Proceedings of 250th meeting of State Expert Appraisal Committee (SEAC) held on 20.06.2023 at 11:00 AM in the Conference Hall no. 2, MGSIPA Complex, Sector-26, Chandigarh

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. K.L Malhotra	Member
4.	Sh. Anil Kumar Gupta	Member
5.	Sh. Sunil Mittal	Member (Through VC)
6.	Sh. Pawan Krishan	Member
7.	Sh. Preet Mohinder Singh Bedi	Member (Through VC)

Item No. 250.01: **Application for Environmental Clearance for carrying out mining of minor minerals (sand) at Tangri-1, Village: Nagla, Tehsil- Derabassi, District- SAS Nagar, Punjab, by Executive Engineer cum District Mining Officer, Drainage-cum-Mining & Geology Division, Water Resources Department, Tarn Taran Division. (Proposal No. SIA/PB/MIN/423427/2023).**

The Executive Engineer cum District Mining Officer, Drainage-cum-Mining & Geology Division, Water Resources Department, SAS Nagar Division has applied for obtaining Environmental Clearance under category B2 and 1(a) of the Schedule appended with the EIA notification dated 14.09.2006 for carrying out mining of minor minerals (sand) at the mining site of Tangri-1, Village: Nagla, Tehsil- Derabassi, District- SAS Nagar, Punjab.

The Department has deposited requisite fee of Rs. 860/-vide reference no. N084232320004183 dated 25.03.2023 for obtaining Environmental Clearance for carrying out mining in the above mining site. The adequacy & deposition of the requisite fee by the applicant has been checked & verified by the supporting staff of SEIAA. The Mining Plan was approved by Assistant Geologist, Punjab vide Letter No. Glg/Pb/M.P/Tangri-1/725 dated 07.03.2023.

Deliberations during 250th meeting of SEAC held on 20.06.2023.
The meeting was attended by the following:

(i) Mr. Rajat Grover, District Mining Officer, Drainage-cum-Mining & Geology Division, Water Resources Department, District SAS Nagar.
(ii) Dr. KL Satapaty, CEO, M/s GRC India Pvt Ltd.

The Committee allowed the Department & Environmental Consultant to present the salient features of the application proposals. Thereafter, the Environmental Consultant presented the cases as under:

i)	Name of Applicant & Correspondence address: Mobile No: Email ID:	DMO SAS Nagar Plot No. B-65, Phase 7 B, Industrial Area, S.A.S Nagar Mohali, 160055 9872997779 xenminingmohali@gmail.com
ii)	Name of Environmental Consultant Mobile No. Email ID	Grass Roots Research and Creation (P) Ltd. 0120-4044630 info@grc-india.com
iii)	Online Proposal No.	**SIA/PB/MIN/423427/2023**
iv)	Project Name & Location	Tangri-1 Sand Mining Project Village: Nagla Tehsil- Derabassi

		District- SAS Nagar, Punjab
v)	Project/activity covered under item of scheduled to the EIA Notification,14.09.2006	1(a) Mining of Minor Minerals

1.0 The details of the mining project are as under:

S.No.	Item	Details
i.	Category of the Project as per the EIA notification dated 14.09.2006	B2
ii.	Hadbast No. of the Village	**168**
iii.	Details of Khasra No. as under:	

Khasra No. as per proposal	Khasra No. as per DSR	Khasra No. as per consent of land	Name of owner of the land as per land NOC, DSR and Jamabandi
1076, 1077, 1078, 1084, 1085, 1090, 1091, 1093, 1099, 1100, 1105	Not Mentioned	1076, 1077, 1078, 1084, 1085, 1090, 1091, 1093, 1099, 1100, 1105	Ramesh Singh, Rajesh Kumar Kanwar Pal Satish Kumar Harinder Singh Neeraj Kumar Parmod Kumar Parvesh Kumar Ravinder Kumar

iv.	Whether the mining area is less than area mentioned in the DSR,(If yes) the proposed mining area shall be earmarked in the KML file with different color.	No
v.	i. Area & Quantity details as per Mining plan and proposal ii. Area and permissible quantity details as per DSR	Area as per Mine Plan – 0.43 Ha. Quantity as per Approved Mine Plan - 4561 TPA Area as per DSR - 0.43 Ha. Quantity as per Approved DSR – 4956 TPA
vi.	Details as per Mining plan	Approved by: Assistant Geologist, Punjab bearing Letter no Glg/Pb/M.P/Tangri-1/725. Date of Approval: 07.03.2023 Approved Mining Lease Area: 0.43 Ha. Approved Mining Quantity: 4561 TPA Depth of Mining (m): 1 m
vii.	Longitude & Latitude of the mining site	

Pillar No.	Latitude	Longitude

		1.	30°24'12.56”N	76°54'4.32"E
		2.	30°24'12.59"N	76°54'4.87"E
		3.	30°24'21.61"N	76°54'15.37"E
		4.	30°24'21.91"N	76°54'15.06"E
viii.	Details of cluster formation	No cluster is formed, cluster letter is submitted		
ix.	Affidavit from the land owner giving consent for carrying out mining. (In case of Pvt land)	Land NOC submitted		
x.	Whether demarcation/erection of boundary pillars on the site has been done.	Demarcation done on 03-02-2023. Copy of demarcation report submitted.		
xi.	Status of clearance under Forest Conservation Act, 1980, Wildlife Protection Act 1972 as the case may be	Submitted**.** NOC from DFO SAS Nagar vide letter no. 5900 dated 13.12.2022 submitted mentioning that no permission is required under FCA, 1980 NOC from DFO SAS Nagar vide letter no. 2815 dated 07.12.2022 submitted mentioning that no Wildlife Sanctuary, Wetland area and Conservation Reserve falls in the said site.		
xii.	Salient features of approved mining plans	Date of approval- 07-03-2023 Total Quantity-4561 TPA		
xiii.	Method of mining	Semi-mechanized		
xiv.	No. of workers on the site when fully operational	11		
xv.	Total water requirement for domestic and other usage and its source	Domestic: 0.10 KLD Dust Suppression: 0.10 KLD Plantation: 0.22 KLD Total: 0.42 KLD		
xvi.	Waste water generation and its disposal	Nil		
xvii.	Information regarding nos of truck/trollies per day for carrying the excavated material on the proforma prescribed in the DSR and map showing the transportation route with proper earmarking of katcha, pakka road and ROW.	2 Trucks per day Transportation route map submitted.		
xviii.	Activities to be undertaken under EMP along with its cost.	**S. No.**	**Description**	**Total Cost to be ncurred (in Rs)**

		1	Water Sprinkling Measures	22,000	
		2	Haul Road and othe Roads Repair	1,00,000	
		3	Greenbelt Development (with tree guards)	1,00,000	
			TOTAL	2,22,000	
xix.	Whether any Litigation is pending against the proposed mining site, if yes the details, thereof, be provided.	No litigation is pending against the proposed mining site			

i)	The Department shall provide details pertaining to No. of trees, if any, to be felled for carrying out mining activity.	No trees would be felled during mining activity
ii)	The Department shall earmark, on the KML file, the distance from the habitation area from sand mining site. The Department shall certify that the same is in consonance with the existing guidelines allowing the Department for carrying out the mining near the habitation area.	Distance from nearest habitation is 0.20Km.
ii)	The Department shall earmark, on the KML file, the distance from the minor/major bridges up to the nearest boundary of sand mining site.	Distance from Minor Bridge 1.0 Km towards North-East
iv)	In case, the proposed mining site does not include in a cluster, the Department shall earmark on the KML file, the distance from the nearest mining site.	Distance from the nearest mining site Tangri 5 is 2.25 Km towards North-East.
v)	The Department shall outline the environmental impact of the mining operations carried out at site. The Department shall also mention the mitigation measures proposed for mitigating the environmental impacts	**Air**-The major contribution of air pollution is by excavation, loading, transportation, hauling operation & handling of the mineral. This will lead to momentary rise in the particulate matter (PM10). As such there will be no noticeable impact on air quality.

		Water- Proposal for mining are given during dry months, therefore water quality will not deteriorate. **Noise**-Mining is of open cast semi mechanized with deployment of light excavator. Therefore noise level too will not show any significant increase.
vi)	The Department/Project Proponent shall include in the EMP, the additional environmental activities to be undertaken by incurring expenditure @ Rs. 0.50/ton of the total quantity permitted for mining in ECs in case of manual mining and @ Rs. 1.50/ton in case of semi-mechanized mining. Any of the following additional environmental activities may be undertaken as a part of EMP:	**Nil**

KML

During meeting, the Committee perused the KML file of the project and observed that the proposed mining site is at a distance of 820 meter from the nearest bridge. The Committee further perused the EMGSM Guidelines, 2020, wherein it has been mentioned that sand & gravel shall not be extracted up to a distance of 1 kilometre (1 km) from major bridges and highways on both sides. In this regard, the Project Proponent apprised the Committee that the proposed mining area has been restricted from 0.43 Ha to 0.308 Ha, thereby making the distance of the proposed mining site as 1Km from the major bridge. Also, the Mining Plan for the excavation of the minor minerals has been approved by Department of Mining & Geology after excluding the restricted area of 0.122 Ha, towards the bridge. The Committee noted the same.

SEAC was satisfied with proposal and presentation given by the Project Proponent and after deliberations, SEAC decided to award **Silver Grading** to the project and forward the applications to SEIAA with the recommendation to grant Environmental Clearance for mining of minor minerals (Sand) at subject cited mining site for the total area of 0.308 Ha and quantity of 4561 TPA as approved in the mining plan subject to the specific conditions attached as **Annexure-1**.

Item No. 250.02: **Application for Environmental Clearance for carrying out mining of minor minerals (sand) at Razapur (Tangri-5) Sand Mining Project Village: Razapur, Tehsil- Derabassi, District- SAS Nagar, Punjab, by Executive Engineer cum District Mining Officer, Drainage-cum-Mining & Geology Division, Water Resources Department, SAS Nagar. (Proposal No. SIA/PB/MIN/423868/2023).**

The Executive Engineer cum District Mining Officer, Drainage-cum-Mining & Geology Division, Water Resources Department, SAS Nagar Division has applied for obtaining Environmental Clearance under category B2 and 1(a) of the Schedule appended with the EIA notification dated 14.09.2006 for carrying out mining of minor minerals (sand) at the mining site of Razapur(Tangri-5) Sand Mining Project Village: Razapur, Tehsil- Derabassi, District- SAS Nagar, Punjab.

The Department has deposited requisite fee of Rs. 1540/- dated 30.03.2023 for obtaining Environmental Clearance for carrying out mining in the above mining site. The adequacy & deposition of the requisite fee by the applicant has been checked & verified by the supporting staff of SEIAA. The Mining Plan was approved by Assistant Geologist, Punjab vide Letter No. Glg/Pb/M.P/Rajapur/360 dated 05.02.2023.

Deliberations during 250th meeting of SEAC held on 20.06.2023.
The meeting was attended by the following:

(i) Mr. Rajat Grover, District Mining Officer, Drainage-cum-Mining & Geology Division, Water Resources Department, District SAS Nagar.
(ii) Dr. KL Satapaty, CEO, M/s GRC India Pvt Ltd.

The Committee allowed the Department & Environmental Consultant to present the salient features of the application proposals. Thereafter, the Environmental Consultant presented the cases as under:

i)	Name of Applicant & Correspondence address: Mobile No: Email ID:	Mr Rajinder Ghai, DMO SAS Nagar Plot No. B-65, Phase 7 B, Industrial Area, S.A.S Nagar Mohali, 160055 9872997779 xenminingmohali@gmail.com
ii)	Name of Environmental Consultant Mobile No. Email ID	Grass Roots Research and Creation (P) Ltd. 0120-4044630 info@grc-india.com
iii)	Online Proposal No.	**SIA/PB/MIN/423868/2023**
iv)	Project Name & Location	Razapur(Tangri-5) Sand Mining Project Village: Razapur Tehsil- Derabassi

		District- SAS Nagar, Punjab
v)	Project/activity covered under item of scheduled to the EIA Notification,14.09.2006	1(a) Mining of Minor Minerals

1.0 The details of the mining project are as under:

S.No.	Item	Details		
i.	Category of the Project as per the EIA notification dated 14.09.2006	B2		
ii.	Hadbast No. of the Village	**170**		
iii.	Details of Khasra No. as under:			
	Khasra No. as per proposal	**Khasra No. as per DSR**	**Khasra No. as per consent of land**	**Name of owner of the land as per land NOC, DSR and Jamabandi**
	401	Not Mentioned	401	Gram Panchayat Land. The Gram Panchayat, Village Razapur issued certificate, wherein it has been mentioned that the Gram Panchayat has not objection its sand mining is done in the land proposed for potential sand mining.
iv.	Whether the mining area is less than area mentioned in the DSR,(If yes) the proposed mining area shall be earmarked in the KML file with different color.	No		
v.	i. Area & Quantity details as per Mining plan and proposal ii. Area and permissible quantity details as per DSR	Area as per Mine Plan – 0.77 Ha. Quantity as per Approved Mine Plan - 9982 TPA Area as per DSR – 1.92 Ha. Quantity as per Approved DSR – 21056 TPA		

<table>
<tr><td>vi.</td><td>Area details as per Mining plan</td><td colspan="3">Approved by: Assistant Geologist, Punjab bearing Letter no Glg/Pb/M.P/Rajapur/360.
Date of Approval: 05.02.2023
Approved Mining Lease Area: 0.77 Ha.
Approved Mining Quantity: 9982 TPA
Depth of Mining (m): 1 m</td></tr>
<tr><td>vii.</td><td>Longitude & Latitude of the mining site</td><td colspan="3"><table>
<tr><th>Pillar No.</th><th>Latitude</th><th>Longitude</th></tr>
<tr><td>1.</td><td>30°22'56.32"N</td><td>76°54'16.28"E</td></tr>
<tr><td>2.</td><td>30°22'53.29"N</td><td>76°54'13.97"E</td></tr>
<tr><td>3.</td><td>30°22'52.13"N</td><td>76°54'13.29"E</td></tr>
<tr><td>4.</td><td>30°22'50.70"N</td><td>76°54'12.80"E</td></tr>
<tr><td>5.</td><td>30°22'47.98"N</td><td>76°54'12.49"E</td></tr>
<tr><td>6.</td><td>30°22'47.34"N</td><td>76°54'12.44"E</td></tr>
<tr><td>7.</td><td>30°22'46.34"N</td><td>76°54'12.46"E</td></tr>
<tr><td>8.</td><td>30°22'45.53"N</td><td>76°54'11.86"E</td></tr>
<tr><td>9.</td><td>30°22'44.92"N</td><td>76°54'11.54"E</td></tr>
<tr><td>10.</td><td>30°22'41.98"N</td><td>76°54'10.64"E</td></tr>
<tr><td>11.</td><td>30°22'44.32"N</td><td>76°54'9.85"E</td></tr>
<tr><td>12.</td><td>30°22'44.97"N</td><td>76°54'10.79"E</td></tr>
<tr><td>13.</td><td>30°22'46.88"N</td><td>76°54'11.93"E</td></tr>
<tr><td>14.</td><td>30°22'49.09"N</td><td>76°54'12.04"E</td></tr>
<tr><td>15.</td><td>30°22'51.43"N</td><td>76°54'12.38"E</td></tr>
<tr><td>16.</td><td>30°22'52.96"N</td><td>76°54'13.21"E</td></tr>
<tr><td>17.</td><td>30°22'54.84"N</td><td>76°54'14.59"E</td></tr>
</table></td></tr>
<tr><td>viii.</td><td>Details of cluster formation</td><td colspan="3">No cluster is formed, cluster letter is submitted</td></tr>
<tr><td>ix.</td><td>Affidavit from the land owner giving consent for carrying out mining. (In case of Pvt land)</td><td colspan="3">Land NOC submitted</td></tr>
<tr><td>x.</td><td>Whether demarcation/erection of boundary pillars on the site has been done.</td><td colspan="3">Demarcation done on 03-02-2023. Copy of demarcation report submitted</td></tr>
<tr><td>xi.</td><td>Status of clearance under Forest Conservation Act, 1980, Wildlife Protection Act 1972 as the case may be</td><td colspan="3">Submitted.
NOC from DFO SAS Nagar vide letter no. 5900 dated 13.12.2022 submitted mentioning that no permission is required under FCA, 1980</td></tr>
</table>

		NOC from DFO SAS Nagar vide letter no. 2815 dated 07.12.2022 submitted mentioning that no Wildlife Sanctuary, Wetland area and Conservation Reserve falls in the said site.
xii.	Salient features of approved mining plans	Date of approval- 05-02-2023 Total Quantity-29946 tonnes
xiii.	Method of mining	Semi-mechanized
xiv.	No. of workers on the site when fully operational	11
xv.	Total water requirement for domestic and other usage and its source	Domestic: 0.10 KLD Dust Suppression: 0.20 KLD Plantation: 0.39 KLD Total: 0.69 KLD
xvi.	Waste water generation and its disposal	Nil
xvii.	Information regarding nos of truck/trollies per day for carrying the excavated material on the proforma prescribed in the DSR and map showing the transportation route with proper earmarking of katcha, pakka road and ROW.	4 Trucks per day Transportation route map submitted.
xviii.	Activities to be undertaken under EMP along with its cost.	Submitted
xix.	Whether any Litigation is pending against the proposed mining site, if yes the details, thereof, be provided.	No litigation is pending against the proposed mining site

i)	The Department shall provide details pertaining to No. of trees, if any, to be felled for carrying out mining activity.	No trees would be felled during mining activity
ii)	The Department shall earmark, on the KML file, the distance from the habitation area from sand mining site. The Department shall certify that the same is in consonance with the existing guidelines allowing the Department for carrying out the mining near the habitation area.	Distance from nearest habitation is 0.50Km.

ii)	The Department shall earmark, on the KML file, the distance from the minor/major bridges up to the nearest boundary of sand mining site.	Distance from Minor Bridge 3.40 Km towards North-East
iv)	In case, the proposed mining site does not include in a cluster, the Department shall earmark on the KML file, the distance from the nearest mining site.	Distance from the nearest mining site Tangri- 1 2.25 Km towards North-east.
v)	The Department shall outline the environmental impact of the mining operations carried out at site. The Department shall also mention the mitigation measures proposed for mitigating the environmental impacts	**Air**-The major contribution of air pollution is by excavation, loading, transportation, hauling operation & handling of the mineral. This will lead to momentary rise in the particulate matter (PM10). As such there will be no noticeable impact on air quality. **Water-** Proposal for mining are given during dry months, therefore water quality will not deteriorate. **Noise-**Mining is of open cast semi mechanized with deployment of light excavator. Therefore noise level too will not show any significant increase.
vi)	The Department/Project Proponent shall include in the EMP, the additional environmental activities to be undertaken by incurring expenditure @ Rs. 0.50/ton of the total quantity permitted for mining in ECs in case of manual mining and @ Rs. 1.50/ton in case of semi-mechanized mining. Any of the following additional environmental activities may be undertaken as a part of EMP:	**Nil**

KML

During meeting, the Committee observed that the recurring cost proposed under activities of EMP has not been mentioned. In this regard, the Project Proponent submitted the details of the capital as well as recurring cost of the activities under EMP as under:

Sr. No	Environmental Protection Measures	Proposed Capital cost (In Rs.)	Recurring cost (In Rs.)
1.	Greenbelt Development	39,000	15,000
2.	Water Sprinkling Measures (Project site as well as haul Road)	1,00,000	50,000
3.	Haul Road and other Roads Repair and Maintenance	1,00,000	1,00,000
TOTAL		2,39,000	1,65,000

SEAC was satisfied with proposal and presentation given by the Project Proponent and after deliberations, SEAC decided to award **Silver Grading** to the project and forward the applications to SEIAA with the recommendation to grant Environmental Clearance for mining of minor minerals (Sand) at subject cited mining site for the total area of 0.77 Ha and quantity

of 9982 TPA as approved in the mining plan subject to the specific conditions attached as **Annexure-1**.

Item No. 250.03: Application for obtaining Environmental Clearance for establishment of Group Housing & Commercial Project at Village Balomajra (H.B. No. 32), Distt. SAS Nagar, Mohali (Punjab) by M/s Aerofront Developers (SIA/PB/INFRA2/422507/2023)

The project proponent has applied for obtaining Environmental Clearance for establishment of Group Housing & Commercial Project at Village Balomajra (H.B. No. 32), Distt. SAS Nagar, Mohali (Punjab). The total land area of the project is 57,469.408 sqm (14.201 acres) having built-up area of 1,43,008.07 sq.m. The Project is covered under category 8(a) of the schedule appended with the EIA Notification dated 14.09.2006.

The project proponent has submitted the online form, Conceptual Plan and other additional documents through Parivesh Portal. He has deposited Rs. 2,86,020/- vide UTR no. SBINR12023032038322741 dated 20.03.2023, as checked & verified by the supporting staff of SEIAA.

As per the proposal, the project has been segregated in three phases out of which Phase-1 comprised of 5 residential towers with 235 DU and club, phase-2 shall be reserved for future expansion and phase-3 shall be comprised of 2 residential towers with 162 DU, club and commercial block.

Punjab Pollution Control Board vide letter no. 3396 dated 15.05.2023 furnished construction status report as under:

"The proposed project site of the subject cited project was visited by officer of the Board on 22/4/2023. The point wise reply of the comments sought by SEIAA relating to the proposal of the subject cited project is given as under:

Sr. No.	***Report of point sought by SEIAA***	***Remarks***
A.	*Construction status of the proposal*	*1. The proposed site is situated adjoining TDI building project at sector 118, Mohali.* *2. The project proponent has earmarked approx. 80% boundary of the project with brick wall.* *3. The proposed site is divided into 02 parts by road.* *4. The project proponent has not started any construction activity as well as digging at the site.*
B.	*Status of physical structures within 500 m radius of the site including the status of industries, drain, river, eco sensitive structure, if any.*	*The following units are located within 500 m radius of the unit:* *1. No rice sheller/ stone crusher/ hot mix plant/ cement grinding unit/ brick kiln exist within 500 mtr from the proposed site.*

		2. *There is no jaggery, petroleum outlet exist within 100 mtr of the site.* 3. *There is no drain / nallah/ choe exist within 100 mtr of the site.* 4. *There is no common bio-medical treatment facility within 500 mtr.* 5. *There is no eco sensitive area within 500 mtr.* 6. *There is no MAH industry existing within 300 mtr.* 7. *High tension wire is crossing over the proposed site.*
C.	*Whether the site meets with the prescribed criteria for setting up of such projects.*	*The proposed site is complying with the sitting guidelines framed by the Government of Punjab for such project.*

It is pertinent to mention here that the proposed site is situated within the jurisdiction of GMADA. However, the terminal STP installed in SAS Nagar (Mohali) by GMADA authorities is not adequate to cater the quantity of additional effluent of this project. The upgradation of existing STP installed by GMADA authorities is yet to be made. Further, the project proponent has not submitted any alternate scheme for the disposal of treated effluent."

Deliberations during 250th meeting of SEAC held on 20.06.2023.

The meeting was attended by the following:

(i) Mr. Harjinder Singh, Manager M/s Aerofront Developers
(ii) Mrs. Jyoti Rani, EC Coordinator, M/s Eco laboratories Pvt Ltd.

SEAC allowed the Environmental Consultant of the Promoter Company to present the salient features of the project. Thereafter, the Environmental Consultant presented as under:

Sr. No.	**Description**	**Details**
1	**Basic Details**	
1.1	Name of Project & Project Proponent:	Mixed development Group housing and commercial project to be developed by M/s Aerofront Developers.
1.2	Proposal:	SIA/PB/INFRA2/422507/2023
1.3	Location of Project:	Balomajra (H.B. No. 32), Distt. SAS Nagar, Mohali (Punjab).

1.4	Details of Land area & Built up area:	Total Project Site Area = 57,702.61 sq.m (14.2 Acres) • Phase 01: 23,046.40 sq.m. (5.69 Acres). • Phase 02: 23,462.518 sq.m. (5.803 Acres) (Reserved for future expansion) • Phase 03: 10,960.49 sq.m. (2.708 Acres). Built-up Area = 1,43,008.07 sq.m.
1.5	Category under EIA notification dated 14.09.2006	8(a)
1.6	Cost of the project	Rs. 265.47 Crores
2.	**Site Suitability Characteristics**	
2.1	Whether project is suitable as per the provisions of Master Plan:	Yes, the project falls in mixed use as per Master Plan of SAS Nagar.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	A copy of permission for change of land use for total land measuring 14.201 acres issued by Department of Town & Country Planning, Punjab vide Memo No. 381-DTP (SAS Nagar)/CLU/2022/008 dated 10.03.2023 for mixed development group housing and commercial project submitted.
3	**Forest, Wildlife and Green Area**	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	No forest land is involved in the project. Self-declaration in this regard is submitted.
3.2	Whether the project required clearance under the provisions of Punjab Land	Project is not covered under PLPA, 1900. The letter in this regard from District Forest Officer issued vide no. 5375 dated 03.12.2021 submitted.

<table>
<tr><td></td><td>Preservation Act (PLPA), 1900.</td><td></td></tr>
<tr><td>3.3</td><td>Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:</td><td>No, the project does not require clearance under Wildlife Protection Act, 1972. Self-declaration in this regard is submitted.</td></tr>
<tr><td>3.4</td><td>Whether the project falls within the influence of Eco-Sensitive Zone or not.</td><td>Yes. The City Bird Sanctuary is located at 8.8 km from the project site. The project falls outside eco-sensitive zone of the sanctuary.</td></tr>
<tr><td>3.6</td><td>Green area requirement and proposed No. of trees:</td><td>Total proposed green area = 12,653.91 sq.m.

<table>
<tr><th>Details</th><th>Plot area (in sq.m.)</th><th>Required green area (in sq.m.)</th><th>Proposed Green area (in sq.m.)</th><th>Required trees (Nos) {1 tree @ 80 sq.m. of plot area OR 1 tree @ 225 sq.m. of covered area}</th><th>Proposed trees (Nos.)</th></tr>
<tr><td>Phase 01</td><td>23,046.40</td><td>5,761.60 (@ 25%)</td><td>9,318.00 (@ 40.43%)</td><td>23,046.40/80 = 288 OR 94,557.64/225 = 420</td><td>423</td></tr>
<tr><td>Phase 03</td><td>10,960.49</td><td>2,740.12 (@ 25%)</td><td>3,335.91 (@ 30.44%)</td><td>10,960.49/80 = 137 OR 48,450.43 /225 = 215</td><td>220</td></tr>
<tr><td>Total</td><td></td><td>8,501.72</td><td>12,653.91</td><td>636</td><td>643</td></tr>
</table></td></tr>
<tr><td>4.</td><td colspan="2">Configuration & Population</td></tr>
<tr><td>4.1</td><td colspan="2">Configuration

The Project has been segregated in 3 phases. Components are described below:

• Phase 01: 5 Residential Towers with 235 dwelling units & Club.
• Phase 02: Reserved for future Expansion</td></tr>
</table>

- Phase 03: 2 Residential Towers with 162 dwelling units, Club and Commercial **block.**

Table: Area Statement

Description	Area (in sq.m.)	Area (in acres)
Total Plot area	57,469.408	14.201
• Area under Phase 01	23,046.40	5.69
• Area under Phase 02 (Future Expansion)	23,462.518	5.803
• Area under Phase 03	10,960.49	2.708

Table: Area Statement (Phase 01)

Description	Area (in sq.m.)
Site area	23,046.40
Permissible Ground Coverage (@ 30%)	6,913.92
Proposed Ground Coverage (@ 13.89%)	3,201.29
Permissible F.A.R (@ 3)	69,139.21
Proposed F.A.R (@ 2.58)	59,429.02
Proposed Non-F.A. R	35,128.62
Built-up area	**94,557.64**
Total Green required (@ 25%)	5,761.60
Proposed Green area (@ 40.43%)	9,318.00

Table: Component wise area details (Phase 01)

Description	No. of Floors	No. of Dwelling Units	FAR (Sq.m)	Non-FAR (Sq.m)	Built-up Area (Sq.m)
Residential					
• Tower 1	S+24	47	7,679.05	3,560.54	11,239.59
• Tower 2	S+24	47	10,817.31	3,008.58	13,825.90
• Tower 3	S+24	47	11,357.86	3,441.44	14,799.30
• Tower 4	S+24	47	13,553.27	4,247.17	17,800.44
• Tower 5	S+24	47	13,497.45	3,948.94	17,446.38
Recreational/club	G+2	--	2,524.08	203.72	2,727.80

Basement	1 (Upper)	--	--	16,718.22	16,718.22
Total		**235**	**59,429.02**	**35,128.62**	**94,557.64**

Table: Area Statement (Phase 03)

Description	**Area (in sq.m.)**
Site area	10,960.49
Permissible Ground Coverage (@ 30%)	3,288.15
Proposed Ground Coverage (@ 23.17%)	2,540.02
Permissible F.A.R (@ 3)	32,881.47
Proposed F.A.R (@ 2.47)	27,050.57
Proposed Non-F.A.R	21,399.86
Built-up area	**48,450.43**
Total green required (@ 25%)	2,740.12
Proposed Green area (@ 30.44%)	3,335.91

Table: Component wise area details (Phase 03)

Description	**No. of Floors**	**No. of Dwelling Units**	**FAR (Sq.m)**	**Non FAR (Sq.m)**	**Built-up Area (Sq.m)**
Residential & Club					
• **Ground Floor**	-	-	1,663.29	209.23	1872.52
• **First Floor**	-	-	1,663.29	209.23	1872.52
• **Tower 1 (2nd to 20th Floors)**	S+20	81	10,978.21	3,975.32	14,953.53
• **Tower 2 (2nd to 20th Floors)**	S+20	81	10,978.21	3,975.32	14,953.53
Commercial	G+1	--	1,767.55	1,019.41	2,786.96
Basement	2 (Upper & Lower)	--	--	12,011.36	12,011.36
Total		**162**	**27,050.57**	**21,399.86**	**48,450.43**

Details are as per the conceptual plan.

4.2 Population details

- Total Population = 4117 persons
- Phase 01- 2,333 persons
- Phase 03- 1,784 persons

Table: Population Details

Description	Population
• **Phase 01**	2,333
• **Phase 03**	1,784
Total Estimated Population	**4,117 persons**

Table: Populations details (Phase 01)

Description		Factors as per NBC (Number of people)	Dwelling units	Population
Residents	• 3 BHK • 4 BHK • 5 BHK	6 7 7	45 180 10	270 1260 70
Visitors	@ 10%	-	-	160
Staff	lumpsum	-	-	10
Sub Total				**1,770**
Club (G+2)				
Population for Club		**Factors as per NBC (Area per person)**	**FAR (m^2)**	**Population**
Street floor		3 m^2/person	849.60	283
First floor		6 m^2/person	837.24	140
Second floor		6 m^2/person	837.24	140
Sub Total				**563**
Staff (@ 10%)				**56**
Visitors (@ 90%)				**507**
TOTAL POPULATION	**2,333 persons**			

Table: Populations details (Phase 03)

Description		Factors as per NBC (Number of people)	Dwelling units	Population
Residents	3 BHK	6	162	972

Visitors	@ 10%	-	-	97
Staff	lumpsum	-	-	10
Sub Total				**1079**
COMMERCIAL (G+1)				
Population for commercial area		**Factors as per NBC (Area per person)**	**FAR (m^2)**	**Population**
1. Street floor		3 m^2/person	816.89	272
2. First Floor		6 m^2/person	950.67	159
Sub Total				**431**
Staff (@ 10%)				**43**
Visitors (@ 90%)				**388**
CLUB (G+1)				
Population for club		**Factors as per NBC (Area per person)**	**FAR (m^2)**	**Population**
Street floor		3 m^2/person	590.97	197
First floor		6m^2/person	464.43	77
Sub Total				**274**
STAFF (@ 10%)				**27**
VISITORS (@ 90%)				**247**
TOTAL POPULATION	**1,784**			

5	**Water**	
5.1	Source:	Borewells
5.2	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) *Details thereof*	Application for extracting ground water from borewell has been filed to Punjab Water Regulation and Development Authority (PWRDA); copy of acknowledgement regarding the same is submitted.

5.3 Total fresh water requirement:

267 KLD (Phase 01- 149 KLD & Phase 03- 118 KLD)

Table: Water demand & wastewater generation details

Description	Total Water Demand (KLD)	Wastewater Generation (KLD)	STP Capacity
• **Phase 01**	229	183	230 KLD
• **Phase 03**	171	117	150 KLD
Total	**400 KLD**	**300 KLD**	**2 STPs of 230 & 150 KLD capacity**

Table: Water demand & wastewater generation calculations (Phase 01)

Sl. No.	Details	Population	Criteria	Water Demand (KLD)
1	Residential population	1600	@ 135 lpcd	216
2	Floating population	66	@ 45 lpcd	3
3	Visitors	667	@ 15 lpcd	10
4	**Water Requirement**			**229**
5	Wastewater Generation (@ 80% of water requirement)			183
6	Treated Sewage (@ 98%)			179
7	Flushing Water Requirement (@ 45 lpcd for residential population, @ 20 lpcd for floating population & @ 10 lpcd for visitors)			80
8	**Total Fresh Water Demand**			**149**
9	**Green area water req. for 9318 sq.m.**			
	Summer (@ 5.5 lt./m^2/day)			51
	Winter (@ 1.8 lt./m^2/day)			17
	Monsoon (@ 0.5 lt./m^2/day)			5

Table 7(c): Water demand & wastewater generation calculations (Phase 03)

Sl. No.	Details	Population	Criteria	Water Demand (KLD)
1	Residential population	972	@ 135 lpcd	131
2	Floating population	80	@ 45 lpcd	4
3	Visitors	732	@ 15 lpcd	11
4	**Water Requirement**			**146**
5	Make up water demand for Swimming pool			25
6	**Total water requirement (4+5)**			**171**
7	Wastewater Generation (@ 80% of water requirement)			117
8	Treated Sewage (@ 98%)			115
9	Flushing Water Requirement (@ 45 lpcd for residential population, @ 20 lpcd for floating population & @ 10 lpcd for visitors)			53
10	**Total Fresh Water Demand including swimming pool demand**			**118**
11	**Green area water req. for 3335.91 sq.m.**			

	Summer (@ 5.5 lt./m^2/day)	18
	Winter (@ 1.8 lt./m^2/day)	6
	Monsoon (@ 0.5 lt./m^2/day)	2

5.4	Utilization/Disposal of excess treated wastewater.	Excess treated wastewater will be disposed of to GMADA sewer.

5.5 Cumulative Details:

Phases	**Total water Requirement KLD**	**Total wastewater generated KLD**	**Treated wastewater KLD**	**Flushing water requirement KLD**	**Green area requirement KLD**	**Into sewer KLD**
Phase 01	229	183	179	80	Summer-51 KLD Winter-17 KLD Monsoon-5 KLD	Summer-48 KLD Winter-82 KLD Monsoon-94 KLD
Phase 03	171	117	115	53	Summer-18 KLD Winter-6 KLD Monsoon-2 KLD	Summer-44 KLD Winter-56 KLD Monsoon-60 KLD

5.6	Rain water harvesting proposal:	10 Rain water recharging pits (6 pits in Phase 01 & 4 pits in Phase 03) have been proposed for artificial rain water recharging within the project premises.
6	**Air**	
6.1	Details of Air Polluting machinery:	Total 7 DG sets as given below: **Phase 01** • 2 No. 750 kVA, 415-volt DG sets • 2 No. 500 kVA, 415-volt DG sets **Phase 03** • 1 No. 750 kVA, 415-volt DG set • 1 No. 500 kVA, 415-volt DG set • 1 No. 320 kVA, 415-volt DG set

6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG sets will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.
7	**Waste Management**	
7.1	Total quantity of solid waste generation	Total solid waste generation = 1,338 kg/day • Phase 01- 787 kg/day • Phase 03 - 551 kg/day
7.2	Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery Facility submitted or not	Yes. Biodegradable waste will be converted into manure using 3 Composters. Non-biodegradable waste (recyclable waste) will be disposed off through authorized recycler vendors. Inert waste will be dumped at authorized dumping site.
7.3	Details of management of Hazardous Waste.	Hazardous Waste in the form of used oil from DG sets will be generated which will be managed & disposed of to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.
8	**Energy Saving & EMP**	
8.1	Power Consumption:	Total Power load = 3,171 KW / 4,509 KVA • Phase 01 – 1,957 KW / 2,718 kVA • Phase 03 – 1,214 KW / 1,791 kVA
8.2	Energy saving measures:	Solar panels have been proposed on the roof top of the towers. The total area covered by solar panels will be 1,329 sq.m. which is @ 30% of roof top area which will generate 131 KW of power generation. 71.46 KW of energy will be saved by using LEDs instead of CFLs within the project.

8.3 Details of activities under Environment Management Plan.

S.No	Title	Capital Cost (In Lakhs)	Recurrring cost (In Lakhs/Annum)	
			Construction phase	Operation Phase
1	Air & Noise Pollution Management (Acoustic enclosure for DG sets, tarpaulin sheets/ barricading, water sprinklers, Maintenance of machinery & PPE's etc)	10	1	3
2	Water Pollution Control (STP of Capacity 230 KLD & 150 KLD capacity based on MBBR technology followed by UF)	70	2	10
3	Landscaping (643 nos. of trees and green area development)	10	2	6
4	Solid Waste Management (3 Composters of 250, 200 & 150 kg each)	35	2	4
5	Rain water Harvesting (10 pits)	25	1	5
6	Energy Conservation (LED lights in common areas, 131 KW solar panels, etc.)	60	1	5
7	Miscellaneous (Environment monitoring cost, Management of Environment Cell, etc.)	5	1	5
	Total	**215**	**10**	**38**

Further, Rs. 2.65 Crores (i.e. 1% of total project cost) has been reserved for undertaking additional environment activities as given below:

Sr. No.	Additional Environment Activities	Cost (in Crores)

	1.	Adoption of 2 Ponds (1 acre each) in Village Hasanpur	Rs. 1 Cr.
	2.	Adoption of Nanak Bagichi (1 acre land) in Village Hasanpur	Rs. 0.35 Cr.
	3.	Provision of smog tower within the project premises	Rs. 1.3 Cr
		Total Additional Environment Activities	**Rs. 2.65 Crores**

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

1. The Project Proponent shall submit permission from GMADA for discharge of excess treated waste water into public sewer or submit the alternate scheme for utilization/disposal of excess treated wastewater.
2. The Project Proponent shall submit the permission for access/approach road to the project under the provisions of Forest Conservation Act, 1980. The Project Proponent shall also provide the details of Khasra No. as mentioned in the DFO letter No. 5375 dated 03.12.2021.
3. The Project Proponent shall submit the proposal for the management & disposal of storm water to be generated from the project.
4. The Project Proponent shall submit the proposal for the management of the non-recyclable component of solid waste.
5. The Project Proponent shall submit the detailed proposal for planting 643 No. of trees by indicating the running length of the road, distance between the plants, type of plants, height of plant etc.

Item No. 250.04: Application for Environmental Clearance of Residential colony namely "Queenstown" at Village Ranimajra (H.B. No. 85), Tehsil Majri and Village Bhagatmajra (H.B. No. 170), Tehsil Kharar, Distt. SAS Nagar, Punjab by M/s Queenstown Infra Projects LLP (Proposal no. SIA/PB/INFRA2/428361/2023)

The project proponent has submitted application for Environmental Clearance for establishment of the Residential colony namely "Queenstown" at Village Ranimajra (H.B. No. 85), Tehsil Majri and Village Bhagatmajra (H.B. No. 170), Tehsil Kharar, Distt. SAS Nagar, Punjab. The total land area of the project is 2,33,913.318 sq.m. (57.801 acres) having built-up area of 1,48,206.25 sq.m. The Project is covered under Schedule 8(a) - 'Building & Construction Project'; Category 'B2' as per EIA Notification, 2006.

The project proponent has submitted the Checklist, Conceptual Plan, EMP, application form and other additional documents through Parivesh Portal. He has also deposited Rs. 2,96,415/- vide UTR no. MAHBR52023050614444582 dated 06.05.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter no. 4120 dated 09.06.2023 furnished construction status report as under:

"The proposed site of the project was visited by the officer of the Board on 30.05.2023 along with Sh. Surinder Kumar, Senior Manager (Projects) of the promoter company. As per site shown by the representative, the point-wise status report is as under:

1. *The proposed site of the project is located at Village Ranimajra, Tehsil Majri and Village Bhagatmajra, Tehsil Kharar, District SAS Nagar. The project proponent has earmarked its site with poles and no boundary wall / fencing is provided.*
2. *The project proponent has not started development works at site.*
3. *As per the boundary limits shown by the representative, it was observed that 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 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.*
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.*

Deliberations during 250th meeting of SEAC held on 20.06.2023.
The meeting was attended by the following:

(i) Mr. RK Aggarwal, Authorized Signatory M/s Queenstown Infra Projects LLP.
(ii) Mrs. Jyoti Rani, EC Coordinator, M/s Eco laboratories Pvt Ltd.

SEAC allowed the Environmental Consultant of the Promoter Company to present the salient features of the project. Thereafter, the Environmental Consultant presented as under:

Sr. No.	**Description**	**Details**
1	**Basic Details**	
1.1	Name of Project & Project Proponent:	Residential colony namely "Queenstown" by M/s Queenstown Infra Projects LLP
1.2	Proposal:	SIA/PB/INFRA2/428361/2023
1.3	Location of Project:	Village Ranimajra (H.B. No. 85), Tehsil Majri and Village Bhagatmajra (H.B. No. 170), Tehsil Kharar, Distt. SAS Nagar, Punjab
1.4	Details of Land area & built-up area:	Total Area Under Conceptual Plan: 3,67,777.276 sq.m. (90.880 acres) Net Planning Area: 2,33,913.318 sq.m. (57.801 acres) Permissible Built-up area: 1,48,206.25 sq.m.
1.5	Category under EIA notification dated 14.09.2006	The project falls under S.No. 8(a) - 'Building & Construction Project' as permissible built-up area of the project will be 1,48,206.25 sq.m.
1.6	Cost of the project	Rs. 187.5 Crores
2.	**Site Suitability Characteristics**	
2.1	Whether project is suitable as per the provisions of Master Plan:	As per proposed land use plan of Mullanpur, project site falls within the Residential zone. Copy of proposed land use plan of Mullanpur showing project location is submitted.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	Permission for change in land use in the name of M/s Queen Stown Infra Project LLP has been obtained for 66.76 acres of land in the revenue estate of Village Ranimajra and Village Bhagatmajra, District SAS Nagar vide Memo No. 4570 CTP(Pb)SP-432(M) dated 11.10.2022; copy of same is submitted.
3	**Forest, Wildlife and Green Area**	

3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not.	No, the project does not involve any forest land. Undertaking in this regard is submitted.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	Project is not covered under PLPA, 1900
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	No, the project does not require clearance under Wildlife Protection Act, 1972.
3.4	Distance of the project from the Critically Polluted Area.	The nearest critical polluted area is Ludhiana which is approx. 72 km from project location.
3.5	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No, the project does not fall within any eco-sensitive zone.
3.6	Green area requirement and proposed No. of trees:	Total green area = 15,738.42 sq.m. (@ 6.73% of the net planned area) No. of Trees required = @ 1 tree per 80 sq.m. of net planning area = 2,33,913.318/ 80 = 2,924 trees. OR @ 1 tree per 225 sq.m. of covered area = 1,48,206.25/ 225 = 659 trees. Proposed trees to be planted: 2,935 nos.
4.	**Configuration & Population**	
4.1	Proposal & Configuration The project will comprise of 19 Villas, 91 Independent floors, 268 residential plots, facilities such as integrated school, 2 creches, dispensary, police post, religious building, community center, commercial plot, other utilities, etc. **Table: Area Statement**	

Description	**Area**

Total Area Under Conceptual Plan (A)	3,67,777.276 sq.m. (90.880 acres)
Area under sector Road (B)	41,130.588 sq.m. (10.164 acres)
Area under Green Belt (C)	4,255.823sq.m. (1.052 acres)
Total Scheme Area (A-B-C=D)	3,22,390.865 sq.m. (79.664 acres)
Area reserve under Future Expansion (E)	88,477.547 sq.m. (21.863 acres)
Net Planning Area (D-E=G)	2,33,913.318 sq.m. (57.801 acres)

Table: Break up of Net Planned Area

Sl. No.	**Description**	**Area (in sq.m.)**	**Area (in acres)**
1.	Area under Residential Plotted development (@40.54%)	94,839.52	23.435
2.	Area under Commercial (SCO, Booths, Milk Booths, Petrol Pump) (@ 9.05%)	21,166.783	5.230
3.	Area under Green (Parks & Landscape Green) (@6.73%)	15,738.42	3.889
4.	Facilities Area (Schools, Creches, Health, Community, Religious, etc.) (@ 13.45%)	31,471.563	7.777
5.	Utilities Area (STP, ESS, Solid waste & OHT) (@1.41%)	3,291.407	0.813
6.	Area under roads, pavements & open areas (excluding Parks & Landscape Green) (@ 28.82%)	67405.63	16.656
	Net Planning Area	**2,33,913.3 sq.m.**	**57.801 acres**

4.2 Population details

13,833 Persons

Table: Population details

S. No.	**Description**	**No. of plots/Area**	**Criteria**	**Population (Persons)**
A	**Residential Population**			
1.	Residential Plots	268 nos.	@ 15 persons per plot	4,020

	2.	Villas	19 nos.	@ 5 persons per villa	95
	3.	Independent Floors	91 nos.	@ 20 persons per floor	1,820
		Total			**5,935**
	B	**Commercial Population**			
	1.	Commercial (Ground Floor)	8,466.712 sq.m.	@ 3 sq.m. per person	2,822
	2.	Commercial (Upper Floors)	12,700.068 sq.m.	@ 6 sq.m. per person	2,117
		Total • Staff • Visitors	-	• 10% of commercial population • 90% of commercial population	**4,939** • 494 • 4,445
	C	**Public Buildings**			
	Integrated School		1 no. (2,780.28 sq.m.)	@ 4 sq.m. per person	695
	Religious buildings		1 nos. (226.31 sq.m.)	@ 1.4 sq.m. per person	162
	Community Center		1 nos. (1,788.07 sq.m.)	@ 1.4 sq.m. per person	1,277
	Police Post		1 nos. (189.70 sq.m.)	@ 10 sq.m. per person	19
	Dispensary		1 nos. (490.45 sq.m.)	@ 15 sq.m. per person	33
	Creche-1		1 nos. (378.66 sq.m.)	@ 4 sq.m. per person	95
	Creche-2		1 nos. (336.96 sq.m.)	@ 4 sq.m. per person	84
	Total				**2,365**

	Visitors	**-**	**10% of residential population**	**594**
	Total Estimated Population			**13,833 Persons**

5 Water

5.1 Total fresh water requirement:

631 KLD

Table: Calculations for Water Requirement

S. No	Description	Population (Nos.)	Water Consumption (in lpcd)	Total Water Requirement (KLD)
1.	Residential Population	5,935	@ 135 lpcd	801
2.	Commercial Staff	494	@ 45 lpcd	22
3.	Public Buildings Population	2,365	@ 45 lpcd	106
4.	Visitors	5,039	@ 15 lpcd	76
Total		**13,833**		**1,005 KLD**

Table: Calculations for Total Flushing Water Requirement

S. No.	Description	Population (Nos.)	Flushing Water Requirement (lpcd)	Water Demand (KLD)
1.	Residential Population	5,935	@ 45 lpcd	267
2.	Commercial Staff	494	@ 20 lpcd	10
3.	Public Buildings Population	2,365	@ 20 lpcd	47
4.	Visitors	5,039	@ 10 lpcd	50
Total		**13,833**		**374 KLD**

The summary of water demand and wastewater generation is given below**.**

Table: Water Demand & Wastewater Generation Details

S. No.	Details	Water Demand (KLD)
1.	Total water req.	1,005 KLD
2.	Wastewater Generation (@ 80% of water requirement)	804 KLD
3.	Treated Sewage (@ 98%)	788 KLD
4.	Flushing water req.	374 KLD
5.	**Total Fresh Water Demand**	**1,005 - 374 = 631 KLD**
6.	**Green area water req. for 15738.42 sq.m. (3.889 acres)**	
	• Summer (@ 5.5 lt./m^2/day)	87 KLD
	• Winter (@ 1.8 lt./m^2/day)	28 KLD
	• Monsoon (@ 0.5 lt./m^2/day)	8 KLD

5.2	Source:	GMADA Supply
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) *Details thereof*	NOC has been obtained from GMADA for water supply connection. NOC regarding the same is submitted.
5.4	Total wastewater generation:	804 KLD
5.5	Treatment methodology: *(STP capacity, technology & components)*	804 KLD of wastewater will be generated from the project which will be treated in proposed STP of 1 MLD capacity based on MBBR Technology.
5.6	Treated wastewater for flushing purpose:	374 KLD
5.7	Treated wastewater for green area in summer, winter and rainy season:	Summer: 87 KLD Winter: 28 KLD Monsoon: 8 KLD

<table>
<tr><td>5.8</td><td>Utilization/Disposal of excess treated wastewater.</td><td>Excess will be disposed off to GMADA sewer. NOC from GMADA regarding the same is submitted</td></tr>
<tr><td>5.9</td><td colspan="2">Cumulative Details:
<table>
<tr><th>S. No.</th><th>Total water Requirement</th><th>Total wastewater generated</th><th>Treated wastewater</th><th>Flushing water requirement</th><th>Green area requirement</th><th>Into sewer</th></tr>
<tr><td>1.</td><td>1,005 KLD</td><td>804 KLD</td><td>788 KLD</td><td>374 KLD</td><td>Summer: 87 KLD
Winter: 28 KLD
Monsoon: 8 KLD</td><td>Excess to GMADA sewer.
Summer: 327 KLD
Winter: 386 KLD
Monsoon: 406 KLD</td></tr>
</table></td></tr>
<tr><td>5.10</td><td>Rain water harvesting proposal:</td><td>42 Rain Water Recharging pits with dual bore have been proposed for artificial rain water recharge within the project premises. Layout plan showing proposed 42 Rain Water Recharging pits with dual bore is enclosed along with application.</td></tr>
<tr><td>6</td><td colspan="2">Air</td></tr>
<tr><td>6.1</td><td>Details of Air Polluting machinery:</td><td>1 DG set of capacity 200 KVA will be installed for essential services such as STP, etc.</td></tr>
<tr><td>6.2</td><td>Measures to be adopted to contain particulate emission/Air Pollution</td><td>DG set will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.</td></tr>
<tr><td>7</td><td>Waste Management</td><td></td></tr>
</table>

<table>
<tr><td>7.1</td><td>Total quantity of solid waste generation</td><td>3,954 kg/day</td></tr>
<tr><td>7.2</td><td>Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery Facility submitted or not.</td><td>Solid waste management area has been provided and marked in conceptual layout attached along with the application. Biodegradable waste will be managed by installation of 2 Composters of capacity 1000 kg & 800 kg and manure generated will be utilized within the project for landscaping. Recyclable component will be disposed of through authorized recycler vendors. Inert waste will be dumped to authorized dumping site.</td></tr>
<tr><td>7.3</td><td>Details of management of Hazardous Waste.</td><td>Hazardous Waste in the form of used oil from DG set will be generated which will be managed & disposed off to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.</td></tr>
<tr><td>8</td><td>Energy Saving & EMP</td><td></td></tr>
<tr><td>8.1</td><td>Power Consumption:</td><td>Total power demand for the proposed project will be 4,319 KVA which will be provided by Punjab State Power Corporation Limited (PSPCL).</td></tr>
<tr><td>8.2</td><td>Energy saving measures:</td><td>Use of LEDs is proposed in all common areas and the residents shall be educated about the huge savings in their electricity bills, if they use the LED.</td></tr>
<tr><td>8.3</td><td>Details of activities under Environment Management Plan.</td><td>Details of activities under Environment Management Plan is mentioned below:
<table>
<tr><th rowspan="2">S. No.</th><th rowspan="2">Title</th><th colspan="2">Construction Phase</th><th>Operation Phase</th></tr>
<tr><th>Capital Cost (in Lakhs)</th><th>Recurring Cost (in Lakhs per Annum)</th><th>Recurring Cost (in Lakhs per Annum)</th></tr>
<tr><td>1.</td><td>Air Pollution Control including anti-smog guns (tarpaulin sheets/ barricading, water sprinklers, etc.)</td><td>10</td><td>2</td><td>2</td></tr>
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2.	Water Pollution Control (STP of Capacity 1 MLD based on MBBR technology followed by UF)	120	3	12
3.	Noise Pollution Control (Maintenance of machinery & PPE's)	4	2	2
4.	Landscaping (2,935 nos. of trees and green area development)	35	5	10
5.	Solid Waste Management (2 Composters of 1,000 kg & 800 kg)	50	3	7
6.	Rain water Harvesting (42 pits with dual bore)	120	5	10
7.	Energy Conservation (LED & solar lights in common areas)	20	3	3
8.	Miscellaneous (Environment monitoring cost, etc.)	10	2	4
Total		**Rs. 369 Lakhs**	**Rs. 25 Lakhs**	**Rs. 50 Lakhs**

Rs. 1.87 Crores (i.e., 1% of total project cost) has been reserved for undertaking additional environment activities.

During meeting, the Committee observed that the Project Proponent has proposed to plant 2935 No. of trees, however details of the same regarding running length of the road, distance between the two trees has not been submitted. In this regard, the Project Proponent submitted the revised drawing by providing all the details.

The Committee further observed that the Project Proponent has proposed to spend Rs. 1.87 Crore for undertaking Additional Environmental Activities, however details of the same has not been provided. In this regard, the Project Proponent has proposed the following activities to be carried out under Additional Environmental Activities:

Sr. No.	Activities to be undertaken in Village Rani Majra	Total Expenditure (In Lakhs)
1	Adoption of Panchayat land in 1 acre for Nanak Bagichi	36
2	Adoption of Govt. Secondary School (Maintenance & development of building)	40
3	Adoption of Dharamshala (Spiritual dwelling) - Maintenance & development of Dharamshala	20
4	Installation of solar Electrical system, plantation activities & rain water harvesting system adjoining to the project site (40+41+10)	91
	Total Amount	**Rs. 187 Lakhs**

The Committee further observed that the total area of the project as per the conceptual plan is 90.880 acres, permission for Change in Land Use granted for land area of 66.76 acres and Net Planning Area is 57.801 acres. The Committee asked the Project Proponent to provide the layout plan indicating the Total Land Area, CLU Area and Net Planned Area to validate that the Net Planned Area falls within the Land Area for which the CLU has been granted. The Project Proponent submitted the same.

The Committee was satisfied with the presentation given by the Project Proponent and after detailed deliberations, the Committee decided to award **'Silver Grading'** to the project proposal and decided to forward the application of the project proponent to SEIAA with the recommendation to grant Environmental Clearance for establishment of Residential colony namely "Queenstown" at Village Ranimajra (H.B. No. 85), Tehsil Majri and Village Bhagatmajra (H.B. No. 170), Tehsil Kharar, Distt. SAS Nagar, Punjab, subject to the following specific & standard conditions:

I. Statutory compliances:

i) The project proponent shall obtain all necessary clearances/ permissions from all relevant agencies including the town planning authority before commencement of work. All the construction shall be done in accordance with the local building bye laws.

ii) The approval of the Competent Authority shall be obtained for the structural safety of buildings due to earthquakes, adequacy of firefighting equipment, etc. as per the National Building Code including protection measures from lightning, etc.

iii) The project proponent shall obtain forest clearance under the provisions of the Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purposes is involved in the project.

iv) The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.

v) The project proponent shall obtain Consent to Establish / Operate under the provisions of the Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Punjab Pollution Control Board.

vi) The project proponent shall obtain the necessary permission for the abstraction of groundwater/ surface water required for the project from the competent authority.

vii) A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.

viii) All other statutory clearances such as the approvals for storage of diesel from the Chief Controller of Explosives, Fire Department, and Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.

ix) The provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, Construction & Demolition Waste Rules,2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.

x) The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

xi) The project site shall conform to the suitability as prescribed under the provisions laid down under the master plan of the respective city/ town. For that, the project proponent shall submit the NOC/ land use conformity certificate from Deptt. of Town and Country Planning or other concerned Authority under whose jurisdiction, the site falls.

xii) Besides the above, the project proponent shall also comply with siting criteria/guidelines, standard operating practices, code of practice, and guidelines if any prescribed by the SPCB/CPCB/MoEF&CC for such types of projects.

xiii) The project proponent shall construct the buildings as per the layout plan approved from the Competent Authority and in consonance of the project proposal for which this environment clearance is being granted.

II. Air quality monitoring and preservation

i) Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.

ii) A management plan shall be drawn up and implemented to contain the current exceedance in the ambient air quality at the site.

iii) The project proponent shall install a system to undertake Ambient Air Quality monitoring for common /criterion parameters relevant to the main pollutants

released (e.g., PM10 and PM2.5) covering upwind and downwind directions during the construction period.

iv) Diesel power generating sets proposed as a source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel would be the preferred option. The location of the DG sets may be decided in consultation with Punjab Pollution Control Board.

v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, and continuous dust/ wind-breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum up to 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

vi) No Excavation of soil shall be carried out without adequate dust mitigation measures in place.

vii) No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered.

viii) No uncovered vehicles carrying construction material and waste shall be permitted.

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

x) Grinding and cutting of building material in open areas shall be prohibited. A wet jet shall be provided for grinding and stone cutting.

xi) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.

xii) All construction and demolition debris shall be stored at the site within the earmarked area and roadside storage of construction material and waste shall be prohibited. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.

xiii) The diesel generator sets to be used during the construction phase shall be low sulphur diesel type and shall conform to the norms and regulations prescribed under air and noise emission standards.

xiv) The gaseous emissions from the DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate noise pollution. Low sulphur diesel shall be used. The location of the DG set

and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

xv) For indoor air quality, the ventilation provisions as per the National Building Code of India shall be complied with.

xvi) Roads leading to or at the construction site must be paved and blacktopped (i.e., metallic roads should be built and used).

xvii) Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.

xviii) Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measures will be notified at the site

III. Water quality monitoring and preservation

i) The natural drainage system should be maintained for ensuring unrestricted flow of water.

ii) No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.

iii) Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done.

iv) The total freshwater use shall not exceed the proposed requirement as mentioned in the application proposal.

v) Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.

vi) During the construction phase, the project proponent shall ensure that the wastewater generated from the labour quarters/toilets shall be treated and disposed of in an environment-friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately designed septic tanks for the treatment of such wastewater and treated effluents shall be utilized for green area/plantation.

vii) The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.

viii) The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC and SEIAA along with six-monthly monitoring reports.

ix) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration, and the balance of water available. This should be specified separately for groundwater and surface water sources, ensuring that there is no impact on other users.

x) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape, etc. would be considered as pervious surface.

xi) Dual pipe plumbing shall be installed for supplying fresh water for drinking, cooking and bathing, etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, air conditioning etc.

xii) Installation of R.O. plants in the project will be discouraged in order to reduce water wastage in form of RO reject. However, in case the requirement of installing RO plant is unavoidable, the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises.

xiii) The project proponent shall also adopt the new/innovative technologies like low water discharging taps (faucet with aerators) /urinals with electronic sensor system /waterless urinals/twin flush cisterns/ sensor-based alarm system for overhead water storage tanks and make them a part of the environmental management plans/building plans so as to reduce the water consumption/groundwater abstraction.

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

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 greywater	Green with strips

g)	Stormwater	Orange

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

xvi) The CGWA provisions on rainwater harvesting should be followed. A rainwater harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of the plot area and a storage capacity of a minimum of one day of the total freshwater requirement shall be provided. In areas where groundwater recharge is not feasible, the rainwater should be harvested and stored for reuse. The groundwater shall not be withdrawn without approval from the Competent Authority.

xvii) All recharge should be limited to shallow aquifers.

xviii) No groundwater shall be used during the construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and should be available at the site.

xix) Any groundwater dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any groundwater abstraction or dewatering.

xx) The quantity of freshwater usage, water recycling, and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC, and SEIAA along with six-monthly Monitoring reports.

xxi) Sewage shall be treated in the STP with tertiary treatment by providing ultra-filtration Technology. STP shall be installed in a phased manner viz a viz in the module system designed in such a way so as to efficiently treat the wastewater with an increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/reused for flushing and gardening. No treated water shall be disposed of into the municipal stormwater drain.

xxii) No sewage or untreated effluent would be discharged through stormwater drains. Onsite sewage treatment with a capacity to treat 100% wastewater will be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry / SEIAA before the project is commissioned for operation. Treated wastewater shall be reused on-site for landscape, flushing, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by the Ministry of Environment, Forest, and Climate Change. Natural treatment systems shall be promoted.

xxiii) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.

xxiv) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed of as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

IV. Noise monitoring and prevention

i) Ambient noise levels shall conform to the commercial area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during the construction phase. Adequate measures shall be made to reduce noise levels during the construction phase, so as to conform to the stipulated standards by CPCB/SPCB.

ii) A noise level survey shall be carried out as per the prescribed guidelines and a report in this regard shall be submitted to the Regional Officer of the Ministry as a part of a six-monthly compliance report.

iii) Acoustic enclosures for DG sets, noise barriers for ground-run bays, earplugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

V. Energy Conservation measures

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

ii) Outdoor and common area lighting shall be LED.

iii) Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased daylighting design and thermal mass, etc. shall be incorporated in the building design. Wall, window, and roof U-values shall be as per ECBC specifications.

iv) Energy conservation measures like the installation of LEDs for lighting the area outside the building should be an integral part of the project design and should be in place before project commissioning.

v) Solar, wind, or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.

vi) At least 30% of the rooftop area shall be used for generating Solar power for lighting in the apartments so as to reduce the power load on the grid. A separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher.

VI. Waste Management

i) A certificate from the competent authority handling municipal solid waste, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from the project shall be obtained.

ii) The Project Proponent shall install Mechanical Composter of adequate capacity to treat wet component of the Solid Waste.

iii) Disposal of muck during the construction phase should not create any adverse effect on the neighbouring communities and should be safely disposed of taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of the competent authority.

iv) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating the segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.

v) Organic waste compost/ Vermiculture pit/ Organic Waste Converter/Mechanical Composter within the premises must be installed for treatment and disposal of the solid waste.

vi) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie-up must be done with the authorized recyclers.

vii) Any hazardous waste generated during the construction phase, shall be disposed of as per applicable rules and norms with the necessary approvals of the State Pollution Control Board.

viii) Use of environment-friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environmentally friendly materials.

ix) Fly ash should be used as a building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready-mixed concrete must be used in building construction.

x) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.

xi) Used CFLs and TFLs should be properly collected and disposed of or sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VII. Green Cover

i) No naturally growing tree should be felled/transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department.

ii) At least a single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure the planting of trees in the project area at the identified location, as the per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and thereafter, protected throughout the entire lifetime of the Project. The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines.

iii) The Project Proponent shall develop a green belt with native tree species (having canopy type structure and especially trees, and not grass) before the completion of the project. The greenbelt shall inter alia cover the entire periphery of the unit provided that the number of trees to be planted should not be less than one tree per 80 sqm of the total land area. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles.

iv) Where the trees need to be cut with prior permission from the concerned local Authority, a compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 saplings of the same species for every tree that is cut) shall be done and the newly planted saplings will be maintained for at least 5 years. Green belt development shall be undertaken as per the details provided in the project document.

v) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during the plantation of the proposed vegetation on site.

vi) The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.

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

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

VIII. Transport

i) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.

a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.

b) Traffic calming measures.

c) Proper design of entry and exit points.

d) Parking norms as per local regulations.

ii) Vehicles hired for bringing construction material to the site should be in good condition and should have a valid pollution check certificate, conform to applicable air and noise emission standards, and should be operated only during non-peak hours.

iii) A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 km radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on the cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies within this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

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

IX. Human health issues

i) All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris, or working in any area with dust pollution shall be provided with dust masks.

ii) For indoor air quality, the ventilation provisions as per the National Building Code of India should be followed.

iii) An emergency preparedness plan based on the Hazard Identification and Risk Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, and medical health care, creche, etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

iv) Occupational health surveillance of the workers shall be done regularly.

v) A First Aid Room shall be provided in the project both during construction and operations of the project.

X. Environment Management Plan

i) The company shall have a well-laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe standard operating

procedures to have proper checks and balances and to bring into focus any infringements/deviation/violations of the environmental / forest/wildlife norms/conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stakeholders. A copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of the six-monthly report.

ii) A separate Environmental Cell both at the project and company headquarters level, with qualified personnel shall be set up under the control of senior Executive, who will report directly to the head of the organization.

iii) An action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority.

XI. Validity

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

XII. Miscellaneous

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

ii) The project proponent shall comply with the conditions of CLU, if obtained.

iii) The project proponent shall prominently advertise in at least two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.

iv) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn have to publicly display the same for 30 days from the date of receipt.

v) The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on a half-yearly basis.

vi) The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the Ministry of Environment, Forest and Climate Change at the Environment Clearance portal and submit a copy of the same to SEIAA.

vii) The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the

Environment (Protection) Rules, 1986, as amended subsequently and put the same on the website of the company.

viii) The project proponent shall inform the Regional Office as well as SEIAA Punjab, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.

ix) The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.

x) The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitments made during public hearing and also those made to SEIAA / SEAC during their presentation.

xi) No further expansion or modifications in the project shall be carried out other than those permitted in this EC without prior approval of SEIAA. In case of deviation or alterations in the project proposal from those submitted to the Ministry/SEIAA for clearance, a fresh reference shall be made to the Ministry/SEIAA, as applicable, to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.

xii) The Regional Office, MoEF&CC, Chandigarh, Punjab Pollution Control Board and SEIAA/ SEAC members nominated for the purpose shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) entrusted with this monitoring by furnishing the requisite data/ information/monitoring reports.

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

XIII. Additional Conditions

i) The approval is based on the conceptual plan/drawings submitted with the application. In case, there is variation in built-up area/green area/ any other details in the drawings approved by the competent authority, the Project Proponent shall obtain the revised Environmental Clearance.

ii) The Project Proponent shall ensure that the natural drainage channels in the project site including streams, drains, choes, creeks, rivulets, etc. are not disturbed so that the natural flow of rainwater, etc is not impeded or disrupted in any manner.

iii) Authorization from Punjab Pollution Control Board shall be obtained as applicable under the Bio-Medical Waste Management Rules 2016 as amended from time to time.

iv) The solid waste other than Bio-Medical Waste & Hazardous Waste (dry as well as wet garbage) generated should be properly collected and segregated before disposal to

Municipal Authorities in accordance with the Municipal Solid Waste (Management & Handling) Rules, 2000. No municipal waste should be disposed off outside the premises in contravention of relevant rules and by-laws. Adequate measures should be taken to prevent any malodour in and around the Project premises.

v) In the event that the project proponent decides to abandon/close the Project at any stage, he shall submit an application in the prescribed form along with requisite documents through Parivesh to SEIAA for surrendering the Environmental Clearance as per the procedure prescribed in OM dated 29.03.2022 issued by the MoEF&CC. The project proponent shall be accountable for adherence/compliance of the EC conditions till such time as the project is finally closed by SEIAA, based upon the certified closure report of Integrated Regional Offices (IROs) of MoEF&CC, Chandigarh/PPCB.

vi) This Environmental Clearance is liable to be revoked without any further notice to the Project Proponent in case of failure to comply with condition (v) above.

vii) Concealing factual data or submission of false/fabricated data may result in revocation of this Environmental Clearance and attract action under the provisions of Environment (Protection) Act, 1986.

viii) The Project Proponent shall manage the solid waste generated from the project as per the sub-rule-7 of rule-4 of SWM Rules 2016.

ix) The Ministry reserves the right to stipulate additional conditions if found necessary. The Promoter Company in a time bound manner shall implement these conditions.

x) The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and other wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India/High Courts and any other Court of Law relating to the subject matter.

xi) Any appeal against this Environmental Clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

Item No. 250.05: Application for Environmental Clearance for establishment of residential plotted Project namely "Amulyam" (10.836 acres) at Ward No. 9, Kurali bypass road, Padiala, Tehsil Kharar, Distt. SAS Nagar (Mohali), Punjab by M/s SRV Infrastructure (Proposal no. SIA/PB/INFRA2/426534/2023).

The project proponent has submitted application for development of Residential Plotted Project namely "Amulyam" (10.836 acres) at Ward No. 9 Kurali bypass, Padiala, Tehsil Kharar, Distt. SAS Nagar (Mohali), Punjab. The total land area of the project is 10.836 acres having built-up area of 43,528.07 sq.m. The project is covered under Schedule 8(a) - 'Building & Construction Project'; Category 'B2' as per EIA Notification, 2006 & its amendments.

The project proponent has submitted the Checklist, Conceptual Plan, EMP, application form and other additional documents through Parivesh Portal. He has also deposited fee of Rs. 87,060/- vide UTR No./ Reference ID 719923035 dated 13.04.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter no. 4114 dated 09.06.2023 furnished construction status report as under:

"The proposed site of the project was visited by officer of the Board on 30.05.2023 along with Sh. Anoop Kumar, General Manager. As per site shown by the representative, the point-wise status report is as under:

1. *The proposed site of the project is located at Ward no.9., Kurali Bypass, Padiala, Tehsil Kharar, Dist. SAS Nagar. The project proponent has earmarked its site with flag poles and no boundary wall / fencing is provided.*
2. *The project proponent has not started development works at site however, has constructed (temporary structure) for office/ sale office building only.*
3. *The nearest petrol pump is about 130 m away from the proposed site.*
4. *As per the boundary limits shown by the representative, it was observed that 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 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.*
5. *The site of the project was found 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."*

Deliberations during 250th meeting of SEAC held on 20.06.2023.

The meeting was attended by the following:

(i) Mrs. Mona Sharma, Authorized Signatory M/s SRV Infrastructure.
(ii) Mrs. Jyoti Rani, EC Coordinator, M/s Eco laboratories Pvt Ltd.

SEAC allowed the Environmental Consultant of the Promoter Company to present the salient features of the project. Thereafter, the Environmental Consultant presented as under:

Sr. No.	**Description**	**Details**
1	**Basic Details**	
1.1	Name of Project & Project Proponent:	Residential Plotted Project namely "Amulyam" by M/s SRV Infrastructure
1.2	Proposal:	SIA/PB/INFRA2/426534/2023
1.3	Location of Project:	Ward No. 9 Kurali bypass, Padiala, Tehsil Kharar, Distt. SAS Nagar (Mohali), Punjab
1.4	Details of Land area & Built up area:	Plot area: 10.836 acres (43,852.37 sq.m.) Built up area: 43,528.07 sq.m.
1.5	Category under EIA notification dated 14.09.2006	8(a)
1.6	Cost of the project	Rs. 22.10 Crores
2.	**Site Suitability Characteristics**	
2.1	Whether project is suitable as per the provisions of Master Plan:	Permission for change of land use has been obtained for 10.836 acres of land vide Memo No. PB/CLU/SAS/KURAL/2263 dated 22.08.2022 in the name of copy of same is enclosed with application.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	Permission for change of land use has been obtained for 43852.37 sq.m of land area at Kurali Byepass road, Village Padiala vide Memo No. PB/CLU/SAS/KURAL/2263 dated 22.08.2022. A copy of same is submitted with the application.
3	**Forest, Wildlife and Green Area**	

3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	No. The project does not involve any forest land. Forest NOC is attached along with application.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	Project is not covered under PLPA, 1900. Letter in this regard has been obtained from District Forest Officer and is attached along with application.
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not?	No. The project does not require clearance under Wildlife Protection Act 1972.
3.4	Distance of the project from the Critically Polluted Area.	The nearest critically polluted area is Ludhiana which is approx. 62 km from project location.
3.5	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No. The project does not fall within any eco-sensitive zone.
3.6	Green area requirement and proposed No. of trees:	Total green area: 2,499 sq.m. (@ 6.16% of balance plot area) Proposed trees to be planted: 550 nos.
4.	**Configuration & Population**	
4.1	Proposal & Configuration The project will comprise of 171 residential plots, EWS plots, 23 Commercial plots along with associated facilities.	

Table 3: Area Statement

Sl. No.	Description	Area (in sq.yd.)	Area (in sq.m.)
1.	**Total Plot Area**	52,447	**43,852.37 sq.m.** (10.836 acres)
2.	Area Under Road Widening	1,361.36	1,138.81

3.	Area under Scheme (1-2)	51,085.64	42,713.56 (10.555 acres)
4.	Area under EWS (@ 5%)	2,554.76	2,135.56
5.	Balance Area (3-4)	48,530.88	40,578 sq.m.
6.	Area under residential plots (@ 52.05%)	25,261.16	21,121.55
7.	Area under Commercial (@ 2.95%)	1,431.11	1,196.59
8.	Area Under Parks & Green (@ 6.16%)	2,988.2	2,499
9.	Area Under Surface Parking (@ 2.66%)	1,291.98	1,080.26
10.	Area Under Services (@ 1.55%) • STP (@ 0.62%) • Area Under EGS (@ 0.31%) • Area Under Water Works (@ 0.21%) • Garbage Collection (@ 0.41%)	750.66 • 300.09 • 150.50 • 100.01 • 200.06	627.65 250.91 125.84 83.62 167.28
11.	Area Under Roads (@ 34.63%)	16,807.77	14,053

Table 3: Permissible Built-up Area

SI. No.	Components	Built-up Area (in sq.m.)
1.	Residential Plots (FAR @ 1.9)	40,131
2.	EWS	1,602.065
3.	Commercial Plots (FAR @ 1.5)	1,795
	Total Permissible Built-up Area	**43,528.07 sq.m.**

4.2	Population details	3,026 persons

SI. No.	Area Type	No. of Plots/ Booth/ Area	Criteria	Population

		1.	Residential Plots	171 Plots	15 persons/ plot	2565
		2.	Commercial (Booths)	23 Nos.	2 persons/ booth	46
		3.	EWS	0.528 acre	300 persons /Acre	158
		4.	Visitors	-	10% of residential population	257
			Total Estimated Population = 3,026 Persons			
5	**Water**					
5.1	Total fresh water requirement:	247 KLD **Table 5: Water demand & wastewater generation calculations**				

Sl. No.	**Details**	**Population**	**Criteria**	**Water Demand (KLD)**
1.	Residential population	2,565	@ 135 lpcd	346
2.	Commercial population	46	@ 45 lpcd	2
3.	EWS	158	@ 135 lpcd	21
4.	Visitors	257	@ 15 lpcd	4
5.	**Water Requirement**			**373 KLD**
6.	Wastewater Generation (@ 80% of water requirement)			298 KLD
7.	Treated Sewage (@ 98%)			292 KLD

		8.	Flushing Water Requirement (@ 45 lpcd for residential population, @ 20 lpcd for floating population & @ 10 lpcd for visitors)	115+1+7+3= 126 KLD
		9.	**Total Fresh Water Demand**	**373 -126= 247 KLD**
		10.	**Green area water req. for 2,499 sq.m.**	
		• Summer (@ 5.5 lt./m^2/day)		14 KLD
		• Winter (@ 1.8 lt./m^2/day)		4 KLD
		• Monsoon (@ 0.5 lt./m^2/day)		1 KLD
5.2	Source:	Bore wells		
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) *Details thereof*	No. Permission from PWRDA is not required as water demand will be utilized exclusively for Drinking and Domestic use.		
5.4	Total wastewater generation:	298 KLD		
5.5	Treatment methodology: *(STP capacity, technology & components)*	298 KLD of wastewater will be generated from the project which will be treated in proposed STP of 350 KLD capacity based on MBBR Technology followed by UF.		
5.6	Treated wastewater for flushing purpose:	126 KLD		
5.7	Treated wastewater for green area in summer, winter and rainy season:	Summer: 14 KLD Winter: 4 KLD Monsoon: 1 KLD		
5.8	Utilization/Disposal of excess treated wastewater.	Excess treated water will be disposed of to MC sewer.		

<table>
<tr><td>5.9</td><td>Cumulative Details:

<table>
<tr><th>S. No.</th><th>Total water Requirement</th><th>Total wastewater generated</th><th>Treated wastewater</th><th>Flushing water requirement</th><th>Green area requirement</th><th>Into sewer</th></tr>
<tr><td>1.</td><td>373 KLD</td><td>298 KLD</td><td>292 KLD</td><td>126 KLD</td><td>Summer: 14 KLD
Winter: 4 KLD
Monsoon: 1 KLD</td><td>Excess will be disposed to MC sewer.

Summer : 152 KLD
Winter: 162 KLD
Monsoon: 165 KLD</td></tr>
</table></td></tr>
<tr><td>5.10</td><td>Rain water harvesting proposal:</td><td>5 Rain Water Recharging pits with dual bore have been proposed for artificial rain water recharging within the project premises.</td></tr>
<tr><td>6</td><td colspan="2">Air</td></tr>
<tr><td>6.1</td><td>Details of Air Polluting machinery:</td><td>1 DG set of 200 KVA capacity will be installed for essential services such as STP, borewell, etc.</td></tr>
<tr><td>6.2</td><td>Measures to be adopted to contain particulate emission/Air Pollution</td><td>DG set will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.</td></tr>
<tr><td>7</td><td>Waste Management</td><td></td></tr>
<tr><td>7.1</td><td>Total quantity of solid waste generation</td><td>1,118 kg/day</td></tr>
<tr><td>7.2</td><td>Whether Solid Waste Management layout plan</td><td>Solid waste management area has been provided and earmarked in conceptual layout plan attached along with</td></tr>
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<table>
<tr><td></td><td>by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery Facility submitted or not.</td><td>application. Biodegradable waste will be composted by use of 1 Composter of 500 kg each. Recyclable component will be disposed of through authorized recycler vendors. Inert waste will be dumped to authorized dumping site.</td></tr>
<tr><td>7.3</td><td>Details of management of Hazardous Waste.</td><td>Hazardous Waste in the form of used oil from DG set will be generated which will be managed & disposed off to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.</td></tr>
<tr><td>8</td><td>Energy Saving & EMP</td><td></td></tr>
<tr><td>8.1</td><td>Power Consumption:</td><td>Total power demand for the proposed project will be 831.81 KVA which will be provided by Punjab State Power Corporation Limited (PSPCL).</td></tr>
<tr><td>8.2</td><td>Energy saving measures:</td><td>Use of LEDs is proposed in all common areas and the residents shall be educated about the huge savings in their electricity bills, if they use the LED.</td></tr>
<tr><td>8.3</td><td>Details of activities under Environment Management Plan.</td><td>Details of activities under Environment Management Plan is mentioned below:
<table>
<tr><th rowspan="2">S. No.</th><th rowspan="2">Title</th><th colspan="2">Construction Phase</th><th>Operation Phase</th></tr>
<tr><th>Capital Cost (in Lakhs)</th><th>Recurring Cost (in Lakhs per Annum)</th><th>Recurring Cost (in Lakhs per Annum)</th></tr>
<tr><td>1.</td><td>Air Pollution Control including anti-smog guns (tarpaulin sheets/ barricading, water sprinklers, etc.)</td><td>12</td><td>1</td><td>0.5</td></tr>
<tr><td>2.</td><td>Water Pollution Control (STP of 350 KLD based on MBBR technology followed by UF)</td><td>40</td><td>2</td><td>5</td></tr>
<tr><td>3.</td><td>Noise Pollution Control (Maintenance of machinery & PPE’s)</td><td>2</td><td>0.5</td><td>0.5</td></tr>
<tr><td>4.</td><td>Landscaping (550 nos. of trees and</td><td>8</td><td>2</td><td>5*</td></tr>
</table></td></tr>
</table>

	green area development)			
5.	Solid Waste Management (Composter of 500 kg)	15	3	5
6.	Rain water Harvesting (5 pits with double bore)	15	2	2
7.	Energy Conservation (LED & solar lights in common areas)	5	0.5	1
8.	Miscellaneous (Environment monitoring cost, Management of Environment Cell, etc.)	5	2	2
Total		**Rs. 102 Lakhs**	**Rs. 13 Lakhs**	**Rs. 21 Lakhs**

Further, Rs. 22 Lakhs i.e. 1% of total project cost has been reserved for undertaking additional Environment activities.

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

1. The Project Proponent has submitted documents pertaining to the application proposal on the letter head of VRS Building Community, however, partnership deed submitted under the name of M/s SRV Infrastructure. The Project Proponent is required to clarify the same.
2. The Project Proponent shall submit permission from MC, Kurali for discharge of excess treated waste water into public sewer or submit any alternate scheme for utilization/disposal of excess treated wastewater.
3. The Project Proponent shall submit the revised estimation of EWS population by considering 450 persons/acre and accordingly revise the water demand, waste water generation, water balance etc.
4. The Project Proponent shall provide the details of activities being undertaken under Additional Environmental Activities along with the NOCs from various stakeholders.
5. The Project Proponent shall submit the proposal for the management & disposal of storm water to be generated from the project.
6. The Project Proponent shall submit the proposal for the management of the non-recyclable component of solid waste.

7. The Project Proponent shall submit the detailed proposal for planting 550 No. of trees by indicating the running length of the road, distance between the plants, type of plants, height of plant etc.