in the land area of 29150 sqm. Further, the relevant details pertaining to the existing and proposed land area and built-up area is as under:</p> <table border="1"> <thead> <tr> <th colspan="2">Existing</th> <th>Proposed</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Land</td> <td>29054 sqm</td> <td>96 sqm</td> <td>29150 Sqm</td> </tr> <tr> <td>Built-up area</td> <td>75143 sqm</td> <td>4949 sqm</td> <td>80092 sqm</td> </tr> <tr> <td>Green Area</td> <td>6426 Sqm</td> <td>--</td> <td>6426 Sqm</td> </tr> </tbody> </table>	Existing		Proposed	Total	Land	29054 sqm	96 sqm	29150 Sqm	Built-up area	75143 sqm	4949 sqm	80092 sqm	Green Area	6426 Sqm	--	6426 Sqm																																								
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			B15	S+8	15
			B16	S+8	15
			B17	S+8	15
			B18	S+8	15
			B19	S+8	15
			B20	S+8	15
			B21	S+8	15
		<i>Block-C</i>	C1	S+7	13
			C2	S+7	13
			C3	S+7	13
			C4	S+7	13
		<i>Block-D</i>	D1	S+14	27
			D2	S+14	27
		<i>Block-E</i>	E1	S+8	30
			E2	S+8	30
Total No. of 3BHK=504					
Total No. of 3+1BHK=54					
Total No. of 4BHK=28					
Total No. of Flats = 586					
12.	Details of Water requirement, waste water generation & utilization and solid waste generation as per the existing Environmental Clearance and proposed application.	Description	Existing	Proposed	
		Domestic Water requirement	2260 persons @ 135 lpcd = 305 KLD	2930 persons @ 135 lpcd = 396 KLD	
		Waste water generation	244 KLD	317 KLD	
		Flushing water requirement	2260 persons @ 45 lpcd = 101 KLD	2930 persons @ 45 lpcd = 131 KLD	
		Solid Waste generation	2260 persons @ 0.4 Kg/day = 904 Kg/day	2930 persons @ 0.4 kg/day = 1172 kg/day	
13.	Population (when fully operational) Break up of Water Requirements & source in Operation Phase (Summer, Rainy, Winter):				

No of flats 586 Flats	586 flats@ 5 residents each per flat	2930 Persons					
Flats Population	2930 @ 135 lit./day	396 M ³ /day					
Green Area	6426 Sqm @5.5 ltr/sqm	35 M ³ /day					
Total Water Requirement		431 M ³ /day					
Domestic water required		396 M ³ /day					
Total Flow to STP@ 80%	(Domestic water)	317 M ³ /day					
Total domestic Water Requirement – 396 KLD							
Sr. No.	Season	Total Water Consumption (KLD)	Wastewater generation (KLD)	Treated Wastewater generation (KLD)	Reuse for Flushing (KLD)	Green Area @ 6426 sqm requirement (KLD)	Sewer Disposal (KLD)
1.	Summer	396	317	317	131	35	151
2.	Winter	396	317	317	131	11	175
3.	Rainy	396	317	317	131	3	183
<p>a) The Project Proponent has submitted an acknowledgement received from PWRDA for submission of application for abstracting 265 KLD of ground water.</p> <p>b) The Project Proponent has submitted a copy certificate issued by EO, MC Zirakpur vide letter no. 45/BB dated 05.04.2018, vide which it has been informed that the treated wastewater to be generated from 350 KLD of STP can be connected with the main sewer line of MC Zirakpur after obtaining the completion certification and deposition of requisite charges by the Project Proponent.</p>							
14.	Source of Water during construction phase	<ul style="list-style-type: none"> Treated waste water will be used in the construction (From nearby project STP) Recirculation of treated water 					
15.	Rain water recharging detail	Rain water will be collected in 9 number of RWH pits and the said water shall be utilized for recharging ground water.					
16.	Solid waste generation and its disposal	<p>a) 1172 kg/day</p> <p>b) Solid wastes will be appropriately segregated (at source. by providing bins) into recyclable, Bio-degradable Components, and non- biodegradable. Mechanical Composter for treatment of biodegradable shall be installed.</p>					
17.	Hazardous Waste & E-waste	Used oil from DG sets @ 50-100 lit/annum will be sold to registered recyclers and E-waste will be disposed of as per the E-waste (Management) Amendment Rules, 2018.					
18.	Energy Requirements & Saving	<p>a) The existing Power load for the project is 2350 KW and proposed load is 640 KW, which sums up to 2990 KW.</p> <p>b) 1 x 500 KVA, 2x240, 1x 125 KVA</p> <p>Saving measures:</p> <ul style="list-style-type: none"> Solar Light 15 No= 37 KWHD Common area (500) lights replaced with LED = 270 KWHD 					

		• Total Energy saved/day= 307 KWHD			
19.	Block wise details of no. of trees to be planted in proposed greenbelt area(1500 Trees to be planted @ 10000 Sqm area):	1 tree @ 225 sqm of built up area= 80092/225 = 356 sqm. Required number of trees @ 356 Proposed number of trees @ 375			
20.	Environment Management Plan along with Budgetary break up phase wise and responsibility to implement	During construction phase Partner will be responsible and during operation phase, Partner Will be responsible for implementation of the EMP.			
		Sr. no	Description	Capital Cost (Rs. in Lacs)	Recurring cost (Rs. in Lacs)
		Construction Phase			
		1.	Medical Cum First Aid	0.5	1.0
		2.	Toilets for Sanitation System	2.0	1.0
		3.	Wind breaking curtains	7.0	1.5
		4.	Sprinklers for suppression of dust	2.0	1.5
		5.	Sewage Treatment Plant	75	--
		6.	Solid Waste Segregation & Disposal	18	--
		7.	Green Belt including grass coverage	15	--
		8.	RWHP	06	--
		9.	Ambient Air Monitoring (Every Month)	--	3.0
		10.	Drinking Water (Every Month)	--	2.4
		11.	Noise Level Monitoring (Every Month)	--	0.5
			Total	125.5	10.9
		Operation Phase			
		1.	Sewage Treatment Plant	--	06
		2.	Solid Waste segregation & Disposal	--	05
		3.	Green Belt including grass coverage	--	07
		4.	RWHP	--	02

		5.	Ambient Air Monitoring (Every 3 Months)	--	03
		6.	Drinking Water (Every Month)	--	2.40
		7.	Noise Level Monitoring (Every 3 Months)	--	0.5
		8.	Treated Effluent Monitoring (6 Months)	--	01
		Total		--	25.90

During meeting, the project proponent submitted the copy of permission for Change of Land Use (CLU) for the total land area of 34 bigha, 17 biswa & 6 biswasi (29162 sqm) issued by Competent Authority Local Govt. Patiala under PAPRA vide letter No. 11979 dated 04.06.2018. The Committee perused the same and took a copy of same on record. A copy of the same is attached as **Annexure-A**. The Project Proponent submitted a copy of building plan of group housing project namely Hermitage Centralist for the total plot area of 34 bigha, 17 biswa & 6 biswasi (29162 sqm). The said plan has been approved by the Municipal Council Zirakpur vide letter No. 2397 dated 03.09.2020.

The Committee was satisfied with the proposal and reply given by the Project Proponent and after detailed deliberations, it was decided to award '**Silver Grading**' to the project proposal and to forward the application of the project proponent to SEIAA with the recommendations to grant Environmental Clearance for carrying out the expansion of a Group Housing project namely "Hermitage Centralis" located at Zirakpur, Tehsil Dera Bassi, District SAS Nagar, Punjab, in the total land area of 29150 sqm with proposed built-up area of 80092 sqm., as per the details mentioned in the application proposal & subsequent presentation /clarifications made by the project proponent and his consultant subject to the following special condition along with other standard conditions: -

Special Condition:

- i. The Project Proponent shall develop 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 sq.m of the total project area. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles.
- ii. The project proponent shall plant tall saplings having height not less than 6 ft. The proponent shall make adequate provision of funds for raising the plantation and subsequent maintenance for three years in the Environment Management Plan.

- iii. The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.

XIV. Statutory compliances:

- xiv) The project proponent shall obtain all necessary clearances/ permissions from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building bye laws.
- xv) The approval of the Competent Authority shall be obtained for structural safety of buildings, adequacy of firefighting equipment, etc. as per National Building Code including protection measures from lightning, etc.
- xvi) 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 purpose is involved in the project.
- xvii) The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- xviii) 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.
- xix) The project proponent shall obtain the necessary permission for abstraction of ground water/ surface water required for the project from the competent authority.
- xx) 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.
- xxi) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
- xxii) 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.

- xxiii) The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
- xxiv) The project site shall conform to the suitability as prescribed under the provisions laid down under the master plan of 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.
- xxv) Besides 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 type of projects.
- xxvi) The project proponent shall get the layout plans approved from the Competent Authority for the activities / establishments to be set up at project site in consonance of the project proposal for which this environment clearance is being granted.

XV. Air quality monitoring and preservation

- xix) 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.
- xx) A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- xxi) The project proponent shall install 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.
- xxii) Diesel power generating sets proposed as 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.
- xxiii) 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, 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.

- xxiv) No Excavation of soil shall be carried out without adequate dust mitigation measures in place.
- xxv) No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered.
- xxvi) No uncovered vehicles carrying construction material and waste shall be permitted.
- xxvii) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- xxviii) Grinding and cutting of building material in open area shall be prohibited. Wet jet shall be provided for grinding and stone cutting.
- xxix) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- xxx) All construction and demolition debris shall be stored at the site within 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.
- xxxii) The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to the norms and regulations prescribed under air and noise emission standards.
- xxxiii) The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the 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.
- xxxiv) For indoor air quality the ventilation provisions as per National Building Code of India shall be complied with.
- xxxv) Roads leading to or at construction site must be paved and blacktopped (i.e., metallic roads should be built and used).

- xxxv) Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.
- xxxvi) Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measures will be notified at the site

XVI. Water quality monitoring and preservation

- xxiv) The natural drainage system should be maintained for ensuring unrestricted flow of water.
- xxv) 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 rain water.
- xxvi) Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done.
- xxvii) The total domestic water requirement for the project will be 396 KL/day, out of which fresh water demand of 265 KL /day shall be met through own tube well. Total fresh water use shall not exceed the proposed requirement as provided in the project details.
- xxviii) a) The total wastewater generation from the project will be 317 KL/day, which will be treated in STP of capacity 350 KL/day to be installed within the project premises. As proposed, treated wastewater available at outlet of STP will be disposed as under: -

Sr. No.	Season	Total Water Consumption (KLD)	Wastewater generation (KLD)	Treated Wastewater generation (KLD)	Reuse for Flushing (KLD)	Green Area @ 6426 sqm requirement (KLD)	Sewer Disposal (KLD)
1.	Summer	396	317	317	131	35	151
2.	Winter	396	317	317	131	11	175
3.	Rainy	396	317	317	131	3	183

- d) 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.

- e) During construction phase, the project proponent shall ensure that the waste water being generated from the labour quarters/toilets shall be treated and disposed in 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 waste water and treated effluents shall be utilized for green area/plantation.
- xxix) The project proponent shall ensure safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.
- xxx) The quantity of fresh water 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.
- xxxii) 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 water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
- xxxiii) 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.
- xxxiv) 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.
- xxxv) 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.
- xxxvi) The project proponent shall also adopt the new/innovating 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 it a part of the environmental management plans / building plans so as to reduce the water consumption/ground water abstraction.

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

Sr. No	Nature of the Stream	Color code
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 grey water	Green with strips
g)	Storm water	Orange

- xxxvii) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and adopting other best practices.
- xxxviii) The CGWA provisions on rain water harvesting should be followed. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of plot area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. As per the proposal submitted by the project proponent, 8

no. rain water recharge pits have been proposed for ground water recharging as per the CGWB norms. The ground water shall not be withdrawn without approval from the Competent Authority.

- xxxix) All recharge should be limited to shallow aquifer.
- xl) No ground water shall be used during 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 site.
- xli) Any ground water 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 ground water abstraction or dewatering.
- xlii) The quantity of fresh water 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.
- xliii) Sewage shall be treated in the STP with tertiary treatment. 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 storm water drain.
- xliv) No sewage or untreated effluent would be discharged through storm water drains. Onsite sewage treatment with capacity to treat 100% waste water 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 waste water 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.
- xlvi) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xlvi) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

XVII. Noise monitoring and prevention

- iv) Ambient noise levels shall conform to 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 construction phase. Adequate measures shall be made to reduce noise levels during construction phase, so as to conform to the stipulated standards by CPCB/SPCB.
- v) Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
- vi) Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

XVIII. Energy Conservation measures

- vii) 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.
- viii) Outdoor and common area lighting shall be LED.
- ix) 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 day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof U-values shall be as per ECBC specifications.
- x) Energy conservation measures like installation of LEDs for lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
- xi) 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.
- xii) At least 30% of the roof top area shall be used for generating Solar power for lighting in the apartments so as to reduce the power load on grid. 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.

XIX. Waste Management

- x) 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 project shall be obtained.
- xi) Disposal of muck during construction phase should not create any adverse effect on the neighbouring communities and should be safely disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- xii) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- xiii) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- xiv) Any hazardous waste generated during construction phase, shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- xv) 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 environment friendly materials.
- xvi) Fly ash should be used as 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.
- xvii) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- xviii) 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.

XX. Green Cover

- vii) 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.

- viii) At least 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 planting of 375 trees (@1 tree/225 Sqm of Total Built up Area) in the project area at the identified location, as 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. The plants shall be protected and maintained by the project proponent or Residents Welfare Association, as the case may be, even after three years. 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.
- ix) Where the trees need to be cut with prior permission from the concerned local Authority, 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.
- x) 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 plantation of the proposed vegetation on site.
- xi) 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.
- xii) The green belt along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for commercial land use.

XXI. Transport

- v) 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.

- e) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
 - f) Traffic calming measures.
 - g) Proper design of entry and exit points.
 - h) Parking norms as per local regulations.
- vi) 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.
 - vii) 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 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in 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.
 - viii) 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.

XXII. Human health issues

- vi) 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.
- vii) For indoor air quality the ventilation provisions as per National Building Code of India should be followed.
- viii) 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, medical health care, creche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

- ix) Occupational health surveillance of the workers shall be done on a regular basis.
- x) A First Aid Room shall be provided in the project both during construction and operations of the project.

XXIII. Environment Management Plan

- iv) The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation 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 / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
- v) A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will report directly to the head of the organization.
- vi) Action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year-wise funds earmarked for environmental protection measures shall be kept in separate accounts and will not be diverted for any other purpose. The project proponent shall spend the minimum amount of Rs. 125.5 Lacs towards the capital cost and Rs. 10.9 Lacs/annum towards recurring cost in the construction phase of the project and Rs. 25.9 lacs as recurring cost in the operation phase including the environmental monitoring cost as per the details given as under:

Sr. no	Description	Capital Cost (Rs. in Lacs)	Recurring cost (Rs. in Lacs)
Construction Phase			
1.	Medical Cum First Aid	0.5	1.0
2.	Toilets for Sanitation System	2.0	1.0
3.	Wind breaking curtains	7.0	1.5
4.	Sprinklers for suppression of dust	2.0	1.5
5.	Sewage Treatment Plant	75	--
6.	Solid Waste Segregation & Disposal	18	--

7.	Green Belt including grass coverage	15	--
8.	RWHP	06	--
9.	Ambient Air Monitoring (Every Month)	--	3.0
10.	Drinking Water (Every Month)	--	2.4
11.	Noise Level Monitoring (Every Month)	--	0.5
Total		125.5	10.9
Operation Phase			
1.	Sewage Treatment Plant	--	06
2.	Solid Waste segregation & Disposal	--	05
3.	Green Belt including grass coverage	--	07
4.	RWHP	--	02
5.	Ambient Air Monitoring (Every 3 Months)	--	03
6.	Drinking Water (Every Month)	--	2.40
7.	Noise Level Monitoring (Every 3 Months)	--	0.5
8.	Treated Effluent Monitoring (6 Months)	--	01
Total		--	25.90

The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of the environmental management plan is transferred to the occupier under intimation to SEIAA, Punjab. Year-wise progress of implementation of the action plan shall be reported to the Ministry/Regional Office along with the Six-monthly Compliance Report.

XXIV. Validity

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

XXV. Miscellaneous

- xiv) The project proponent shall obtain completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab before allowing any occupancy.
- xv) The project proponent shall comply with the conditions of CLU, if obtained.

- xvi) 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.
- xvii) 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.
- xviii) 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 half-yearly basis.
- xix) 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 Environment Clearance portal and submit a copy of the same to SEIAA.
- xx) 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.
- xxi) 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.
- xxii) The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- xxiii) The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during Public Hearing and also those made to SEIAA / SEAC during their presentation.
- xxiv) 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.

- xxv) 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.
- xxvi) 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.

XXVI. Additional Conditions

- vii) The Project Proponent shall use water efficient fixtures to reduce water consumption.
- viii) The Project Proponent shall provide treatment by providing ultra-filtration to treat the wastewater up to tertiary level.
- ix) The Project Proponent shall develop 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 project area. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles.
- x) The project proponent shall plant tall saplings having height not less than 6 ft. The proponent shall make adequate provision of funds for raising the plantation and subsequent maintenance for three years in the Environment Management Plan.
- xi) The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.
- xii) 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 rain water etc is not impeded or disrupted in any manner.

Item No: 215.07: Application for Terms of Reference under EIA notification dated 14.09.2006 for mining of minor minerals on River Bed of river Sutlej in the village Lassara, Tehsil, District- Jalandhar, Punjab submitted by Mahadev Enclave Private Limited (Proposal No. SIA/PB/MIN/58438/2020).

The project proponent has applied for obtaining Terms of Reference under EIA notification dated 14.09.2006 for mining of minor minerals on River Bed of river Sutlej in the village Lassara, Tehsil, District- Jalandhar, Punjab. The project is covered under category 1 (a) of the Schedule appended to the said notification.

The Project Proponent undertake that the information given in the application are true to the best of his knowledge & belief and no facts have been concealed thereof. Further, he is aware that in case, if any information submitted was found to be false or misleading at any stage, the project will be rejected and clearance given, if any to the project will be revoked at their risk and cost.

The project proponent submitted Form-1M along with the requisite documents as per the check list of mining of Minor Minerals project. The correspondence details of the promoter company & Environmental Consultant are as under:

(A) General

i)	Name of Applicant & Correspondence address: Mobile No: Email ID:	M/s MAHADEV ENCLAVE PRIVATE LIMITED B-37 Ayodhaya Marg, Hanuman Nagar, Jaipur, Rajasthan +91 9780625432 avnit.kaushal@gmail.com
ii)	Name of Environmental Consultant Mobile No. Email ID	Eco Laboratories & Consultants Pvt. Ltd. 9814003103, 0172461622 consulteco@yahoo.com

Summary of the case is given as under:

Sr. No.	Item	Details
1.	Online Proposal No.	SIA/PB/MIN/ 58438/2020
2.	Project Name & Location	Sand Mining Project

		Village: Lassara, Tehsil: Phillour, District: Jalandhar, Punjab by M/s Mahadev Enclave Private Limited		
3.	Project/activity covered under item of scheduled to the EIA Notification,14.09.2006	1(a) Mining of Minor Minerals		
4.	Details of Mining Lease			
	Mineral (s) to be mined	Sand		
	Capacity of Mine	19,28,796 TPA in three years		
	Mining Lease Area	16.64 Ha		
	Details Letter E-Auction issued by the State Govt.	E-Auction details : E-Auction Notice issued by Department of Mines & Geology vide notice No. MDM/Pb/E-Auction/2019-2231 dated 30.05.2019 for allotment of the mining area as per 7 categories of blocks including block no. 2 falling in village Lassara, Jalandhar for total land area of 22.40 acres. Allotment details: Department of Mines & Geology Punjab vide Memo No. 780/M/06 dated 09.07.2019 gave provisional acceptance for highest bid offered by the firm i.e. M/s Mahadev Enclave Private Limited for block no. 2 as per the E-Auction held on 05.07.2019.		
5.	Hadbast No.	173		
6.	Land Khasra No. & their consent details			
	Sr No	Type	Khasra No.	Consent details
	1	Govt. Land	187//1, 2, 3, 4, 170// 21, 22, 23, 24, 188//1, 2, 3, 4, 5, 6, 7, 8, 9, 14, 15, 187/7, 8, 9, 10, 11, 12, 13, 14, 17, 18, 19, 20, 169//12/2, 13, 14/2, 17, 18, 19, 23, 24, 189/3, 4, 5, 6, 7, 8	-
7.	Latitude & Longitude			
	PIT 1			
	Pillar No.	Latitude	Longitude	
	1	31° 0'54.27"N	75°55'15.90"E	
	2	31° 0'54.25"N	75°55'18.41"E	
	3	31° 0'53.79"N	75°55'18.44"E	
	4	31° 0'53.74"N	75°55'20.99"E	

	5	31° 0'48.40"N	75°55'20.88"E
	6	31° 0'48.35"N	75°55'23.53"E
	7	31° 0'50.42"N	75°55'23.63"E
	8	31° 0'50.39"N	75°55'36.17"E
	9	31° 0'48.23"N	75°55'36.09"E
	10	31° 0'48.17"N	75°55'46.20"E
	11	31° 0'41.64"N	75°55'46.10"E
	12	31° 0'40.14"N	75°55'41.07"E
	13	31° 0'45.29"N	75°55'25.94"E
	14	31° 0'46.35"N	75°55'25.90"E
	15	31° 0'46.39"N	75°55'24.20"E
	16	31° 0'45.20"N	75°55'24.21"E
	17	31° 0'45.14"N	75°55'17.47"E
	18	31° 0'53.40"N	75°55'14.19"E
	19	31° 0'53.41"N	75°55'15.92"E
8.	Whether the project attracts the General Condition.	No	
9.	Does the project involve diversion of forest land? If yes, a. Extent of the forest land. b. Status of the forest clearance. If No, submit documentary proof	No, a copy of NOC issued by the District Forest Officer, Jalandhar vide letter no. 4031 dated 14.09.2020 submitted.	
10.	Does the project fall within 10 km of eco-sensitive area/ National park/Wild Life Sanctuary? If yes, Status of NOC. If No, If No, submit documentary proof	No	
11.	Land requirement for the project		
	Sr No.	Ownership pattern	Area in Ha.
	i)	Forest Land	
	ii)	Private land	Details not submitted
	iii)	Government land	16.64
	iv)	Revenue land	
	v)	Other land	

	vi)	Total land	16.64
Present Land Use Break Up			
	Sr No.	Land use	Area in Ha.
	i)	Agriculture Area	
	ii)	Waste/Barren Area	
	iii)	Grazing/community Area	
	iv)	Surface water Bodies	
	v)	Other(Specify)	16.64
12.	Cost of the project		Rs. 5.53 crores
13.	Environmental Clearance. Fee details		Rs. 8,320/- (25% @ Rs. 2000 per ha.) + additional fees amounting Rs. 1915/- has been paid vide UTR No. AXSK202660019639 dated 22.09.2020, as verified by the supporting staff SEIAA.
14.	Details of Final District Survey Report		The Project Proponent submitted a copy of letter addressed to Secretary Cum-Director, Department of Mines & Geology written by Deputy Commissioner Jalandhar vide Memo No. - 20701/ME2/MA dated 18.11.2020, wherein it has been mentioned that the DSR prepared by Executive Engineer cum- Mining Officer Jalandhar has been uploaded on the website and no comments have been received after the lapse of 21 days. The copy of the DSR is available on the website of the District Administration.
15.	Details of visit report of Sub Divisional Level Committee		Recommendation: Mining can be conducted up to depth of 2.69 m as per the Punjab Minor Minerals Rules.
16.	Details of Mining Plan		Approved by: - State Geologist (Department of Mines and Geology, Punjab) Approval Letter No.: Glg/Pb/M.P./2020/ Lassara /951. Date of Approval: - 03-12-2020 Approved Mining Lease Area: 16.64 Ha.

		Approved Mining Quantity: 6,42,932 TPA Depth of Mining (m): 2.69 m
17.	Demarcation report of mining site	Date of demarcation: 21.04.2019 Photographs submitted: Yes Signed by: Demarcation report of Mining site at village Lassara, District Jalandhar submitted.
18.	Workers (when fully operational)	55 Persons
19.	Water Requirements & source	Domestic: 2.5 KLD Dust Suppression: 1.30 KLD Total: 2.8 KLD Ground water/Others: A water storage tank of capacity 5.0 KLD shall be provided.
20.	Waste water generation, Treatment & its Disposal	i) Quantity of Waste water: 2.0 KLD (80% of water requirement) ii) Treatment Method: Septic Tank iii) Mode of Disposal: a) Plantation purpose.: 2.0 KLD b) Any other purpose: Nil
21.	Solid waste generation and its disposal	Solid waste @ 11.0 Kg/day will be generated which will be disposed to the dump site of the nearest village.
22.	Green Belt Development Plan including no. of trees to be planted & its species.	Tree cutting (if any): Nil No. of plant to be planted: 1662 No's (3 years) Funds Allocated: Rs. 2.77 Lakhs per year
23.	Environment Management Plan along with Budgetary breakup and responsibility to implement	Mr. Avnit Kaushal will be responsible for the implementation of EMP till the mining activities closed as per the mining plan.
24.	CER activities along with budgetary break up and responsibility to implement:	Mr. Kartik Rathi (Director) of M/s. Mahadev Enclave Private Limited will be responsible for implementation of Corporate Environmental Responsibility (CER). As the project cost is Rs. 5.53 crores and Rs. 11.0 lacs have been reserved for CER activities as per Office Memorandum of CER dated 01.05.2018. It was proposed to spent on the followings: 1) Rs. 9.0 Lacs for providing drinking water facility, toilets, furniture and maintenance of school building in Government Elementary School, Lassara, Punjab. 2) Rs. 2.0 Lacs for maintenance of transportation route connecting Project site at Phillaur- Nawanshahr Road
25.	Other important facts	During the lease period, the deposit will be worked from the top surface to 3 m below ground level or above ground water table, whichever comes first.

No stream mining shall be allowed. The operation will be done only from sun rise to sun set hence there will be no power requirement for the project at site.
Mining shall be carried out by open-cast, semi-mechanized method. Excavators (11 Nos. and 01 standby), dumpers (28 Nos.) for semi- mechanized mining operations including loading and transportation and few workers to accomplish the process may be used in a scientific and systematic manner as per the approved mining plan.

+

(Justification of semi mechanized method over manual method.)

i.e.

Semi-mechanized method, involving minimal use of machinery and optimal no. of workers if allowed can provide following benefits:

1. Reduced duration of exposure to negative impacts of mining.
2. Reduced production of sewage and solid waste at the project site to be treated.
3. Reduced nuisance to the villagers.
4. Feasibility to extract the required quantity and supply raw material to market to curb black marketing of minor minerals and support to construction industry in the region.
5. Reduced social menace which may be caused due to large no. of laborers, in case of completely manual operation.

Extent of Mechanization

The mining shall be performed using semi-mechanized method. For mining operation, excavators and dumpers has been considered. The machinery considered for sand mining has been presented below: -

Name of the Equipment	Bucket Capacity	No. of Equipment	Standby Equipment	Total Equipment
Excavator	0.9 m ³ or above	11	1	12
Dumpers	20 Tonnes	28	-	28
Water Tanker	As & when required			

An undertaking had been submitted to the effect that no Cluster formation of mining site exists as no other mining site falls within a radius of 500 m from the periphery of proposed site. Same is enclosed with application.

No court case/litigation is pending before any court of Law against the project and/or land in which the project is proposed to be set up. Undertaking for same is enclosed with application.

The Committee observed that the Project Proponent has mentioned in the brief summery including the prefeasibility report that mining shall be carried out from top surface to 3 m below ground level, however, as per the Joint Inspection Report it has been mentioned that the mining can be conducted up to 2.69 m as per the Punjab Minor Minerals Rules. The Project Proponent agreed to the same and submitted that it was due to typographical error.

The Committee observed that the District Survey Report submitted by the promoter company is not approved by the SEIAA, however, as per the directions of the NGT Order dated 26.02.2021 issued in OA No. 360/2015, the District Survey Reports are to be prepared at Districts level and same has to be approved at the level of SEIAA. The relevant portion of the NGT Order is as under:

“The DSR so prepared shall be submitted to the District Magistrate who shall verify the DSR only in respect of the relevant facts pertaining to the physical and geographical features of the district which shall be distinct from the scientific findings based on the parameters prescribed in the SSMMG2016. After such verification, the District Magistrate shall forward the DSR for examination and evaluation by the State Expert Appraisal Committee (SEAC) having regarding to the fact that the SEIAA comprises of technical/scientific experts. The SEAC after appraisal of the report shall forward it to the SEIAA for consideration and approval if it meets all scientific/technical requirements.”

The Committee further observed that the validity of the allotment letter issued to the promoter company is going to be expired in the month of July 2022.

The Committee further observed that the Joint Inspection Report submitted by the promoter company is without any date. The Project Proponent informed that the inspection of the project site was carried out in the month of August 2020. The Committee asked the Project Proponent to submit the letter number and date of the joint inspection report.

After details deliberations, SEAC decided to defer the case till the receipt of:

1. District Survey Report (DSR) duly approved by SEIAA.
2. Letter number and date of the Joint Inspection Report of the inspection carried out at proposed mining site.

Item No: 215.08: Application for Terms of Reference under EIA notification dated 14.09.2006 for mining of minor minerals On River Bed of river Sutlej in the village Raipur Araian, Tehsil & District Phillaur, Jalandhar, Punjab submitted by Mahadev Enclave Private Limited (Proposal No. SIA/PB/MIN/58679/2020).

The project proponent has applied for obtaining Terms of Reference under EIA notification dated 14.09.2006 for mining of minor minerals on River Bed of river Sutlej in the village Raipur Araian, Tehsil & District Phillaur, Jalandhar, Punjab. The project is covered under category 1 (a) of the Schedule appended to the EIA notification dated 14.09.2006.

The Project Proponent undertake that the information given in the application are true to the best of his knowledge & belief and no facts have been concealed thereof. Further, he is aware that in case, if any information submitted was found to be false or misleading at any stage, the project will be rejected and clearance given, if any to the project will be revoked at their risk and cost.

The project proponent submitted Form-1M along with the requisite documents as per the check list of mining of minor minerals project. The correspondence details of the promoter company & Environmental Consultant are as under:

(A) General

i)	Name of Applicant & Correspondence address: Mobile No: Email ID:	M/s MAHADEV ENCLAVE PRIVATE LIMITED B-37 Ayodhaya Marg, Hanuman Nagar, Jaipur, Rajasthan +91 9780625432 avnit.kaushal@gmail.com
ii)	Name of Environmental Consultant Mobile No. Email ID	Eco Laboratories & Consultants Pvt. Ltd. 9814003103, 0172461622 consulteco@yahoo.com

Summary of the case is given as under:

Sr. No.	Item	Details
1.	Online Proposal No.	SIA/PB/MIN/58679 /2020
2.	Project Name & Location	Sand Mining Project

		Village: Raipur Araian, Tehsil: Phillour, District: Jalandhar, Punjab by M/s Mahadev Enclave Private Limited		
3.	Project/activity covered under item of scheduled to the EIA Notification,14.09.2006	1(a) Mining of Minor Minerals		
4.	Details of Mining Lease			
	Mineral (s) to be mined	Sand		
	Capacity of Mine	3,34,860 TPA		
	Mining Lease Area	12.014 Ha		
	Details of E-Auction issued by the State Govt.	E-Auction details : E-Auction Notice issued by Department of Mines & Geology vide notice No. MDM/Pb/E-Auction/2019-2231 dated 30.05.2019 for allotment of the mining area as per 7 categories of blocks including block no. 2 falling in village Raipur Araian, Jalandhar for the total land area of 17.98 acres. Allotment details: Department of Mines & Geology Punjab vide Memo No. 780/M/06 dated 09.07.2019 gave provisional acceptance for highest bid offered by the firm i.e. M/s Mahadev Enclave Private Limited as per the E-Auction held on 05.07.2019.		
5.	Hadbast No.	88		
6.	Land Khasra No. & their consent details			
	Sr No	Type	Khasra No.	Consent details
	1	Govt. Land	74/1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 79/1, 2, 3, 4, 5/1, 5/2, 6/1, 6/2, 7, 9, 10, 11, 12, 80/4, 5, 6, 7, 14, 15	-
	2	Private Land	--	
7.	Latitude & Longitude			
	PIT 1			
	Pillar No.	Latitude	Longitude	
	1	31° 0'58.33"N	75°53'55.04"E	
	2	31° 0'58.26"N	75°54'7.65"E	
	3	31° 0'52.44"N	75°54'7.61"E	

	4	31° 0'52.37"N	75°53'54.91"E
PIT 11			
	1	31° 0'48.53"N	75°53'51.51"E
	2	31° 0'48.46"N	75°54'7.58"E
	3	31° 0'44.56"N	75°54'7.55"E
	4	31° 0'44.62"N	75°54'2.50"E
	5	31° 0'46.62"N	75°54'2.50"E
	6	31° 0'46.53"N	75°53'59.95"E
	7	31° 0'42.24"N	75°53'59.95"E
	8	31° 0'42.37"N	75°53'52.03"E
8.	Whether the project attracts the General Condition.		No
9.	Does the project involve diversion of forest land? If yes, a. Extent of the forest land. b. Status of the forest clearance. If No, submit documentary proof		No.
10.	Does the project fall within 10 km of eco-sensitive area/ National park/Wild Life Sanctuary? If yes, Status of NOC. If No, If No, submit documentary proof		No
11.	Land requirement for the project		
	Sr No.	Ownership pattern	Area in Ha.
	i)	Forest Land	
	ii)	Private land	
	iii)	Government land	12.014
	iv)	Revenue land	
	v)	Other land	
	vi)	Total land	12.014
	Present Land Use Break Up		
	Sr No.	Land use	Area in Ha.
	i)	Agriculture Area	
	ii)	Waste/Barren Area	
	iii)	Grazing/community Area	

	iv)	Surface water Bodies	
	v)	Other(Specify)	12.014
12.	Cost of the project		Rs. 2.9 crores
13.	Environmental Clearance. Fee details		Rs. 6,007/- (25% @ Rs. 2000 per ha.) + additional fees amounting Rs. 2,983/- has been paid vide UTR No. 5038780864 dated 12.05.2020, as verified by the supporting staff SEIAA.
14.	Details of Final District Survey Report		The Project Proponent submitted a copy of letter addressed to Secretary Cum-Director, Department of Mines & Geology by Deputy Commissioner Jalandhar vide Memo No. - 20701/ME2/MA dated 18.11.2020, wherein it has been mentioned that the DSR prepared by Executive Engineer cum- Mining Officer Jalandhar has been uploaded on the website and no comments have been received after the lapse of 21 days. The copy of the DSR is available on the website of the District Administration.
15.	Details of visit report of Sub Divisional Level Committee		Recommendation: Mining can be conducted upto depth of 3 m.
16.	Details of Mining Plan		Approved by: - Submitted but not approved by competent authority. Approved Mining Lease Area: 12.014Ha. Approved Mining Quantity: 3,34,860 TPA Depth of Mining (m): 3 m
17.	Demarcation report of mining site		Date of demarcation: 24.09.2019 Photographs submitted: Yes Signed by: Demarcation report of Mining site at village Raipur Araian, District Jalandhar submitted.
18.	Workers(when fully operational)		37 Persons
19.	Water Requirements & source		Domestic: 1.7 KLD Dust Suppression: 1.1 KLD Total: 2.8 KLD Ground water/Others: A water storage tank of capacity 2.0 KLD shall be provided.
20.	Waste water generation, Treatment & its Disposal		i) Quantity of Waste water: 1.36 KLD (80% of water requirement)

		<p>ii) Treatment Method: Septic Tank</p> <p>iii) Mode of Disposal:</p> <p>c) Plantation purpose.: 1.36 KLD</p> <p>d) Any other purpose: Nil</p>
21.	Solid waste generation and its disposal	Solid waste @ 7.4 Kg/day will be generated which will be disposed to the dump site of the nearest village.
22.	Green Belt Development Plan including no. of trees to be planted & its species.	<p>Tree cutting (if any): Nil</p> <p>No. of plant to be planted: 1200 No's (3 years)</p> <p>Funds Allocated: Rs. 2.0 Lakhs per year</p>
23.	Environment Management Plan along with Budgetary breakup and responsibility to implement	Mr. Avnit Kaushal will be responsible for the implementation of EMP till the mining activities closed as per the mining plan.
24.	<p>CER activities along with budgetary break up and responsibility to implement:</p> <p>Mr. Kartik Rathi (Director) of M/s. Mahadev Enclave Private Limited will be responsible for implementation of Corporate Environmental Responsibility (CER). As the project cost is Rs. 2.9 crores and Rs. 5.8 lacs have been reserved for CER activities as per Office Memorandum of CER dated 01.05.2018. It was proposed to spent on the followings:</p> <p>3) Rs. 4.0 Lacs for providing drinking water facility, toilets, furniture and maintenance of school building in Government School, Chuharwal, Punjab.</p> <p>4) Rs. 1.8 Lacs for maintenance of transportation route connecting Project site at Raipur Araian.</p>	
25.	<p>Other important facts</p> <p>During the lease period, the deposit will be worked from the top surface to 3 m below ground level or above ground water table, whichever comes first.</p> <p>No stream mining shall be allowed. The operation will be done only from sun rise to sun set hence there will be no power requirement for the project at site.</p> <p>Mining shall be carried out by open-cast, semi-mechanized method. Excavators (4 Nos. and 01 standby), dumpers (14 Nos.) for semi- mechanized mining operations including loading and transportation and few workers to accomplish the process may be used in a scientific and systematic manner as per the proposed mining plan.</p> <p>+</p> <p>(Justification of semi mechanized method over manual method.)</p> <p>i.e.</p> <p>Semi-mechanized method, involving minimal use of machinery and optimal no. of workers if allowed can provide following benefits:</p> <p>6. Reduced duration of exposure to negative impacts of mining.</p> <p>7. Reduced production of sewage and solid waste at the project site to be treated.</p> <p>8. Reduced nuisance to the villagers.</p>	

<p>9. Feasibility to extract the required quantity and supply raw material to market to curb black marketing of minor minerals and support to construction industry in the region.</p> <p>10. Reduced social menace which may be caused due to large no. of laborers, in case of completely manual operation.</p> <p>Extent of Mechanization</p> <p>The mining shall be performed using semi-mechanized method. For mining operation, excavators and dumpers has been considered. The machinery considered for sand mining has been presented below: -</p>					
Name of the Equipment	Bucket Capacity	No. of Equipment	Standby Equipment	Total Equipment	
Excavator	0.9 m ³ or above	4	1	5	
Dumpers	20 Tonnes	14	-	14	
Water Tanker	As & when required				
<p>An undertaking had been submitted to the effect that no Cluster formation of mining site exists as no other mining site falls within a radius of 500 m from the periphery of proposed site.</p> <p>No court case/litigation is pending before any court of Law against the project and/or land in which the project is proposed to be set up. Undertaking for same submitted.</p>					

The Committee observed that the District Survey Report submitted by the promoter company is not approved by the SEIAA, however, as per the directions of the NGT Order dated 26.02.2021 issued in OA No. 360/2015, the District Survey Reports are to be prepared at Districts level and same has to be approved at the level of SEIAA. The relevant portion of the NGT Order is as under:

"The DSR so prepared shall be submitted to the District Magistrate who shall verify the DSR only in respect of the relevant facts pertaining to the physical and geographical features of the district which shall be distinct from the scientific findings based on the parameters prescribed in the SSMMG2016. After such verification, the District Magistrate shall forward the DSR for examination and evaluation by the State Expert Appraisal Committee (SEAC) having regarding to the fact that the SEIAA comprises of technical/scientific experts. The SEAC after appraisal of the report shall forward it to the SEIAA for consideration and approval if it meets all scientific/technical requirements."

The Committee observed that the District Survey Report submitted by the promoter company is not approved by the SEIAA, however, as per the directions of the NGT Order dated 26.02.2021 issued in OA No. 360/2015, the District Survey Reports are to be prepared at Districts level and same has to be approved at the level of SEIAA. The relevant portion of the NGT Order is as under:

“The DSR so prepared shall be submitted to the District Magistrate who shall verify the DSR only in respect of the relevant facts pertaining to the physical and geographical features of the district which shall be distinct from the scientific findings based on the parameters prescribed in the SSMMG2016. After such verification, the District Magistrate shall forward the DSR for examination and evaluation by the State Expert Appraisal Committee (SEAC) having regarding to the fact that the SEIAA comprises of technical/scientific experts. The SEAC after appraisal of the report shall forward it to the SEIAA for consideration and approval if it meets all scientific/technical requirements.”

The Committee further observed that the validity of the allotment letter issued to the promoter company is going to be expired in the month of July 2022.

The Committee further observed that the Joint Inspection Report submitted by the promoter company is without any date. The Project Proponent informed that the inspection of the project site was carried out in the month of August 2020. The Committee asked the Project Proponent to submit the letter number and date of the joint inspection report.

After details deliberations, SEAC decided to defer the case till the receipt of:

1. District Survey Report (DSR) duly approved by SEIAA.
2. Letter number and date of the Joint Inspection Report of the inspection carried out at proposed mining site.

**OFFICE OF REGIONAL DEPUTY DIRECTOR - CUM - COMPETENT
AUTHORITY LOCAL GOVT. PATIALA UNDER PAPRA**

FORM VII
(See rule 39)

Annexure- A

COMPETENT AUTHORITY

Order

No. 11979

Dated 04/05/2018

To

Ms. Hardeep Kaur alias Hardeepak Grewal D/o Sh. Ranjit Singh,
Sh. Harinder Singh Grewal S/o Sh. Ranjit Singh,
R/o House No. 102, Sector-9, Chandigarh
(Letter of consent G 642631 & G 642632)
ਰਾਹੀਂ

M/s Hermitage Infra Developers,
SCO 1 & 2, Hollywood Plaza-1, VIP Road,
Zirakpur, Distt. SAS Nagar (Pb.)

ਵਿਸ਼ਾ:-

ਨਗਰ ਕੌਂਸਲ, ਜੀਰਕਪੁਰ ਵਿਖੇ ਪਿੰਡ ਬਿਸਨਪੁਰਾ ਦੀ ਹੱਦਬਸਤ ਨੰ: 44 ਵਿਚ
34 ਬਿੰਬੇ 17 ਬਿਸਵੇ 6 ਬਿਸਵਾਸੀ ਰਕਬੇ ਦੇ ਗਰੁੱਪ ਹਾਊਸਿੰਗ ਲਈ
ਸੀ.ਐਲ.ਯੂ. ਸਬੰਧੀ।

ਹਵਾਲਾ:-

ਨਗਰ ਯੋਜਨਾਕਾਰ, ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ, ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ ਜੀ
ਦਾ ਪੱਤਰ ਨੰ:ਸੀ.ਟੀ.ਪੀ.(ਸਸ)-18/1511 ਮਿਤੀ 11-05-2018 ਅਤੇ ਕਰਜ਼
ਸਾਧਕ ਅਫਸਰ, ਨਗਰ ਕੌਂਸਲ, ਜੀਰਕਪੁਰ ਦਾ ਪੱਤਰ ਨੰ: 11-9 ਮਿਤੀ
29-05-2018

Permission is hereby granted for change of land use under
sub-section (1) of section 81 of the Punjab Regional and Town Planning and
Development Act, 1995 for Residential (Group Housing) is given below.

Residential (Group Housing)

S.no.	Khasra No.	Total Area Bigha-Biswa-Biswasi	Total Area In Group Housing Scheme Bigha-Biswa-Biswasi	Area for Road Widening Bigha-Biswa-Biswasi	Area in Scheme Bigha-Biswa-Biswasi
1	428	3-10-0	1-8-13	0-1-6	1-7-7
2	429	3-10-0	1-8-13	0-1-6	1-7-7
3	353	5-4-0	5-4-0	-	5-4-0
4	354	4-0-0	4-0-0	-	4-0-0
5	425	2-16-0	2-16-0	-	2-16-0
6	426	4-0-0	4-0-0	-	4-0-0
7	427	4-0-0	4-0-0	-	4-0-0
8	355/1	3-0-0	3-0-0	-	3-0-0
9	355/2	1-0-0	1-0-0	-	1-0-0
10	356	4-0-0	4-0-0	-	4-0-0
11	358/1	2-0-0	2-0-0	-	2-0-0
12	358/2	2-0-0	2-0-0	-	2-0-0
	Total	39-0-0	34-17-6	0-2-12	34-14-14

As mentioned in your application under reference, subject to
the following conditions :-

- (i) That building operations shall be carried on strictly in
accordance with the approved building plan.

(Signature)

- (ii) That development of land shall be carried out strictly in conformity with the Master Plan and in accordance with the approved plan and in case of development of a colony the plans shall be got approved from the Competent Authority under the Punjab Apartment and Property Regulations Act, 1995 or under T.P. Scheme from Govt. and the rules made thereunder :-
- (iii) That required permission shall be obtained as per building rules before the commencement of building operations in the areas :
- (IV) The Change of landuse shall be in the hands of **All Partners of M/s Hermitage Infra Developers**, for development of residential colony after obtaining a License under the PAPR Act, 1995, /or Residential (Group Housing) other wise this Permission stands cancelled without any notice.
- 1) Colony shall be develop as a single unit and not bifurcated into different segments/portions.
 - 2) Conversion charges if any levied by the Government or any other Agency at any time shall be borne by you.
 - 3) Outstanding loans if any against any Khasra Number of the above said land shall be cleared before sale of plots.
- (V) That CLU charge of Rs. 56,54,250/- (Rupees Fifty Six Lakhs Fifty Four Thousand and Two Hundred Fifty only) assessed under section 140 of the Punjab Regional and Town Planning and Development Act, 1995 deposited Vide Draft No. 003871 Dated 31.05.2018 and it is here by acknowledged.
- (VI) Any violations or deviations from the permission granted shall lead to can-cellation of the same.
- I) The Promoter shall deposit EDC/License/Permission Fee and all other charge levied or to be levied by Local Govt. Department, from from time to time.
 - II) Promoter shall develop the site after taking license under PAPRA, 1995 from the Competent Authority or under Residential (Group Housing) and shall not bifurcate the site.
 - III) The promoter shall be responsible for any Litigation if any regarding land in any court of Law.
 - IV) Promoter shall not undertake any development work at site until building plans are approved by the Competent Authority.
 - V) Thorough revenue rastas passing through the site shall be kept unobstructed.
 - VI) Promoter shall obtain NOC from PPCB under the Water (Prevention and Control of Pollution) Act, 1974, Municipal Solid Waste Management and Handling Rules, 2008 or any other relevant act before undertaking the development at site.
 - VII) The Promoter shall ensure the minimum distance from the nearby industry as prescribed by PPCB, Deptt. Of Environment or other Competent Authority in this regard and also as per notification of Department of Science, Technology, Environment and Non Conventional Energy dt. 25.07.2008 and get the clearance from PPCB before undertaking development site.
 - VIII) Promoter shall not make any construction under L.T. electric lines passing through the colony or shall get these lines shifted by applying to the concerned authority.
 - IX) This permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.
 - X) Promoter shall obtain permission from the Forest Deptt. Government of India under Forest Act, 1980 before undertaking development at site.



- XI) Promoter shall make provision for the disposal of rain/storm water of the proposed project and shall not obstruct the flow of rain/storm water of the surrounding area.
- XII) Promoter shall make provision of rainwater harvesting within the project area at its own cost.
- XIII) Promoter would make its own suitable provision for drinking water supply and disposal of sewerage & Solid Waste management.
- XIV) Promoter shall obtain any other permission required under any other Act at his level.
- XV) The promoter would abide by the instructions issued by the State Government or its any agency from time to time.
- XVI) Promoter shall develop the site as per proposals of Master Plan, Zirakpur.
- XVII) The Promoter shall obtain approval/NOC from Competent Authority to fulfill the requirement of notification dated 14.09.2006 of Ministry of environment and Forest, Government of India before starting the development works of the colony.
- XVIII) The promoter will not permitted to use ground water for the purpose of construction as per the guide line issued by the Hon'ble High Court.
- XIV) Promoter will not sold any plot till the final approval of Project.

ਨੋਟ :- ਉਕਤ ਤੇ ਇਲਾਵਾ ਹੋਠ ਲਿਖੀਆ ਸ਼ਰਤਾਂ ਵੀ ਲਗਾਈਆ ਜਾਂਦੀਆ ਹਨ:-

1. ਉਕਤ ਸਾਈਟ ਦਾ ਸੀ.ਐਲ.ਯੂ ਸਬੰਧਤ ਭੋ ਮਾਲਕਾਂ ਦੇ ਨਾਂ ਤੇ ਹੋਵੇਗਾ ਅਤੇ ਸੀ.ਐਲ.ਯੂ ਦੀ ਮਿਆਦ ਉਸ ਸਮੇ ਤੱਕ ਹੀ ਰਹੇਗੀ ਜਦੋਂ ਤੱਕ ਸਾਈਟ ਦਾ ਯੂਜ਼ ਮਾਸਟਰ ਪਲੈਨ ਅਨੁਸਾਰ ਹੋਵੇਗਾ। ਪ੍ਰੰਤੂ ਇਹ ਸੀ.ਐਲ.ਯੂ ਦੀ ਪ੍ਰਵਾਨਗੀ ਕਿਸੇ ਵੀ ਤਰ੍ਹਾਂ ਭੋ ਮਾਲਕੀ ਜਾਂ ਮਾਲਕੀ ਹੱਕਾਂ ਨੂੰ ਪ੍ਰਭਾਵਿਤ ਨਹੀਂ ਕਰੇਗੀ।
2. ਉਕਤ ਰਕਬੇ ਨੂੰ ਬਿਨੈਕਾਰ ਵੱਲੋਂ ਬਤੌਰ ਸਿੰਗਲ ਯੂਨਿਟ ਹੀ ਡਿਵੈਲਪ ਕੀਤਾ ਜਾਵੇਗਾ। ਇਸ ਨੂੰ ਡਿਵੈਲਪ ਕਰਨ ਦੇ ਮੰਤਵ ਲਈ ਵੰਡਿਆ ਨਹੀਂ ਜਾਵੇਗਾ।
3. ਉਕਤ ਸਾਈਟ ਦਾ ਸੀ.ਐਲ.ਯੂ ਕੇਵਲ ਗਰੁੱਪ ਹਾਊਸਿੰਗ ਦੀ ਉਸਾਰੀ ਲਈ ਹੀ ਹੋਵੇਗਾ।
4. ਬਿਨੈਕਾਰ ਵਲੋਂ ਉਕਤ ਸਾਈਟ ਦਾ ਵਿਕਾਸ ਮਾਸਟਰ ਪਲੈਨ ਦੀਆਂ ਤਜਵੀਜ਼ਾਂ ਅਨੁਸਾਰ ਕੀਤਾ ਜਾਵੇਗਾ।
5. ਬਿਨੈਕਾਰ ਸਾਈਟ ਨੂੰ ਲਗਦੇ ਰੈਵੀਨਿਊ ਰਸਤੇ ਨੂੰ ਮਾਸਟਰ ਪਲੈਨ ਅਨੁਸਾਰ ਚੌੜਾ ਕਰਨ ਦਾ ਪਾਬੰਧ ਹੋਵੇਗਾ।
6. ਉਕਤ ਸਾਈਟ ਅੰਦਰ ਬਿਨੈਕਾਰ ਉਸਾਰੀ ਬਿਲਡਿੰਗ ਬਾਈਲਾਜ/ਮਾਸਟਰ ਪਲੈਨ ਦੀਆਂ ਤਜਵੀਜ਼ਾਂ ਅਨੁਸਾਰ ਨਗਰ ਕੌਂਸਲ ਪਾਸੋਂ ਲੋੜੀਂਦੀ ਪ੍ਰਵਾਨਗੀ ਲੈਣ ਉਪਰੰਤ ਹੀ ਕਰੇਗਾ।
7. ਬਿਨੈਕਾਰ ਸਾਈਟ ਵਿਚ ਪੈਂਦੇ ਰੈਵੀਨਿਊ ਰਸਤਿਆਂ ਅਤੇ ਮਾਸਟਰ ਪਲੈਨ ਅਨੁਸਾਰ ਤਜਵੀਜ਼ਤ ਰਸਤਿਆਂ ਨੂੰ ਬਿਨੈਕਾਰ ਨੂੰ ਬਿਨੈਕਾਰ ਕ੍ਰਕਾਵਟ ਦੇ ਬਤੌਰ ਰਸਤਿਆਂ ਵਿਚ ਰੱਖਣ ਦਾ ਪਾਬੰਧ ਹੋਵੇਗਾ।
8. ਬਿਨੈਕਾਰ ਪੀ.ਪੀ.ਸੀ.ਬੀ. ਤੋਂ ਜੇਕਰ ਲੋੜੀਂਦਾ ਹੋਵੇ ਤਾਂ ਐਨ.ਓ.ਸੀ. ਲੈਣ ਦੇ ਪਾਬੰਧ ਹੋਣਗੇ, ਇਸ ਤੋਂ ਇਲਾਵਾ ਅਗਰ ਕਿਸੇ ਹੋਰ ਵਿਭਾਗ/ਅਥਾਰਟੀ ਜਿਵੇਂ ਕਿ ਜੰਗਲਾਤ/ਨਿਸ਼ਨਲ ਹਾਈਵੇ/ਏਅਰ ਪੋਰਟ ਅਥਾਰਟੀ/ਸਡਿਊਲ ਰੋਡ ਸਬੰਧੀ ਜਾਂ ਕਿਸੇ ਹੋਰ ਵਿਭਾਗ ਤੋਂ ਐਨ.ਓ.ਸੀ. ਲੋੜੀਂਦੀ ਹੋਵੇ ਤਾਂ ਉਹ ਆਪਣੇ ਪੱਧਰ ਤੇ ਲੈਣ ਦੇ ਪਾਬੰਧ ਹੋਣਗੇ। ਇਸ ਤੋਂ ਇਲਾਵਾ ਅਗਰ ਕਿਸੇ ਹੋਰ ਐਕਟ/ਰੂਲ ਅਧੀਨ ਕਿਸੇ ਵੀ ਵਿਭਾਗ ਪਾਸੋਂ ਐਨ.ਓ.ਸੀ. ਜਾਂ ਕਿਸੇ ਕਿਸਮ ਦੀ ਕਲੀਅਰੈਂਸ ਲੋੜੀਂਦੀ ਹੋਵੇ ਤਾਂ ਬਿਨੈਕਾਰ ਉਸ ਸਬੰਧੀ ਉਨ੍ਹਾਂ ਵਿਭਾਗਾਂ ਪਾਸੋਂ ਐਨ.ਓ.ਸੀ. ਲੈਣ ਦੇ ਪਾਬੰਧ ਹੋਣਗੇ।
9. ਉਕਤ ਸਾਈਟ ਜਾਂ ਸਾਈਟ ਦਾ ਕੋਈ ਹਿੱਸਾ ਅਗਰ ਕਿਸੇ ਸਟੇਟ ਗੋ./ਸੈਂਟਰ ਗੋ. ਵੱਲੋਂ ਕਿਸੇ ਕੰਟਰੋਲਡ ਰਕਬੇ ਜਾਂ ਕਿਸੇ ਵਰਜਿਤ ਰਕਬੇ ਅਧੀਨ ਆਉਂਦਾ ਹੋਵੇਗਾ ਤਾਂ ਬਿਨੈਕਾਰ ਉਸ ਨੂੰ ਮੰਨਣ ਦੇ ਪਾਬੰਧ ਹੋਣਗੇ।
10. ਬਿਨੈਕਾਰ ਸਾਈਟ ਵਿੱਚੋਂ ਲੰਘਦੀਆਂ ਬਿਜਲੀ ਦੀਆਂ ਲਾਈਨਾਂ (ਜੇਕਰ ਹੈ ਤਾਂ) ਹੇਠ ਕੋਈ ਉਸਾਰੀ ਨਹੀਂ ਕਰਨਗੇ ਜਾਂ ਬਿਜਲੀ ਦੀਆਂ ਲਾਈਨਾਂ ਨੂੰ ਸਬੰਧਤ ਵਿਭਾਗ ਪਾਸ ਸਿਫਟ ਕਰਵਾਉਣਗੇ।
11. ਸੀ.ਐਲ.ਯੂ. ਦੀ ਇਸ ਪ੍ਰਵਾਨਗੀ ਨਾਲ ਦੇਸ਼/ਪ੍ਰਾਂਤ ਦੇ ਲਾਗੂ ਕਿਸੇ ਵੀ ਐਕਟ/ਰੂਲਜ਼/ਰੈਗੂਲੇਸ਼ਨ ਵਿੱਚ ਕਿਸੇ ਕਿਸਮ ਦੀ ਫੋਟ ਨਹੀਂ ਹੋਵੇਗੀ। ਇਹਨਾਂ ਐਕਟ/ਰੂਲਜ਼/ਰੈਗੂਲੇਸ਼ਨ ਅਧੀਨ ਬਣਦੀਆਂ/ਲੋੜੀਂਦੀਆਂ ਕਲੀਅਰੈਂਸ ਲੈਣ ਦੀ ਜ਼ਿੰਮੇਵਾਰੀ ਬਿਨੈਕਾਰਾਂ ਦੀ ਹੋਵੇਗੀ।
12. ਬਿਨੈਕਾਰ ਉਕਤ ਸਾਈਟ ਵਿੱਚੋਂ ਬਰਸਾਤੀ ਪਾਣੀ ਦੇ ਨਿਕਾਸ ਦਾ ਪ੍ਰਬੰਧ ਖੁਦ ਕਰੇਗਾ ਅਤੇ ਵਿਸ਼ੇ ਅਧੀਨ ਜਮੀਨ ਵਿੱਚੋਂ ਲੰਘਦੇ ਕਿਸੇ ਵੀ ਤਰ੍ਹਾਂ ਦੇ ਕੁਦਰਤੀ ਡਰੇਨੇਜ ਆਦਿ ਵਿੱਚ ਕਿਸੇ ਤਰ੍ਹਾਂ ਦੀ ਕੋਈ ਕ੍ਰਕਾਵਟ ਨਹੀਂ ਪਾਉਣਗੇ।

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13. ਬਿਨੈਕਾਰ ਉਕਤ ਸਾਈਟ ਦੀ ਸੀ.ਐਲ.ਯੂ. ਦੀ ਪ੍ਰਵਾਨਗੀ ਉਪਰੰਤ ਜਮੀਨ ਦੀ ਵਿਕਰੀ ਲਈ ਉਨ੍ਹੀ ਦੇਰ ਤੱਕ ਕੋਈ ਵੀ ਬੁਕਿੰਗ ਜਾਂ ਬੁਕਿੰਗ ਲਈ ਇਸ਼ਤਿਹਾਰਬਾਜ਼ੀ ਨਹੀਂ ਕਰਨਗੇ ਜਿੰਨੀ ਦੇਰ ਤੱਕ ਵਿਸ਼ੇ ਅਧੀਨ ਸਾਈਟ ਦੀ ਨਗਰ ਕੌਂਸਲ ਪਾਸੇ ਲੋੜੀਂਦੀ ਪ੍ਰਵਾਨਗੀ ਨਹੀਂ ਹੋ ਜਾਂਦੀ।
14. ਬਿਨੈਕਾਰ ਉਕਤ ਸਾਈਟ ਅੰਦਰ ਰੇਨ ਵਾਟਰ ਹਾਰਵੈਸਟਿੰਗ, ਪੀਣ ਵਾਲੇ ਪਾਣੀ, ਸੀਵਰੇਜ ਡਿਸਪੋਜ਼ਲ ਦਾ ਪ੍ਰਬੰਧ/ਐਸ.ਟੀ.ਪੀ., ਪੰਜਾਬ ਈ.ਸੀ.ਬੀ.ਸੀ ਅਤੇ ਸੋਲਿਡ ਵੇਸਟ ਮੈਨੇਜਮੈਂਟ ਆਦਿ ਦੇ ਪ੍ਰਬੰਧ ਖੁਦ ਕਰਨਗੇ।
15. ਬਿਨੈਕਾਰ ਸਰਕਾਰ ਦੀਆਂ ਹਦਾਇਤਾਂ ਅਨੁਸਾਰ ਸਾਈਟ ਅੰਦਰ ਇਮਾਰਤ ਦੀ ਉਸਾਰੀ ਵਾਸਤੇ ਅੰਡਰ ਗਰਾਊਂਡ ਪਾਣੀ ਦੀ ਵਰਤੋਂ ਨਹੀਂ ਕਰਨਗੇ।
16. ਕੈਲਕੁਲੇਸ਼ਨ ਵਿੱਚ ਕੋਈ ਫਰਕ ਜਾਂ ਸਰਕਾਰ ਦੀ ਹਦਾਇਤਾਂ ਅਨੁਸਾਰ ਚਾਰਜਿਜ ਵਿੱਚ ਕੋਈ ਵਾਧਾ/ਘਾਟਾ ਹੋਇਆ ਤਾਂ ਆਪ ਉਹ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣ ਦੇ ਪਾਬੰਦ ਹੋਵੇਗੇ। ਜਮ੍ਹਾਂ ਨਾ ਕਰਵਾਉਣ ਦੀ ਸੂਰਤ ਵਿੱਚ ਇਸ ਕੇਸ ਦਾ ਜਾਰੀ ਕੀਤਾ ਸੀ.ਐਲ.ਯੂ. ਬਿਨ੍ਹਾਂ ਕਿਸੇ ਨੋਟਿਸ ਤੋਂ ਰੱਦ ਸਮਝਿਆ ਜਾਵੇਗਾ।
17. ਨਗਰ ਯੋਜਨਾਕਾਰ, ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ, ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ ਜੀ ਦੇ ਪੱਤਰ ਨੰ: ਸੀ.ਟੀ.ਪੀ.(ਸਸ)-2018/1511 ਮਿਤੀ 11-05-2018 (ਕਾਪੀ ਨੱਥੀ ਹੈ) ਦੀ ਇੰਨ ਬਿੰਨ ਪਾਲਣਾ ਕੀਤੀ ਜਾਵੇ।
18. ਉਕਤ ਰਕਬੇ ਵਿੱਚੋਂ ਕਾਰਜ ਸਾਧਕ ਅਫਸਰ, ਨਗਰ ਕੌਂਸਲ, ਜੀਰਕਪੁਰ ਦੇ ਪੱਤਰ ਨੰ: 1149 ਮਿਤੀ 29-05-18 (ਕਾਪੀ ਨੱਥੀ ਹੈ) ਅਨੁਸਾਰ ਬਿਨੈਕਾਰ ਰੋਡ ਵਾਇਡਨਿੰਗ ਸਬੰਧੀ ਆਉਂਦਾ ਰਕਬਾ ਛੱਡਣ ਦਾ ਪਾਬੰਦ ਹੋਵੇਗਾ। ਜੇਕਰ ਆਪ/ਬਿਨੈਕਾਰ ਵਲੋਂ ਉਪਰੋਕਤ ਕਿਸੇ ਵੀ ਸੂਰਤ ਦੀ ਉਲੰਘਣਾ ਕਰਦਾ ਹੈ ਜਾਂ ਇਸ ਕੇਸ ਵਿੱਚ ਦਿੱਤੇ ਦਸਤਾਵੇਜ਼ਾਂ ਵਿੱਚ ਕੋਈ ਗਲਤ ਸੂਚਨਾ ਦਿੱਤੀ ਗਈ ਹੈ ਤਾਂ ਉਸ ਸੂਰਤ ਵਿੱਚ ਬਿਨੈਕਾਰ ਦਾ ਸੀ.ਐਲ.ਯੂ. ਬਿਨ੍ਹਾਂ ਕਿਸੇ ਨੋਟਿਸ ਤੋਂ ਰੱਦ ਸਮਝਿਆ ਜਾਵੇਗਾ।

COMPETENT AUTHORITY

Dated

End. No. CLU/DDLG/PTL/2018/

1. A Copy, is forwarded to the Secretary, Local Govt. Punjab Chandigarh for information and necessary action.

COMPETENT AUTHORITY

Dated

End. No. CLU/DDLG/PTL/2018/

2. A Copy, is forwarded to the Director Local Govt. Punjab Chandigarh for information and necessary action.

COMPETENT AUTHORITY

Dated

End. No. CLU/DDLG/PTL/2018/

3. A Copy, is forwarded to the Director Town Planing Local Govt. Punjab Chandigarh for information and necessary action.

COMPETENT AUTHORITY

Dated

End. No. CLU/DDLG/PTL/2018/

4. ਇੱਕ ਉਤਾਰਾ ਕਾਰਜ ਸਾਧਕ ਅਫਸਰ, ਨਗਰ ਕੌਂਸਲ, ਜੀਰਕਪੁਰ ਨੂੰ ਭੇਜਕੇ ਲਿਖਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਸਰਕਾਰ ਦੇ ਪੱਤਰ ਨੰ: ਸੀ.ਟੀ.ਪੀ.(ਸਸ)-17/2200 ਮਿਤੀ 06-10-2017 ਦੀਆਂ ਟਰਮਜ਼ ਐਂਡ ਕੰਡਿਸ਼ਨ ਅਨੁਸਾਰ ਬਣਦੇ ਈ.ਡੀ.ਸੀ./ਯੂ.ਡੀ.ਸੀ. ਚਾਰਜਿਜ ਆਪਣੇ ਪੱਧਰ ਤੇ ਬਿਨੈਕਾਰ ਤੋਂ ਵਸੂਲ ਕੀਤੇ ਜਾਣ।

COMPETENT AUTHORITY