

Proceedings of 190th meeting of State Environment Impact Assessment Authority (SEIAA) held on 24.09.2021 in the Conference Hall no. 1 (Room No 311), 2nd Floor of MGSIPA at 10:30 AM, MGSIPA Complex, Sector-26, Chandigarh through Hybrid Mode.

The meeting was attended by the following members:

- 1) Sh. Hardeep Singh Gujral,
Chairman, SEIAA
- 2) Sh. Charandeep Singh, PCS
Member Secretary, SEIAA

Er. Parveen Saluja Environmental Engineer SEIAA and Sh. Aushwinder Singh, Scientist-B along with other supporting staff also attended.

Item No. 01: Confirmation of the proceedings of 189th meeting of State Environment Impact Assessment Authority held on 13.09.2021.

The proceedings of 189th meeting of State Environment Impact Assessment Authority (SEIAA) held on 13.09.2021 were circulated through E-mail on 19.09.2021.

SEIAA was apprised with respect to decision of item No 189.01 of 189th meeting of circulated proceedings (Ultra Tech Cement Ltd) that the project proponent submitted a copy of letter No. 5449 dated 23.09.2021 issued by PPCB regarding suitability of site as per new plan submitted by Industry indicating that site conforms to siting criteria prescribed by the Board and requested to consider the application of industry to issue TORs for obtaining Environmental Clearance. However, Project proponent is required to submit certificate from the concerned authorities regarding distance of prescribed criteria at the time of application to obtain Consent to Establish (NOC) under the provision of Water Act, 1974 and Air Act, 1981.

After considering the aforesaid letter issued by PPCB, SEIAA decided that following decision of item No 189.01 is required to be recorded and added to the circulated proceedings:

“SEIAA decided to accept the recommendations of SEAC and issue Terms of Reference for undertaking detailed EIA & EMP as recommended by SEAC with additional TOR to the effect that Project proponent shall obtain Consent to Establish (NOC) under the provision of Water Act, 1974 and Air Act, 1981 and submit a copy of the same along with the Final EIA report at the time of obtaining Environmental Clearance.”

As such, SEIAA confirmed the proceedings of said meetings with the above said modification.

Item No. 02: Action taken on the proceedings of 189th meeting of State Environment Impact Assessment Authority held on 13.09.2021.

Action on the proceedings of 189th meeting of State Environment Impact Assessment Authority (SEIAA) held on 13.09.2021 is being taken and action taken reports on the same will be placed in the next meeting of SEIAA.

Item No. 190.01: Status of on-going Court Cases.

SEIAA was apprised regarding the latest status of Court cases relating to SEIAA/SEAC in the different Hon'ble Courts as under: -

| Sr. No. | Name of the case/Industry | Year of filing the case | U/s/Act and Brief of Violation | Remarks (Interim orders of last hearing of court) | Present Status and next date of hearing |
|---------|--|---|--|---|---|
| 1. | CWP no.21940 of 2018 titled as Sukhdev Singh & Others v/s State of Punjab & Others | 2018 SEIAA have been impleaded as Respondent no. 4 | The petitioner has prayed about shifting of Solid Waste facility from the present venue i.e., Bhagtanwala to some other alternative site. | The reply has been filed on behalf of respondent no 4 i.e., SEIAA in the Hon'ble Court on 24.01.2020. | The case is listed on 12.11.2021 |
| 2. | CWP no.6777 of 2019 titled as Piyar Kaur & Another v/s Union of India & Others filed through Advocate Satinder Kaur in Hon'ble Punjab & Haryana High Court, Punjab | 2019 SEIAA has been impleaded as Respondent 09. | The petitioner has prayed that he has been falsely implicated in the illegal mining case. PPCB vide letter no. 19258 dated 28/06/2019 informed that Sh. Sahil Sharma, Advocate has been appointed | Earlier, the case was listed on 16.11.2019 and Sh. Sahil Sharma, Advocate appearing on behalf of SEIAA (Respondent No. 9) submitted in the court that he does not want to file any reply as no prayer has | The case is listed on 12.11.2021 |

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| | | | to appear before the Hon'ble Court on behalf of SEIAA | been made against the SEIAA Lastly, Listed on 16.03.2020 | |
| 3. | Review Petition in CWP 27115 of 2019 CM 1234 of 2020 RA-CW- 31 of 2020 M/s Surya Land Promoters Pvt. Ltd. Vs Union of India &Ors. | 2020 | Review petition filed against the order of High court dated 25.09.2019 | A review petition was filed by the SEIAA on 17.01.2020. Earlier, the case was listed on 24.03.2020 | The case is listed on 10.11.2021 . MoEF&CC, RO Chandigarh was requested vide letter no. 3259 dated 05.11.2020 to send a copy of the reply file in the Hon'ble High Court. |
| 4. | CWP No 1483 of 2020 Jalandhar Human Welfare Society Vs State of Punjab | 2020 | Requested to cancel the Environmental Clearance. SEIAA is one of the respondents i.e., Respondent no 6 | Reply was filed on 12.03.2020 on behalf of SEIAA. The case was listed on 01.04.2020 | The case was listed on 08.09.2021 and adjourned to 10.12.2021 . |
| 5. | CWP 20853 of 2019 Premdeep Singh Shergil Vs State of Punjab & Others | 2020 | Copy of petition received SEIAA is one of the respondents i.e., Respondent no 5 | Mail received on 31.01.2020 Reply has been approved by SEIAA in its 162nd meeting held on 19.03.2020. However, the same has yet to be signed by MS(SEIAA) | The case was listed on 26.07.2021 and adjourned to 14.10.2021 . Notice of motion was received through Board vide letter No. 12431 dated 31.05.2021. Reply has been filed in the month of August 2020. |
| 6. | CWP 10239 of | 2020 | The petitioner has | Mail received | The case will be heard |

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| | 2020 titled Rahul Pathania Vs UOI & others | | laid challenge to the e-auction notice dated 30.05.2019 and prayer has been made for quashing Environment clearance granted by SEIAA in its 155th Meeting SEIAA is one of the respondents i.e., Respondent no 4 | on 01.08.2020 Reply has been approved by SEIAA in its 169th meeting held on 17.08.2020. | along with CWP No.16885 of 2019 on 24.11.2021 . Reply was approved by SEIAA in its 169 th meeting held on 28.08.2020. and the same has been filed in the Hon'ble High Court in the month of September. |
| 7. | CWP 10339 of 2020 titled Rakesh Kumar Chowdhary Vs State of Punjab & Others | 2020 | SEIAA is one of the respondents i.e., Respondent no 6 The case is primarily related to the mining department. Sh. Suveer Sheokand has been engaged in the case vide letter no. 400 dated 20.10.2020. In the matter, date will be taken if needed | Hon'ble High Court vide order dated 28.08.2020 Ordered that on deposit of process fee, let notices be issued for service of respondent no.6 for 24.11.2020. | Lastly, the case was listed on 01.09.2021 and adjourned to 02.12.2021 Reply in the matter has been filed. |
| 8. | CWP 19435 of 2020-Gurjit Singh S/o Jit Singh Vs. UOI & Ors. | 2020 | SEIAA is respondent no. 03. Copy of the Petition is yet to be received. | An email received on 04.11.2020 through Additional Director, DECC. | The case was listed along with CWP 2164 of 2020 on 13.08.2021 and adjourned to 15.11.2021 |
| 9. | CWP No. 10159 of 2021 titled Sudesh Kumari & Ors Vs State of Punjab & Ors. | 2021 | SEIAA is respondent no. 04. Copy of the Petition is received on 04.06.2021 | Case is placed at item No 183.11 of instant agenda (183 rd meeting of SEIAA) | The case was listed on 17.08.2021 . Next date is not available on the website. Reply was finalized in |

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| | | | through PPCB | | the 186 th meeting of SEIAA held on 29.07.2021 and the same was filed in the Hon'ble High Court on 03.08.2021. |
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Before Hon'ble NGT

| Sr. No. | Name of the case/Industry | Year of filing the case | U/s/Act and Brief of Violation | Remarks (Interim orders of last hearing of court) | Present Status and next date of hearing |
|---------|---|-------------------------|--------------------------------------|---|---|
| 1 | OA No. 980/2019 tilted as Harminder Singh & others. v/s Union of India & others | 2019 | NGT constituted a team in the matter | The report was filed on 05.12.2019 through email | Case was listed on 02.07.2021 and adjourned to 27.10.2021. Hon'ble Supreme Court vide its orders dated 10.08.2021 has stayed the operation of Hon'ble NGT orders dated 02.07.2021 in OA no 980 of 2019. However, presently no action is required to be taken in the matter by SEIAA as it is not a party in this case. |
| 2 | OA No. 222/2021 titled as Sandeep Singh Vs. Union of India & others | 2021 | NGT constituted a team in the matter | NGT vide order dated 13.09.2021 constituted a five-member joint committee comprising MoEF&CC, CPCB, SEIAA Punjab, PPCB and District Magistrate, Mohali and the State PPCB is nodal agency for | An email has been received on 15.09.2021 from the Hon'ble NGT. A copy of the NGT order was annexed as Annexure-A of Agenda. |

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| | | | | coordination and compliance. | |
| <p>NGT order dated 13.09.2021 passed in OA No. 222/2021 titled as Sandeep Singh Vs. Union of India & others has been perused and the relevant / important part of the order is reproduced as under:</p> <p>1. Challenge in this application is to the legality of construction raised by Omex Ltd. and Omaxe Chandigarh Extension Developers Pvt. Ltd. (the project proponent – ‘PP’) by way of project “The Lake” at Village Kansal, Rani Majra, Dhode Majra, Rasoolpur in Mullanpur (LPA), District Mohali, in the vicinity of Chandigarh and also legality of other constructions by the same PP in projects – ‘Ambrossia’, ‘Celestial Grand Floors’, ‘Celestial Royal Floors’, ‘Cassia Floors’, ‘Mulberry Villas’, ‘Silver Birch Floors’ and on the newly added 7 parcels of land, as described in the application, without obtaining Environmental Clearance (EC).</p> <p style="text-align: center;">xx xx xx xx xx xx</p> <p>5. We have heard learned Counsel for the applicant and considered the averments noted above. It appears to be necessary to ascertain the factual situation as well as the stand of the statutory regulators and the PP. If the statutory regulators find that any remedial action is required, in exercise of their statutory powers, they ought to do so following due process of law. For this purpose, we constitute a five-member joint Committee comprising MoEF&CC, CPCB, SEIAA, Punjab, Punjab State PCB and District Magistrate, Mohali. CPCB and State PCB will be nodal agency for coordination and compliance. The joint Committee may meet within 15 days. It may undertake visit to the site and interact with the stakeholders, including the PP. The Committee will be free to consult any other expert/institution. The Committee may give its report within two months by e-mail at judicial-ngt@gov.in preferably in the form of searchable PDF/OCR Support PDF and not in the form of Image PDF about the extent of constructions and legality thereof and if the report recommends any adverse action by this Tribunal against the PP, a copy of the report may be furnished to the PP also for its response, if any, before the next date. Apart from issues referred to earlier, the Committee may also give status on quantity of sewage and solid waste being generated and system to be or being followed for their management as per Consent and Authorization granted. Further, sources of water and the permissions granted may also be indicated.</p> <p>The applicant may serve a set of papers on MoEF&CC, CPCB, SEIAA, Punjab, Punjab State PCB and District Magistrate, Mohali and file affidavit of service within a week. A copy of this order be forwarded to MoEF&CC, CPCB, SEIAA, Punjab, Punjab State PCB and District Magistrate, Mohali by e-mail for compliance.</p> <p>List for further Consideration on 04.01.2022.</p> <p style="text-align: center;">xx xx xx xx xx xx</p> | | | | | |

It is further submitted that in compliance with the orders of Hon'ble NGT, applicant has submitted a complete copy of the paper book of OA No. 222/2021 on 20.09.2021. A copy of the same was attached as Annexure B of agenda for kind perusal please.

SEIAA perused the aforesaid NGT order and observed that NGT has constituted a five-member Joint Committee comprising MoEF&CC, CPCB, SEIAA, Punjab, Punjab State PCB and District Magistrate, Mohali. CPCB and State PCB will be nodal agency for coordination and compliance. To a query by SEIAA, it was informed that no communication has been received from CPCB and PPCB being a nodal agency in the matter.

SEIAA noted the above and desired that requisite action should be taken to properly defend / take other appropriate measures in all pending Court cases.

After deliberation, SEIAA decided as under:

- i) Member Secretary, SEIAA shall represent SEIAA in the joint committee constituted by Hon'ble NGT. He shall attend the meeting of Nodal Agencies i.e., CPCB & PPCB on behalf of SEIAA as and when scheduled. Environmental Engineer SEIAA will provide all necessary support including documentation etc. to Member Secretary SEIAA for this purpose.
- ii) Since SEIAA has been made a party in this case, appropriate steps to engage legal counsel in the matter should be initiated immediately.
- iii) Updated status of court cases pending before various Hon'ble Courts be placed in next meeting of SEIAA.

Item No.190.02: Representation against the illegal acts of the Builder Omaxe Chandigarh Extension Developers Private Limited.

SEIAA observed as under:

It is submitted that a representation dated 07.08.2021 has been received against M/s Omaxe Chandigarh Extension Developers Pvt. Ltd., from Sh. Sandeep Singh S/o Sukhpal Singh, R/o village Gandhon Kalan, VPO Rangilpur, Tehsil and District Rupnagar, Punjab. The said representation is addressed to the following which is annexed as Annexure-9 of agenda:

1. The Chairman (Sh. Hardeep Singh Gujral),
SEIAA, Punjab.
2. The Chairman (Sh. Yogesh Gupta)
SEAC, Punjab.
3. The Chairman, PPCB
Patiala.
4. The Principal Secretary,
Department of Science, Technology & Environment
Punjab Civil Secretariat-2, Chandigarh.

Complainant made against the alleged illegal acts of the builders Omaxe Chandigarh Extension developer Pvt. Ltd. being in gross violation of the provisions of the Environment Impact Assessment Notification, 2006 during the development of its integrated Residential Township in the name of Chandigarh Extension, as well as Objections against the Application for Expansion in Environment Clearance dated 15.07.2021 submitted by Omaxe Chandigarh Extension Developers Private Limited, not disclosing that they without prior EC have already carried out substantial construction of the new project sites which is in the violation of the Environment Impact Assessment notification 2006 and thus automatically calls for initiation of prosecution proceedings against the builder before even consideration of their Application for expansion of Environmental Clearance.

In this regard, it is pertinent to mention here that earlier, the project of M/s Omaxe Chandigarh Extension Developers Pvt. Ltd. located in the revenue estate of Village Kansal, Rani Majra, Dhode Majra, Rasoolpur in Mullanpur (LPA), District SAS Nagar was granted Environment Clearance vide letter no. SEIAA/2015/1878 dated 25.03.2015 for development of residential township namely "Chandigarh Extension" in an area of 592.463 acres having total built up area 2,89,325 Sqm.

Thereafter, Project Proponent was issued Terms of References (ToRs) by MoEF&CC vide no. 21-94/2020-IA.III dated 10.12.2020 for expansion of the project under category 8 (b) Township and Area Development project.

Recently, a representation has been received on 10.08.2021 from Sh. Sandeep Singh S/o Sukhpal Singh R/o Village Gandhon Kalan, VPO Rangilpur, Tehsil & District Rupnagar, Punjab, wherein it was alleged as under:

1. That the Project Proponent added around 60 acres of land in the area for which earlier Environment Clearance was obtained and started construction of seven different projects in newly added land. Out of 7 projects, excavation was completed in 1 project, plotted development (Roads, sewerage etc.) completed in 2 projects, external structure development completed in 2 projects and external structure upto 9th floor completed in 2 projects.
2. That the STP installed by the Project Proponent for treating the wastewater from the present population (1500 residential apartments) is not operational and untreated wastewater is being discharged into the River Siswan.
3. That the Project Proponent has installed 2 no. RMC plants at villages Bharounjian and village Ranimajra without obtaining statutory approval from Punjab Pollution Control Board.
4. That the Project Proponent has also not taken adequate measures for storage of construction material lying at the site in compliance of Construction and Demolition Waste Management Rules, 2016.
5. That the Project Proponent has not obtained separate Environment Clearance for the project namely "The Lake" as the same was not included in the Environment Clearance application of the "Chandigarh Extension".

The complainant has requested not to grant expansion in the Environment Clearance to M/s Omaxe New Chandigarh Developers Pvt. Ltd and initiate action under the provision of EIA Notification 14.09.2006 due to alleged aforesaid violations.

Further, it is pertinent to mention here that M/s Omaxe New Chandigarh Developers Pvt. Ltd. submitted application for obtaining Environment Clearance bearing proposal no. SIA/PB/MIS/62162/2014 submitted on 15.07.2021 for expansion of a township project namely "Omaxe Chandigarh Extension" in an area of 805.611 acres having total built up area 2145325 sqm located at Kansala, Ranimajra, Dhodemajra, Rasoolpur, Salamatpur, Raul, Bharonjian, Ghandouli, Bhagat Majra, Saini Majra, Bansepur, Paintpur, Chahar majra, Sanglan, in Mullanpur (LPA), Punjab, which was considered by SEAC in its 204th meeting held on 20.07.2021. SEAC raised certain observations, which were conveyed to the applicant on 27.07.2021.

As a copy of the representation has also been addressed to Chairman, SEAC, the representation shall be considered in 205th meeting of SEAC scheduled on 21.08.2021.

1.0 Deliberations during 188th meeting of SEIAA held on 23.08.2021.

The matter was considered by SEIAA in its 188th meeting held on 23.08.2021. During the meeting, SEIAA was apprised as under:

- 1) Govt. of Punjab, Department of Science, Technology & Environment vide Memo no. 234434 dated 23.08.2021 has constituted 02 members Committee of Sh. Paramjit Singh, SEE, Mohali and Sh. R K Ratra, SEE, Head office Patiala. A copy of the representation has

been forwarded to said Committee with a direction to conduct enquiry / field verification into the allegations in the complaint and send its inspection report to the State Government within 07 days.

- 2) The said representation was also considered by SEAC in its 205th meeting held on 21.08.2021 while appraising the application for obtaining expansion in Environmental Clearance under EIA notification dated 14.09.2006 for the expansion of a township project namely "Omaxe Chandigarh Extension" located at Kansala, Ranimajra, Dhodemajra, Rasoolpur, Salamatpur, Raul, Bharonjian, Ghandouli, Bhagat Majra, Saini Majra, Bansepur, Paintpur, Chahar majra, Sanglan, in Mullanpur (LPA), Punjab submitted by M/s Omaxe New Chandigarh Developers Pvt. Ltd. wherein after deliberation, SEAC decided to defer the case till above mentioned enquiry / field inspection report of 02 members committee is received.

SEIAA observed that the representation was also addressed to the Principal Secretary, STE, Govt of Punjab and taking cognizance of the same, PSSTE has constituted a committee of two officers of the PPCB for enquiry / field verification. As such, there is no need to constitute a fresh committee to check the ground reality w.r.t allegations made by the complainant in his representation. However, a copy of the Representation should be sent to M/s Omaxe Ltd for seeking their reply within 10 days regarding the various allegations made against them in the representation.

After detailed deliberations, SEIAA decided that the matter be deferred till the report of the enquiry committee and reply of M/s Omaxe Ltd. are received.

In compliance with the aforesaid decision, a copy of the Representation was sent to M/s Omaxe Ltd vide letter no. 4734 dated 02.09.2021 with a request to send reply within 10 days regarding the various allegations made against them in the representation.

Accordingly, Omaxe New Chandigarh Developers Pvt. Ltd. formerly M/s Omaxe Chandigarh Extension Developers Pvt. Ltd. vide letter 14.09.2021 has sent the reply which is annexed as Annexure-C of Agenda for kind perusal please.

Meanwhile, a second Representation has also been received from the same applicant against M/s Omaxe Chandigarh Extension Developers Pvt. Ltd regarding alleged illegal activities in the construction of "The Lake" Project etc. which has also been sent by State Government for enquiry to the same 2 member Committee of PPCB officers to which enquiry of the first representation was entrusted by State Government. As per decision taken in 189th meeting of SEIAA held on 13.09.2021, a copy of this 2nd representation is also being sent to M/s Omaxe for submitting their reply to the same. Furthermore, the Applicants have also instituted OA No 222 of 2021 in Hon'ble NGT with substantively the same allegations as in the aforementioned two representations submitted to SEIAA, Punjab, and others. Hon'ble NGT vide its orders dated 13.09.2021 in this OA has inter alia directed the constitution of a 5-member Committee of CPCB, PPCB, SEIAA, MoEF and District Magistrate Mohali to enquire into the matter and submit the requisite report within 2 months.

2.0 Deliberations during 190th meeting of SEIAA held on 24.09.2021.

The matter was considered by SEIAA in 190th meeting held on 24.09.2021 wherein SEIAA was apprised as above. SEIAA observed that report of the enquiry Committee of PPCB officials appointed by State Government is still awaited. Member Secretary, SEIAA informed that enquiry report is likely to be received before the next meeting of SEIAA. SEIAA has deputed its Member Secretary to the 5-member Committee constituted by Hon'ble NGT to enquire into the matter.

After deliberations, SEIAA decided to defer the matter till the reports of the 5-member enquiry Committee appointed by the Hon'ble NGT and 2-member committee appointed by State Government are received. The matter be placed in the next meeting of SEIAA after receipt of these enquiry reports.

Item No. 190.03: Application for issuance of ToRs for expansion of existing steel manufacturing unit namely M/s Devbhoomi Casting Pvt. Ltd., located at Transport Nagar, Village Kumbra, Mandigobindgarh, Punjab (Proposal No. SIA/PB/IND/66533/2021).

SEIAA observed as under:

M/s Devbhoomi Casting Pvt. Ltd is an existing steel manufacturing unit located at Transport Nagar, Village Kumbra, Mandi Gobindgarh, Punjab. The project is involved in the manufacturing of Billets/Ingots with 1 Induction Furnace of capacity 7 TPH.

Now, the Project Proponent wants to increase their production capacity by upgradation of existing Induction Furnace and addition of new Induction Furnace and 1 Rolling Mill. Thus, after expansion, the industrial unit will have manufacturing capacity of Billets/Ingots @ 288 TPD (1,00,800 TPA) or Flats/Bars/Rounds @ 276 TPD (96,600 TPA) with 2 Induction Furnaces of capacity 12 TPH each & rolling mill. Total cost of the project including the expansion will be Rs. 24.9712/- crores. Total land area of the project after expansion will be 5.20 acres (21085 Sqm.).

1. The project proponent submitted the Form I, Pre-feasibility report and other additional documents on online portal. He has also deposited the requisite fee of Rs. 62,430/- through UTR No. 214210690817016 dated 02.08.2021, as verified by the supporting staff SEIAA. The Project Proponent has deposited 25% of the total fee prescribed for the Environmental Clearance being at ToR stage and the rest 75% of the fee i.e., Rs. 1,87,284/- will be paid at the time of applying for Environmental Clearance.
2. The project proponent during the presentation to the committee be asked to present the applicability of General Condition, suitability of site, land details etc.

1.0 Deliberations during 205th meeting of SEAC held on 21.08.2021

The meeting was attended by the following:

1. Mr. Deepak Goyal, Managing Director, behalf of on the Project Proponent.
2. Dr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt Ltd.
3. Ms. Priyanka, EIA Coordinator, M/s Eco Laboratories Pvt Ltd.

SEAC observed that the latest construction status report from the Punjab Pollution Control Board has not been received so far.

After deliberations, SEAC decided to defer the matter and place the case in the next meeting only after receipt of report from the Punjab Pollution Control Board.

2.0 Deliberations during 206th meeting of SEAC held on 18.09.2021

The meeting was attended by the following:

1. Mr. Deepak Goyal, Managing Director, behalf of on the Project Proponent.

2. Dr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt Ltd.

3. Ms. Priyanka, EIA Coordinator, M/s Eco Laboratories Pvt Ltd.

SEAC observed that Punjab Pollution Control Board vide letter no. 3056 dated 27.08.2021 has sent the latest construction status report of the site and the relevant contents of the report are reproduced as under:

"In reference to above referred e-mail, it is intimated that the industry has submitted an application to SEAC for expansion of the existing steel manufacturing unit by increasing the production capacity from 84 TPD to 288 TPD by installing two no. induction furnaces of capacity 12 TPH each and rolling mill located at Transport Nagar, village Kumbra, Mandi Gobindgarh, District Fatehgarh Sahib, Punjab. The site of the industry was visited by the officer of the Board on 20.08.2021 and the point wise report sought by SEAC is as under:

| Sr. no. | Information Sought | Comments of the Board |
|----------------|--|--|
| 1 | <i>Construction status of the proposal.</i> | The industry has not yet started any construction activity w.r.t expansion of proposed project. |
| 2 | <i>Status of physical structures within 500 m radius of the site including the status of industries, if any.</i> | <p><i>Following physical structures/ industries are located within 500 m radius of the site.</i></p> <ol style="list-style-type: none"> <i>1. M/s MJ Steel Sales (formerly Known as Matta Multimedils), Vill Kumbran, near Transport Nagar, Mandi Gobindgarh (Induction Furnace).</i> <i>2. M/s Shree Salasar Ispat Udyog I/o Rahul Enterprises L/o R.D. Ispat, Mandi Gobindgarh (Induction Furnace).</i> <i>3. M/s Shree Balaji Tubes, near Transport Nagar, Kumbh Road, Mandi Gobindgarh (ERW Pipe plant).</i> <i>4. M/s Raj agro industries, Transport Nagar Road, opp. Modren Automobiles Ltd., Mandi Gobindgarh</i> |
| 3 | <i>Whether the site meets with the prescribed criteria for setting up such projects.</i> | <i>The industry has proposed for expansion of the existing steel manufacturing unit namely "M/s Devbhoomi Casting Pvt. Ltd." By increasing the production capacity from 84 TPD to 288 TPD by installing two no. induction furnaces of capacity 12 TPH each and rolling mill located at Transport Nagar, village Kumbra, Mandi Gobindgarh, District Fatehgarh Sahib, Punjab. The site of the industry falls in the revenue estate of village Kumbra having latitude and longitude (30 37' 50.32"N & 76 18'21.71"E), in the industrial zone as per the notified Master Plan of Mandi Gobindgarh (2010-2031). No. specific siting guidelines have been framed by the Board for such</i> |

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| | <i>type of industries, as such the proposed site of the industry is suitable for expansion of proposed project.”</i> |
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SEAC observed that the Project Proponent had not started any construction activity at the site.

SEAC allowed the Environmental Consultant of the Project Proponent to present salient features of the project which he presented as under:

| Sr. no. | Item | Details |
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| 1. | Project/ activity covered under item of scheduled to the EIA Notification, 14.09.2006. | The project falls under S. No. 3(a): Metallurgical Industries (ferrous & non ferrous). |
| 2. | Whether the project is in critical polluted area or not. | No, the project is not falling in critical polluted area. |
| 3. | If the project involves diversion of forest land. If yes, a) Extent of the forest land. b) Status of the forest clearance. | No, project does not involve any forest land. |
| 4. | a) Is the project covered under PLPA, 1900, if No but located near to PLPA area then the project proponent is required to submit NOC from the concerned DFO to the effect that project area does not fall under the provision of PLPA Act, 1900. b) Is the project covered under PLPA, 1900, if yes then Status of the NOC, w.r.t PLPA, 1900. | a) Project is not covered under PLPA, 1900 as well as not located near to PLPA area, as per the undertaking submitted by the Project Proponent. b) Not applicable |
| 5. | If the project falls within 10 km of eco-sensitive area/ National park/ Wild Life Sanctuary. If yes, a) Name of eco-sensitive area/ | Not applicable as no Wildlife Sanctuary falls within 10 km of the project area. |

| | National park/ Wild Life Sanctuary and distance from the project site. b) Status of clearance from National Board for Wild Life (NBWL). | | | | | | | | | | | | | | | | | | | | | | | | | |
|--------------|--|---|--------|-------------|-------------------------|----|--------------------|----------|----|--------------------|----------|----|--------------|-------|----|------------|-------|----|-------------|--------|----|----------------|----------|--------------|--|---------------|
| 6. | Classification/ Land use pattern as per Master Plan | The project falls in Industrial zone as per the Master plan of Mandi Gobindgarh, Punjab. | | | | | | | | | | | | | | | | | | | | | | | | |
| 7. | Cost of the project | Existing project cost: Rs. 1,277.12 lakhs Proposed cost for expansion: Rs. 1,220.00 lakhs Total project cost after expansion: Rs. 2,497.12 lakhs | | | | | | | | | | | | | | | | | | | | | | | | |
| 8. | Total Plot area, Built-up area and Green area | Area breakup details are given below: <table border="1"> <thead> <tr> <th>S. No.</th> <th>Description</th> <th>Existing area (in sq.m)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Existing shed area</td> <td>5,354.30</td> </tr> <tr> <td>2.</td> <td>Proposed shed area</td> <td>1,744.20</td> </tr> <tr> <td>3.</td> <td>Parking area</td> <td>2,384</td> </tr> <tr> <td>4.</td> <td>Green area</td> <td>7,026</td> </tr> <tr> <td>5.</td> <td>Other areas</td> <td>363.70</td> </tr> <tr> <td>6.</td> <td>Open area etc.</td> <td>4,212.80</td> </tr> <tr> <td colspan="2">Total</td> <td>21,085</td> </tr> </tbody> </table> | S. No. | Description | Existing area (in sq.m) | 1. | Existing shed area | 5,354.30 | 2. | Proposed shed area | 1,744.20 | 3. | Parking area | 2,384 | 4. | Green area | 7,026 | 5. | Other areas | 363.70 | 6. | Open area etc. | 4,212.80 | Total | | 21,085 |
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| 1. | Existing shed area | 5,354.30 | | | | | | | | | | | | | | | | | | | | | | | | |
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| 6. | Open area etc. | 4,212.80 | | | | | | | | | | | | | | | | | | | | | | | | |
| Total | | 21,085 | | | | | | | | | | | | | | | | | | | | | | | | |
| 9. | Water Requirements & source in Construction Phase | During construction period, a water demand of 5 KLD may be there. This will include domestic demand for 50 workers during peak period @ 3 KLD. | | | | | | | | | | | | | | | | | | | | | | | | |
| 10. | Treatment & Disposal arrangements of wastewater in Construction Phase | Septic Tank | | | | | | | | | | | | | | | | | | | | | | | | |

SEAC raised following observations to the Project Proponent:

| Sr. No. | Observations | Reply by the Project Proponent |
|---------|---|--------------------------------|
| 1. | The Project Proponent shall submit an undertaking to the effect that the production capacity of the existing furnaces is not beyond 30,000 TPA. | Submitted |

SEAC was satisfied with the presentations given by the Environmental Consultant of Project Proponent and the reply to the observations raised by the SEAC.

After detailed deliberations, it was decided to categorize the project under Activity 3(a); B-1 with public consultation as required for the project and to forward the application of the

project proponent to SEIAA with the recommendations to grant Terms of References for expansion in existing steel manufacturing unit having existing capacity 84TPD (29,400 TPA) of steel Billets/Ingots to Billets/Ingots @ 288 TPD (1,00,800 TPA) or Flats/Bars/Rounds @ 276 TPD (96,600 TPA) with 2 Induction Furnaces of capacity 12 TPH each & rolling mill, at Transport Nagar, Village Kumbra, Mandigobindgarh, Punjab M/s Devbhoomi Casting Pvt. Ltd., for preparing Environmental Impact Assessment (EIA) report for the proposed project.

STANDARD TERMS OF REFERENCE

1) Executive Summary

Report in about 8-10 pages incorporating the following:

- (i) Project name and location (Village, Distt., State, Industrial Estate (if applicable))
- (ii) Products and capacities. If expansion proposal, then existing products with capacities and reference to earlier EC.
- (iii) Requirement of land, raw material, water, power, fuel, with source of supply (Quantitative)
- (iv) Process description in brief, specifically indicating the gaseous emission, liquid effluent and solid and hazardous wastes.
- (v) Measures for mitigating the impact on the environment and mode of discharge or disposal.
- (vi) Capital cost of the project, estimated time of completion
- (vii) Site selected for the project - Nature of land - Agricultural (single/double crop), barren, Govt./private land, status of its acquisition, nearby (in 2-3 km.) water body, population, within 10 km other industries, forest, eco-sensitive zones, accessibility, (note - in case of industrial estate this information may not be necessary)
- (viii) Baseline environmental data - air quality, surface and groundwater quality, soil characteristic, flora and fauna, socio-economic condition of the nearby population
Identification of hazards in handling, processing and storage of hazardous material and safety system provided to mitigate the risk.
- (ix) Identification of hazards in handling, processing and storage of hazardous material and safety system provided to mitigate the risk
- (x) Likely impact of the project on air, water, land, flora-fauna and nearby population
- (xi) Emergency preparedness plan in case of natural or in plant emergencies
- (xii) Issues raised during public hearing (if applicable) and response given
- (xiii) CSR/CER plan with proposed expenditure.
- (xiv) Occupational Health Measures
- (xv) Post Project monitoring plan
- (xvi) Synopsis of the project (as available on web site i.e. www.pbdecc.gov.in)

2) Introduction

- (i) Details of the EIA Consultant including NABET accreditation
- (ii) Information about the project proponent

(iii) Importance and benefits of the project

3) Project Description

- (i) Cost of project and time of completion.
- (ii) Products with capacities for the proposed project.
- (iii) If expansion project, details of existing products with capacities and whether adequate land is available for expansion, reference of earlier EC if any.
- (iv) List of raw materials required and their source along with mode of transportation.
- (v) Other chemicals and materials required with quantities and storage capacities.
- (vi) Details of Emission, effluents, hazardous waste generation and their management.
- (vii) Requirement of water (breakup for induction and rolling mill), power, with source of supply, status of approval, water balance diagram, man-power requirement (regular and contract).
- (viii) Process description along with major equipment and machineries, process flow sheet (quantitative) from raw material to products to be provided
- (ix) Hazard identification and details of proposed safety systems.
- (x) In case of Expansion/modernization proposals:
 - a) Status of compliance of Consent to Operate for the ongoing /existing operation of the project from SPCB shall be attached with the EIA-EMP report.
 - b) In case the existing project has not obtained environmental clearance, reasons for not taking EC under the provisions of the EIA Notification 1994 and/or EIA Notification 2006 shall be provided. Copies of Consent to Establish/No Objection Certificate and Consent to Operate (in case of units operating prior to EIA Notification 2006, CTE and CTO of FY 2005-2006) obtained from the SPCB shall be submitted. Further, compliance report to the conditions of consents from the SPCB shall be submitted.

4) Site Details

- (i) Location of the project site covering village, Taluka / Tehsil, District and State, Justification for selecting the site, whether other sites were considered. Copy of Master Plan indicating a land use pattern of the site is in conformity of proposals of Master Plan shall be attached with EIA report.
- (ii) A top sheet of the study area of radius of 10 km and site location on 1:50,000/1:25,000 scale on an A3/A2 sheet. (Including all eco-sensitive areas and environmentally sensitive places)
- (iii) Details w.r.t. option analysis for selection of site.
- (iv) Co-ordinates (lat-long) of all four corners of the site.
- (v) Google map-Earth downloaded of the project site
- (vi) Layout maps indicating existing unit as well as proposed unit indicating storage area of raw material, finished products, greenbelt area with marking of tree, Location of STP/ETP, Solid waste storage area, Parking space, Firefighting equipment layout, First aid room, Location of Tube wells, DG Sets & Transformers and any other utilities

- (vii) If located within an Industrial area/Estate/Complex, layout of Industrial Area indicating location of unit within the Industrial area/Estate.
- (viii) Photographs of the proposed and existing (if applicable) plant site. If existing, show photographs of plantation/greenbelt, in particular.
- (ix) Land use break-up of total land of the project site (identified and acquired), government/private - agricultural, forest, wasteland, water bodies, settlements, etc. shall be included. (not required for industrial area)
- (x) A list of major industries with name and type within study area (10 km radius) shall be incorporated. Land use details of the study area.
- (xi) Geological features and Geo-hydrological status of the study area shall be included.
- (xii) Details of Drainage of the project up to 5km radius of study area. If the site is within 1 km radius of any major river, peak and lean season river discharge as well as flood occurrence frequency based on peak rainfall data of the past 30 years. Details of Flood Level of the project site and maximum Flood Level of the river shall also be provided. (mega green field projects)
- (xiii) Status of acquisition of land. If acquisition is not complete, stage of the acquisition process and expected time of complete possession of the land.
- (xiv) R&R details in respect of land in line with state Government policy

5) Forest and wildlife related issues (if applicable):

- (i) Permission and approval for the use of forest land (forestry clearance), if any, and recommendations of the State Forest Department. (if applicable).
- (ii) Land use map based on High resolution satellite imagery (OPS) of the proposed site delineating the forestland (in case of projects involving forest land more than 40 ha).
- (iii) Status of Application submitted for obtaining the stage I forestry clearance along with latest status shall be submitted.
- (iv) The projects to be located within 10 km of the National Parks, Sanctuaries, Biosphere Reserves, Migratory Corridors of Wild Animals, the project proponent shall submit the map duly authenticated by Chief Wildlife Warden showing these features vis-a-vis the project location and the recommendations or comments of the Chief Wildlife Warden thereon.
- (v) Wildlife Conservation Plan duly authenticated by the Chief Wildlife Warden of the State Government for conservation of Schedule I fauna, if any exists in the study area.
- (vi) Copy of application submitted for clearance under the Wildlife (Protection) Act, 1972, to the Standing Committee of the National Board for Wildlife.

6) Environmental Status

- (i) Determination of atmospheric inversion level at the project site and site specific micro-meteorological data using temperature, relative humidity, hourly wind speed and direction and rainfall.
- (ii) AAQ data (except monsoon) at 8 locations for PM 10, PM2.5, SO₂, NO_x, CO and other parameters relevant to the project shall be collected. The monitoring stations shall be

based CPCB guidelines and take into account the pre dominant wind direction, population zone and sensitive receptors including reserved forests.

- (iii) Raw data of all AAQ measurement for 12 weeks of all stations as per frequency given in the NAQQM Notification of Nov. 2009 along with - min., max., average and 98% values for each of the AAQ parameters from data of all AAQ stations should be provided as an annexure to the EIA Report.
 - (iv) Surface water quality of nearby River (100m upstream and downstream) and other surface drains at eight locations as per CPCB/MoEF& CC guidelines.
 - (v) Whether the site falls near to polluted stretch of river identified by the CPCB/MoEF& CC.
 - (vi) Groundwater monitoring at minimum at 8 locations shall be included.
 - (vii) Noise levels monitoring at 8 locations within the study area.
 - (viii) Soil Characteristic as per CPCB guidelines.
 - (ix) Traffic feasibility / serviceability study for at least 5 days based on Indian Standard Codes. Further it shall also include the details of cross section of the road on which industry is located, vehicles movement w.r.t. the industry, traffic load of other vehicles on the road incorporating the haulage time for the vehicles for loading/unloading within the premises and parking requirement to avoid the traffic congestions on the link and adjoining roads. Traffic study shall be conducted considering the traffic of the industries located in the vicinity.
 - (x) Detailed description of flora and fauna (terrestrial and aquatic) existing in the study area shall be given with special reference to rare, endemic and endangered species. If Schedule-I fauna are found within the study area, a Wildlife Conservation Plan shall be prepared and furnished.
 - (xi) Socio-economic status of the study area.
- 7) Impact Assessment and Environment Management Plan
- (i) Assessment of ground level concentration of pollutants from the stack emission based on site-specific meteorological features. In case the project is located on a hilly terrain, the AQIP Modeling shall be done using inputs of the specific terrain characteristics for determining the potential impacts of the project on the AAQ. Cumulative impact of all sources of emissions (including transportation) on the AAQ of the area shall be well assessed. Details of the model used and the input data used for modeling shall also be provided. The air quality contours shall be plotted on a location map showing the location of project site, habitation nearby, sensitive receptors, if any.
 - (ii) Water Quality modelling.
 - (iii) Impact of the transport of the raw materials and end products on the surrounding environment shall be assessed and provided. In this regard, options for transport of raw materials and finished products and wastes (large quantities) by rail or rail-cum road transport or conveyor-cum-rail transport shall be examined.
 - (iv) A note on treatment, recycling and reuse of wastewater from different plant operations, extent for different purposes shall be included. Complete scheme of

effluent treatment. Characteristics of untreated and treated effluent to meet the prescribed standards of discharge under EPA Rules.

- (v) Details of stack emission and action plan for control of emissions to meet standards.
 - (vi) Measures for fugitive emission control
 - (vii) Details of hazardous waste generation and their storage, utilization and disposal. Copies of MOU regarding utilization of solid and hazardous waste shall also be included. EMP shall include the concept of waste-minimization, recycle/reuse/recover techniques, Energy conservation, and natural resource conservation.
 - (viii) Proper utilization of fly ash shall be ensured as per Fly Ash Notification, 2009. A detailed plan of action shall be provided.
 - (ix) Action plan for the green belt development in 33 % area with not less than 1,500 trees per hectares giving details of species, width of plantation, planting schedule, post plantation maintenance plan for 3 years shall be included. The green belt shall be around the boundary and a scheme for greening of the roads used for the project shall also be incorporated
 - (x) Action plan for rainwater harvesting measures at alternative sites shall be submitted to harvest rainwater from the roof tops and storm water drains to recharge the groundwater and also to use for the various activities to conserve freshwater and reduce the water requirement from other sources.
 - (xi) Total capital cost and recurring cost/annum for environmental pollution control measures shall be included.
 - (xii) Action plan for post-project environmental monitoring shall be submitted.
 - (xiii) Onsite and Offsite Disaster (natural and Man-made) Preparedness and Emergency Management Plan including Risk Assessment and damage control. Disaster management plan should be linked with the District Disaster Management Plan.
- 8) Occupational health
- (i) Details of existing Occupational & Safety Hazards. What are the exposure levels of above-mentioned hazards and whether they are within the Permissible Exposure Level (PEL)? If these are not within PEL, what measures the company has adopted to keep them within PEL so that the health of the workers can be preserved,
 - (ii) Details of exposure specific health status evaluation of worker. If the workers' health is being evaluated by pre-designed format, chest x rays, Audiometry, Spirometry, Vision testing (Far & Near vision, colour vision and any other ocular defect) ECG, during pre-placement and periodical examinations give the details of the same. Details regarding last month analyzed data of above-mentioned parameters as per age, sex, duration of exposure and department wise.
 - (iii) Annual report of the health status of workers with special reference to Occupational Health and Safety.
 - (iv) Plan and fund allocation to ensure the occupational health & safety of all contract and casual workers.

- 9) Corporate Environment Policy
 - (i) Does the company have a well laid down Environment Policy approved by its Board of Directors? If so, it may be detailed in the EIA report.
 - (ii) Does the Environment Policy prescribe for standard operating processes/procedures to bring into focus any infringement/deviation/violation of the environmental or forest norms/conditions? If so, it may be detailed in the EIA.
 - (iii) What is the hierarchical system or Administrative order of the company to deal with the environmental issues and for ensuring compliance with the environmental clearance conditions? Details of this system may be given.
 - (iv) Does the company have a system of reporting of non-compliances / violations of environmental norms to the Board of Directors of the company and / or shareholders or stakeholders at large? This reporting mechanism shall be detailed in the EIA report
 - 10) Details regarding infrastructure facilities such as sanitation, fuel, restroom, etc. to be provided to the labour force during construction as well as to the casual workers including truck drivers during the operation phase.
 - 11) Enterprise Social Commitment (ESC)
 - (i) To address the Public Hearing issues, 2.5% of the total project cost of (Rs. ___crores), amounting to Rs. ___crores, shall be earmarked by the project proponent, towards Enterprise Social Commitment (ESC). Distinct ESC projects shall be carved out based on the local public hearing issues. Project estimate shall be prepared based on PWD schedule of rates for each distinct Item and schedule for time-bound action plan shall be prepared. These ESC projects as indicated by the project proponent shall be implemented along with the main project. Implementation of such program shall be ensured by constituting a Committee comprising of the project proponent, representatives of village Panchayat & District Administration. Action taken report in this regard shall be submitted to the Ministry's Regional Office. No free distribution/donations and or free camps shall be included in the above ESC budget
 - 12) Any litigation pending against the project and/or any direction/order passed by any Court of Law against the project, if so, details thereof shall also be included. Has the unit received any notice under the Section 5 of Environment (Protection) Act, 1986 or relevant Sections of Air and Water Acts? If so, details thereof and compliance/ATR to the notice(s) and present status of the case.
 - 13) A tabular chart with index for points wise compliance of above TORs.
- B. STANDARDISED SPECIFIC TERMS OF REFERENCE FOR EIA STUDIES FOR INDUCTION/ ARC FURNACES/CUPOLA FURNACES 5TPH OR MORE
- (i) Details of proposed layout clearly demarcating existing & proposed features of the project within the plant.
 - (ii) Total no. of furnaces & details including capacity of each furnace.
 - (iii) Detail of the mechanical shredder to reduce the size of the raw material.

- (iv) Complete process flow diagram describing each unit, its processes, and operations, along with material and energy inputs and outputs (material and energy balance).
- (v) Details on the design and manufacturing process for all the units.
- (vi) Details on environmentally sound technologies for recycling of hazardous materials, as per CPCB Guidelines, may be mentioned in case of handling scrap and other recycled materials.
- (vii) Details on the requirement of raw materials, its source, and storage at the plant.
- (viii) Details on the requirement of energy and water along with its source and authorization from the concerned department. Location of water intake and outfall points (with coordinates).
- (ix) Details on toxic metal content in the waste material and its composition and end-use (particularly of slag).
- (x) Details on toxic content (TCLP), composition and end-use of chrome slag. Details on the recovery of the Ferro chrome from the slag and its proper disposal.

C. ADDITIONAL SPECIFIC TORS DECIDED DURING MEETING OF SEAC

1. Public consultation is required for the projects as not located in notified industrial parks/estates.
2. Submit proof of ownership of land (existing owner) such as copy of latest Jamabandi (not more than one month old) and credible document showing status of land acquisition w.r.t. project site as prescribed in OM dated 07.10.2014 issued by MoEF)
3. Submit dully filled prescribed field data sheets and analysis reports along with exact location of sampling / monitoring point marked on the layout map. Also submit the status of approvals of Laboratories.
4. Submit cost of the project duly certified by Chartered Engineer/ Approved valuer / Chartered Accountant. In the absence of above, the project proponent may submit self-certified detail of cost of the project mentioning the cost of Land, building, infrastructure and plant & machinery
5. Certificate from the concerned authority w.r.t the location of protected areas as notified under the Wildlife Protection Act, 1972 within 5 km radius from the boundary of the project site.
 - (i) Certificate from the Department of Town & Country Planning or concerned authorities to support the claim made by project proponent that the project site is located in the industrial zone as per the provisions of Master Plan of Town/City in the jurisdiction of which the project site is located or the project proponent shall submit the Change of land use of the project site for total land area.
6. Compliance of the siting criteria, standard operating practices, code of practice, and guidelines if any prescribed by the SPCB/CPCB/MoEF&CC for such type of units.

7. Necessary permissions from the Central Groundwater Authority (CGWA)/ State Groundwater Authority (SGWA)/concerned authority for the abstraction of groundwater for the existing requirements as well as for the expanded unit. In case of not allowing such permission by the concerned authority for the abstraction of additional groundwater for the expanded project, the project proponent shall propose alternative arrangements to meet out the additional water requirements. It shall be ensured that: -
 - a) In the projects where groundwater is proposed as a water source, the project proponent shall apply to the Central Groundwater Authority (CGWA)/ State Groundwater Authority (SGWA), as the case may be, for obtaining No Objection Certificate (NOC) if applicable.
 - b) Approval /permission of the CGWA/SGWA shall be obtained before drawing groundwater for the project activities.
 - c) In the absence of approval, submit a copy of acknowledgment along with a set of application filed to CGWA /Competent Authority for obtaining permission for the abstraction of groundwater
8. Minimize the water consumption in the steel plant complex by segregation of used water, practicing cascade use and by recycling treated water.
9. STP for treatment of wastewater & re-utilization of the treated water for core/non-core activities so as to achieve the Zero Liquid Discharge Condition as per the III (iv) of OM dated 09/08/2018 issued by the MoEF&CC for such units.
10. Reuse of cooling tower blow down, simultaneously ensuring the standards prescribed for such purge waters. If required, necessary arrangements shall be made to keep this waste stream within the parameters required for reuse.
11. In case of any acid pickling activity, the spent acid/effluents generated from such activities shall be utilized through authorized re-processors for converting the same into useful by-products like FeSO₄ etc. An agreement to this effect shall be made with the authorized agencies.
12. Adequate area to be reserved and marked on the layout plan for the green belt as per the conditions laid down by the MoEF&CC as per the Standard EC Conditions prescribed for Induction/ Electric Arc Furnace & Rolling Mills circulated vide OM dated 09/08/2018.
13. Detailed study report along with calculation for reserving land for loading or unloading of raw material, products, slag, hazardous waste as well as for storage of these materials and the area to be reserved for parking incorporating the time required for loading and unloading of vehicles for respective activities and minimum/maximum period for which storage of the above material is required in the premises. The areas for the respective activities to be marked on the layout plan.

14. Action plan for the compliance of standard operating procedures and up-gradation of suction and treatment arrangement for the secondary emissions as prescribed by the State Pollution Control Board or by CPCB/MoEF&CC.
15. Compliance of standard operating procedures and up-gradation of suction/treatment systems for the control of secondary emissions within the time frame prescribed by the State Pollution Control Board. Similar action is to be implemented in the proposed expansion project.
16. Whole of the vehicle movement area as well as the approach road to the gate /weighing bridge shall be paved with pucca/metalled / cement concrete road to control the dust emissions expected from the vehicle movement.
17. The vehicles to be used for loading/unloading purposes shall not be parked along the roadside so as to avoid the traffic congestion and dedicated parking place to be provided for the same.
18. Adopt green technologies to conserve the water and energy including shearing/cutting / bundling machines. Also, to provide abrasive resistant fire bricks in the crucibles to reduce the periodic maintenance & disposal of discarded fire bricks.
19. Use of natural gas (if available) as substitute fuel wherever possible in the existing industry/ for the expansion project.
20. Submit compliance w.r.t. condition no.II [(i) & (iii)] subtitled as "Air Quality Monitoring & Preservation" regarding continuous emission monitoring system and continuous ambient air quality monitoring as prescribed in the Standard EC Conditions for Induction/ Electric Arc Furnace & Rolling Mills issued by the MoEF&CC, New Delhi vide OM dated 09/08/2018.
21. Examine and submit the proposal for: -
 - a) Recovery of iron from slag before disposing of it.
 - b) Identify the areas for utilization of slag in a scientific manner and explore its usage in cement/construction industry/manufacturing of pavers & tiles/road laying etc.
 - c) Recovery of precious metals like Zinc, lead and iron etc. from the APCD dust (Hazardous waste) through authorized re-processor.
22. Air Pollution Control Arrangement details shall be provided as below:

| Plant /Unit | Pollutants | Qty generated | Method used to Control /specifications (attach Separate Sheet to furnish Details) | Number of units planned & Capacity | Budget | Estimated Post Control Qty Pollutant | |
|-------------|------------|---------------|---|------------------------------------|--------|--------------------------------------|---------|
| | | | | | | Per Unit | Per day |
| | | | | | | | |

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23. Submit compliance regarding the installation of Pulse jet bag filter with offline cleaning technology as APCD with the proposed induction furnace.
24. List the species with heavy foliage, broad leaves and wide canopy cover. The landscape planning should include plantation of native species. Water intensive and/or invasive species should not be used for landscaping

The following general points shall be noted:

- (i) The EIA document shall be printed on both sides, as far as possible.
- (ii) All documents shall be properly indexed, page numbered.
- (iii) Period/date of data collection shall be clearly indicated.
- (iv) The letter/application for environmental clearance shall quote the MOEF / SEIAA file No. and also attach a copy of the letter.
- (v) The copy of the letter received from the Ministry / SEIAA shall be also attached as an annexure to the final EIA-EMP Report.
- (vi) The index of the final EIA-EMP report must indicate the specific chapter and page no. of the EIA-EMP Report.
- (vii) While preparing the EIA report, the instructions for the proponents and instructions for the consultants issued by MOEF vide notification dated 03.03.2016 which is available on the website of this Ministry shall also be followed.
- (viii) The consultants involved in the preparation of EIA-EMP report after accreditation with Quality Council of India (QCI) /National Accreditation Board of Education and Training (NABET) would need to include a certificate in this regard in the EIA-EMP reports prepared by them and data provided by other organization/Laboratories including their status of approvals etc. Name of the Consultant and the Accreditation details shall be posted on the EIA-EMP Report as well as on the cover of the Hard Copy of the Presentation material for EC presentation.

The Terms of Reference (ToR) prescribed by the State Expert Appraisal Committee (SEAC), Punjab should be considered for the preparation of EIA / EMP report for the project in addition to all the relevant information as per the Generic Structure of EIA given in Appendix III and IIIA in the EIA Notification, 2006.

Where the documents provided are in a language other than English, an English translation shall be provided. The draft EIA-EMP report shall be submitted to the State Pollution Control Board of the concerned State for the conduct of Public Hearing. The SPCB shall conduct the Public Hearing/public consultation, district-wise, as per the provisions of EIA

notification,2006. The Public Hearing shall be chaired by an Officer, not below the rank of Additional District Magistrate. The issues raised in the Public Hearing and during the consultation process and the commitments made by the project proponent on the same shall be included separately in EIA-EMP Report in a separate chapter and summarized in a tabular chart with financial budget (capital and revenue) along with time-schedule of implementation for complying with the commitments made.

If any part of the data/information submitted by the project proponent is found to be false or misleading at any stage, then SEIAA & SEAC will not be responsible for the expenditure incurred on the project due to the issuance of this ToR or subsequent work carried out by the project proponent for conducting EIA study or for any other activity related to the project.

The 'Terms of Reference' (TORs) prescribed will be valid for a period of three years from its issuance. The final EIA report shall be submitted to the SEIAA, Punjab for obtaining environmental clearance.

3.0 Deliberations during 190th meeting of SEIAA held on 24.09.2021

The case was considered by SEIAA in its 190th meeting on 24.09.2021 which was attended by the following:

- (i) Sh. Mohit Khanna, Administrative Head, on behalf of the promoter company.
- (ii) Ms. Priyanka, EIA Coordinator from M/s Eco Laboratories Pvt Ltd.

SEIAA observed that industry has not yet started any construction activity with respect to the expansion of the proposed project and allowed the Environmental Consultant to present the case.

Environmental consultant of the promoter company presented the salient features of the project before SEIAA. A copy of the presentation was also submitted which was taken on record by SEIAA.

To a query by SEIAA, Environmental Consultant informed that fresh EIA study will be carried out from October to December, 2021. During discussions, the representative of the promoter company agreed to fully comply with all the conditions recommended by SEAC for issuing the TOR.

SEIAA observed that the case stands recommended by SEAC for issuance of ToRs to the project proposal. SEIAA examined the details of the case and was satisfied with the same.

After detailed deliberations, SEIAA decided to accept the recommendations of SEAC and issue TORs as proposed by SEAC with the following additional TORs: -

Additional TORs:

- i) Project proponent will submit the NOC from the concerned territorial / wildlife DFO's that no Forest/PLPA/Wildlife areas are involved, at the time of submission of EIA report.
- ii) The Project Proponent shall obtain permission from PWRDA for abstraction of ground water.
- iii) The Project Proponent shall conduct fresh EIA study and collect base line data from October to December, 2021.

Item No. 190.04: Application for amendment in ToR issued to the industry for manufacturing of steel casting at Village Nasrali, Guru Ki Nagri, Anaj Mandi-Bhadla Road, Nasrali, Near Power Grid, Mandigobindgarh, District Fatehgarh Sahib, Punjab by M/s Kisco Castings (India) Ltd. (SIA/PB/IND/224788/2021).

SEIAA observed as under:

The industry namely “M/s Kisco Castings (India) Ltd” was granted Terms of References (TOR) vide letter number SEIAA/MS/2021/4345 dated 25.06.2021 for upgradation of 01 no. existing Induction Furnace of 6.5TPH capacity to 10TPH capacity and addition of 01 no. new Induction Furnace of 12 TPH capacity, Ladle Refining furnace, concast and a rolling mill with total production of Steel Ingots/billets, Steel Casting, rolled material etc. @ 1,00,100TPA.

The industry has submitted an application for amendment in the earlier ToR and now the proposal is to upgrade existing Induction Furnace of 6.5TPH capacity with 12TPH capacity induction furnace and installation of 1 no. new Electric Arc Furnace of 15TPH capacity, Ladle Refining Furnace (LRF), concast and a rolling mill. With such machinery, total of 12 no. of heats can be taken in a day. Therefore, for working of 350 days, the total production of Steel Ingots/billets, Steel Casting, rolled material etc. will be 1,13,400TPA. The reasons for change in the proposal as given by the industry are given as under:

1. The refining capability of Electric Arc Furnace (EAF) of the molten matter is much better than an Induction Furnace (IF), as such, EAF is preferred to produce alloy steel and special quality steel.
2. The slag in induction electric furnace steel making has a poor ability to participate in the metallurgical reaction. However, in electric arc furnace, the temperature of slag is higher than that of the molten steel and the slag has a strong ability to participate in metallurgical reactions.
3. In the induction furnace, the slag is heated by molten steel and the temperature is low, so the ability to participate in the metallurgical reaction is weak. Therefore, in the induction furnace steelmaking, the effects of metallurgical processes such as desulfurization, dephosphorization and diffusion deoxidation are worse than those of the electric arc furnace.
4. In terms of electrical energy, EIF consumes more compared to EAF.

Further, the capacity of Induction Furnace will be increased to produce plain carbon steel as induction furnace is cost effective solution than EAF.

The total project cost will be increased due to increase in the capital investment from Rs. 20.79 Crores to Rs. 22.80 Crores. Since TORs are to be issued in this case, as such, 25% of the fee, which comes out to be Rs. 57,000/- Rs.51, 975/- has been deposited vide ref. no.-

000340638355 dated 01.05.2021, Rs. 5000 vide UTR no. N2255211601101047 dated 13.08.2021 and Rs. 25/- submitted on dated 25.08.2021. The fee has been verified by the supporting staff SEIAA.

1.0 Deliberations during 206th meeting of SEAC held on 18.09.2021

The meeting was attended by the following:

1. Kuldeep Goel, Director.
2. Sh. Sital Singh, EIA coordinator, M/s Chandigarh Pollution Testing Laboratory, E-126, Phase-VII, Industrial Area, Mohali.

SEAC observed that the Project Proponent has proposed better technology and the production capacity has increased to very small extent. Since, ToR have already been issued to the project proponent, the case can be considered for amendment of ToRs issued earlier.

SEAC raised following observations to the Project Proponent:

| Sr. No. | Observations | Reply by the Project Proponent |
|---------|---|---|
| 1. | Whether any construction activity related to the expansion proposal of the project had been started or not. | No construction activity related to the expansion proposal of the project had been started and the Project Proponent submitted an undertaking in this regard. |

SEAC was satisfied with the proposal of Project Proponent and the reply to the observations raised by the SEAC and took a copy of the same on record.

After detailed deliberations, SEAC decided to forward the application to SEIAA with recommendations to allow amendment in the Terms of References granted under the EIA notification dated 14.09.2006, as per details given below:

| S. No. | PARTICULARS | EXISTING | At the time of previous ToR | After amendment |
|-----------|--|---------------------|-------------------------------|---------------------------------|
| A. | PROPOSED CAPACITY OF FURNACES & ROLLING MILLS | | | |
| 1. | Induction Furnace and Electric Arc Furnace | 1X6.5TPH (Upgraded) | 1X10 TPH (IF) 1X12 TPH(IF) | 1X12 TPH (IF) 1X15 TPH (EAF) |
| 2. | Ladle Refining Furnace (LRF) | 01 No. | 01 No. | 01 No. |
| 3. | Concast | 01 No. | 01 No. | 01 No. |
| B. | PRODUCTS (TPA) | | | |
| | Steel Ingots/billets, Steel castings, Forging& rolled material | 27,300 | 100,100 | 1,13,400 |

| | | | | |
|-----------|---|--|----------------------------|-----------|
| | | (Steel Ingots/billets, Steel castings) | | |
| C. | RAW MATERIAL (TPA) | | | |
| | MS Scrap, CI, Sponge Iron, Ferro Alloys | 28,875 | 1,10,110 | 1,23,550 |
| D. | GENERALS | | | |
| 1. | Project Cost (Crores) | Rs. 15.20 | Rs. 20.79 | Rs. 22.80 |
| 2. | Land (sqm) | 12,421 | Nil | 12,421 |
| 3. | Power (MW) | 3.5 | 6.0 | 11.0 |
| 4. | DG Set | 1X160KVA | Replace 160KVA with 400KVA | 400KVA |
| 4. | Manpower (Nos.) | 224 | 250 | 250 |
| 5. | Working days | 350 working days in year-round the clock | | |

2.0 Deliberations during 190th meeting of SEIAA held on 24.09.2021

The case was considered by SEIAA in its 190th meeting held on 24.09.2021 which was attended by the following:

- (i) Sh. Kuldeep Goyal, Director on behalf of the promoter company.
- (ii) Sh. Sital Singh, EIA coordinator, M/s Chandigarh Pollution Testing Laboratory, E-126, Phase-VII, Industrial Area, Mohali.

Before allowing the presentation, to a query by SEIAA, Director of the company informed that proposal has been changed due to the reason that good quality scrap is not readily available and they misread the present market scenario. Application for obtaining amended TOR for the revised proposal has been submitted in order to compete effectively in the open market.

SEIAA allowed the Environmental Consultant of the promoter company to present the salient features of the project with advice that detailed planning of the proposal should be carried out in first instance to avoid unnecessary wastage of time and energy. To this, Environmental Consultant informed that in future, such incidences will be avoided.

Environmental Consultant presented the salient features of the amended proposal of the project. A copy of the presentation submitted by the project proponent was taken on record.

SEIAA observed that the case stands recommended by SEAC to amend TORs to the project proposal. SEIAA examined the details of the case and was satisfied with the same.

After detailed deliberations, SEIAA decided to accept the recommendations of SEAC and issue amendment in TORs as proposed by SEAC.

Item No.190.05: Application for amendment in TOR for proposed development a residential complex project namely "AGI Sky Garden Jalandhar" at village Khazurla, Tehsil Phagwara, District Kapurthala, Punjab by M/s AGI Infra Ltd. (Proposal No. SIA/PB/MIS/220758/2021).

SEIAA observed as under:

The project Proponent was earlier granted EC vide no. SEIAA/2018/339 dated 21.03.2018 for construction of residential project namely "AGI Sky Garden Jalandhar" at village Khazurla, Tehsil Phagwara, District Kapurthala with total built up area of 146685 m² in land area of 50585 m² (12.5 acres).

Later on, the Project Proponent was issued ToR vide no. SEIAA/2020/1723 dated 19.07.2020 for expansion of the project with increase in the built-up area from 146685 m² to 250047 m² in land area of 76181 m² (18.825 acres).

Now, the project proponent has applied for amendment in ToR issued vide no. SEIAA/2020/1723 dated 19.07.2020. The Project Proponent has submitted that the project planning has been further revised, wherein the total built up will increase from 250047 m² to 273334 m² in land area of 86059 m² (21.27 acres). Project is covered under Schedule 8 (b) & Category 'B1' as per EIA Notification, 2006. The total Project cost is Rs. 409.6 Cr.

The project proponent had submitted the Form I, Pre-feasibility report and other additional documents on online portal. Earlier at the time of obtaining initial ToR for built up area of 250047 m², the Project Proponent deposited Rs. 30,000/- through DD. Now the Project Proponent has deposited an additional amount Rs. 5000/- vide NEFT No. PUNBH21217787293 on 05.08.2021. Thus, a total fee Rs. 35000/- has been paid for the ToR application, as verified by the supporting staff SEIAA. The total fee applicable on the project as per notification dated 27.06.2019 for the Environmental Clearance is Rs. 1,26,649/-. The fee applicable for the ToR is Rs. 31,662.25/- (25% of the total fee). Thus, the Project Proponent has deposited adequate fee.

The project proponent submitted an undertaking that the project site does not cover under the Forest Conservation Act, 1980 or Punjab Land Preservation Act, 1900, Wildlife area under Wildlife (Protection) Act, 1972. Further no litigation against the project is pending in any Court of Law and no construction activity relating to the project has been started. The project site neither fall in Eco-sensitive Zone nor in the boundary of critical polluted area. The project does not attract the general condition and specific condition.

The project proponent during the presentation to the Committee be asked to present the applicability of General Condition, suitability of site, land details etc.

1.0 Deliberations during 206th meeting of SEAC held on 18.09.2021

The meeting was attended by the following:

1. Sh. Aswani Kant Aggarwal, on behalf of Project Proponent.
2. Sh. Sital Singh, EIA coordinator, M/s Chandigarh Pollution Testing Laboratory, E-126, Phase-VII, Industrial Area, Mohali.
3. Sh. Vishal Duggal, Environmental Advisor.

SEAC raised following observations to the Project Proponent:

| Sr. No. | Observations | Reply by the Project Proponent |
|---------|---|--|
| 1. | The Project Proponent has purchased additional land of about 2.44 acres as compared to the proposal for which earlier ToR were issued. Whether the land was purchased after the initial ToR were issued vide no. SEIAA/2020/1723 dated 19.07.2020 or before that. | The additional land was purchased on 09.06.2021 and the Project Proponent submitted copy of the Jamabandi having details about the mutation carried out on 11.06.2021. |
| 2. | The Project Proponent shall submit compliance report of the conditions of the previous Environmental Clearance issued vide no. SEIAA/2018/339 dated 21.03.2018. | Submitted |
| 3. | The Project Proponent shall submit photographs of the STP, green area and rainwater recharge structure. | Submitted |

SEAC was satisfied with the proposal and the reply to the observations raised by the SEAC.

After detailed deliberations, SEAC decided to forward the application to SEIAA with recommendations to allow amendment in the Terms of References granted under the EIA notification dated 14.09.2006, as per details given below:

| Particulars | Land area | Built-up area (gross) | Number of apartments | Green area under parks/play-grounds |
|--|--------------------------------------|-----------------------|----------------------|-------------------------------------|
| Environment Clearance granted vide no. SEIAA/2018/339 dated 21.03.2018 | 50585 m ² (12.5 acres) | 146685 m ² | 1274 | 10913 m ² (21.6%) |

| | | | | |
|--|--|-----------------------|------|----------------------------------|
| ToR for expansion already issued vide no. SEIAA/2020/1723 dated 19.07.2020 | 76181 m ² (18.825 acres) | 250047 m ² | 1901 | 17868 m ² (23.45%) |
| Proposed amendment in ToR | 86059 m ² (21.27 acres) | 273334 m ² | 2176 | 20449 m ² (23.8%) |

2.0 Deliberations during 190th meeting of SEIAA held on 24.09.2021

The case was considered by SEIAA in its 190th meeting held on 24.09.2021 which was attended by the following:

- (i) Sh. Ashwini Kant, General Manager on behalf of the project proponent.
- (ii) Sh. Sital Singh, EIA coordinator, M/s Chandigarh Pollution Testing Laboratory, E-126, Phase-VII, Industrial Area, Mohali.
- (iii) Sh. Vishal Duggal, Environmental Advisor of the promoter company.

Before allowing presentation, to a query by SEIAA, Environmental Consultant informed that six monthly compliance report of earlier granted EC could not be uploaded on the Parivesh portal due to some technical problem as proposal was not available in the login ID of AGI Sky Garden. However, hard copy of six-monthly report was submitted to Regional office of MoEF&CC, Chandigarh on 15.06.2021.

SEIAA was not satisfied with the reply of the Environmental Consultant due to the following reasons:

- i). Submission of six-monthly report is a basic condition imposed in the Environmental Clearance and it has already been informed to all the consultants that no case will be considered without uploading of six-monthly report on Parivesh portal. Environmental Consultant has not raised concerned with MoEF&CC or SEIAA regarding the occurrence of technical problem on Parivesh portal while uploading the six-monthly report.
- ii). Hard copy of six-monthly report submitted to Regional Office of MoEF&CC, Chandigarh, was perused and found un-satisfactory as there was negligible progress in respect of most items and generalised remarks like “agreed and undertake to ensure” or “understand and accepted”, “agreed and being done” had been provided whereas specific quantitative details of action taken were required to be provided.

To another query by SEIAA, Environmental Consultant informed that no forest land is involved in the additional land procured for the proposed project. The same approach road will be used for expansion part of the project which was earlier proposed for project to which EC has already been granted by SEIAA. They had already obtained NOC from the Forest Department, while obtaining the EC for the earlier project.

After detailed deliberations, SEIAA decided to defer the case and ask the project proponent to submit the proper compliance report of conditions of the earlier granted Environmental Clearance and upload the six-monthly compliance report on the Parivesh portal.

Item no. 190.06: Application for obtaining Environmental Clearance under EIA notification dated 14.09.2006 for the establishment of a hotel project namely "Medallion Edge" of M/s Turnstone Reality LLP located at Sector 67, SAS Nagar, Mohali, Punjab (SIA/PB/MIS/222773/2021).

SEIAA observed as under:

The project proponent has filed an application for obtaining Environment Clearance under EIA notification, 2006 for the establishment of a hotel project namely "Medallion Edge" of M/s Turnstone Reality LLP located at Sector 67, SAS Nagar, Mohali, Punjab with proposed built-up area as 47719.73 Sqm. Project is covered under Activity 8(a) & Category 'B2' as per EIA notification-2006.

The project proponent has submitted the Form I, 1A and other additional documents. They have also deposited the processing fee amounting to Rs. 95,445/- vide DD No. 500637 dated 26.07.2021 as verified by the supporting staff SEIAA.

1.0 Deliberations during 205th meeting of SEAC held on 21.08.2021

The meeting was attended by the following:

1. Mr. Kapil Awasthi, on behalf of the Project Proponent.
2. Dr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt Ltd.
3. Ms. Priyanka, EIA Coordinator, M/s Eco Laboratories Pvt Ltd.

SEAC observed that the latest construction status report from the Punjab Pollution Control Board has not been received so far.

After deliberations, SEAC decided to defer the matter and the case be placed in the next meeting only after receipt of report from the Punjab Pollution Control Board.

2.0 Deliberations during 206th meeting of SEAC held on 18.09.2021

The meeting was attended by the following:

1. Mr. Kapil Awasthi, on behalf of the Project Proponent.
2. Dr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt Ltd.
3. Ms. Priyanka, EIA Coordinator, M/s Eco Laboratories Pvt Ltd.

SEAC observed that the Punjab Pollution Control Board vide letter no. 4941 dated 27.08.2021 has sent the latest construction status report of the site and the relevant contents of the report are reproduced as under:

"In reference to above, it is intimated that the proposed site of the project as shown by Consultant of the project proponent was visited by officer of the project proponent was visited by officer of the Board on 19/8/2021. As per the site shown by the project proponent, the point-wise status report is as under:

1. *The proposed site of the project is located on L.H.S. of Airport road (PR-7), SAS Nagar when we approach from Kharar to Airport. The project **No construction activity pertaining to the project has been started at the site.***
2. *As per boundary limits show by the representative, it was observed that site falls within the limits of Municipal Corporation, SAS Nagar. As physically observed, there is no operational approved/ Consented industry such as rice sheller/ saila plant/ Brick kiln/stone crushing / screening cum washing unit/ hot mix plant/ cement grinding unit within radius of 500 m. There is no air polluting industry within a radius of 100 m from the boundary of the project site and there in no MAH industry within a radius of 250 m radius from the boundary of the proposed site. There is no jiggery unit, petrol pump within 50 m from the proposed project site.*
3. *The site of the project is conforming to the sitting guideline laid down by the Govt. of Punjab, Department of Science Technology and Environment vide order dated 25/7/2008 as amended on 30/10/2009.*

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

SEAC observed that the Project Proponent had not started any construction activity related to the project.

SEAC allowed the Environmental Consultant of the Project Proponent to present salient features of the project which he presented as under:

| Sr. no | Description | Details |
|--------|---|--|
| 1. | Name & Location of the project | Hotel project namely “Medallion Edge” at Sector 67, Mohali, Distt. SAS Nagar, Punjab by M/s Turnstone Realty LLP. |
| 2. | Project/activity covered under item of scheduled to the EIA Notification, 14.09.2006 | The project falls under Schedule 8(a) - ‘Building & Construction Project’ Category B as the built-up area of project is 47,719.73 sq. m. |
| 3. | Copy of the Master plan duly marked with the project site | Land is allotted by GMADA vide allotment letter no 77680 dated 26.07.2021. |
| 4. | Pre-feasibility report as per Ministry of Environment & Forests, Circular dated 30.12.2010. | PFR is not applicable for 8(a) projects. While, Conceptual plan mentioning all the details has been submitted along with application. |
| 5. | Proof of ownership of land mentioning Khasra no. & | Land is allotted by GMADA vide allotment letter no. 77680 dated 26.07.2021. |

| | | | | |
|-----|---|--|--|-------------|
| | ownership details (Latest Jamabandi or Registry) | | | |
| 6. | Details as per CLU certificate like Khasra no., Project area (Existing & after expansion) | Land is allotted by GMADA vide allotment letter no. 77680 dated 26.07.2021. | | |
| 7. | Copy of Memorandum of Article & Association/ partnership deed/ undertaking of sole proprietorship/ list of Directors and names of other persons responsible for managing the day-to-day affairs of the project. | Partnership Deed of M/s Turnstone Realty LLP has been submitted. | | |
| 8. | Does it attract the general condition? If yes, please specify | No | | |
| 9. | Whether the proposal involves approval/clearance under the Forest (Conservation) Act, 1980 | No. The project does not involve any forest land. Further, land has been allotted by GMADA. | | |
| 10. | Does the project cover under PLPA, 1900 | Same as above | | |
| 11. | If the project falls within 10 km of eco-sensitive area/ National park/ Wild Life Sanctuary. If yes, a. Name of eco-sensitive area/ National park/ Wild Life Sanctuary and distance from the project site. b. Status of clearance from the National Board for Wild Life (NBWL). | Yes a. City Bird Sanctuary: Approx. 7.7 km & Sukhna Wildlife Sanctuary: approx. 13.8 km. However, project lies outside the eco-sensitive zone of the City Bird Sanctuary and 10 km from Sukhna Wildlife Sanctuary. b. NBWL clearance is not required as project lies outside the eco-sensitive zone of the City Bird Sanctuary and 10 km from Sukhna Wildlife Sanctuary. | | |
| 12. | Classification/Land use pattern as per Master Plan | As per Master Plan of SAS Nagar, project site falls within the Commercial zone. | | |
| 13. | Cost of the project | The total estimated cost of the project including land & construction work is Rs. 154.75 Crores. | | |
| 14. | Detail of various components | | | |
| | S.no. | Description | Particulars | Unit |
| | 1. | Plot Area (Approx. 2.5 acres) | 10,117.15 | sq. m. |
| | 2. | Built-up Area | 47,719.73 | sq. m. |
| | 3. | Components | 130 Hotel Rooms, 110 Shops, Banquet Halls, Restaurants, Spa, Saloon. | - |
| | 4. | Max. No. of Floors | 2 Basements + Ground floor+13 floors | - |
| | 5. | Expected Population | 2,809 | Persons |

| | | | | | | |
|-----|--|--|-----------------------|-------------------------|------------------------|--------------------------|
| 15. | Breakup of Water Requirements & source in Operation Phase (Summer, Rainy, Winter): | | | | | |
| | S.No | Season | Freshwater | | Total (KLD) | |
| | | | Domestic (KLD) | Others (KLD) | Flushing (KLD) | Green area (KLD) |
| | 1. | Summer | 92 | - | 74 | 1 |
| | 2. | Winter | 92 | - | 74 | 0.5 |
| | 3. | Rainy | 92 | - | 74 | 0.1 |
| | S.No. | Description | | | Source of water | |
| | 1. | Domestic | | | GMADA supply | |
| | 2. | Flushing purposes | | | Treated water from STP | |
| | 3. | Green area | | | Treated water from STP | |
| 16. | Details of acknowledgement of application filed to CGWA/ Competent Authority for obtaining permission for abstraction of ground water. | Water during operation phase will be provided from GMADA. | | | | |
| 17. | Details of Wastewater generation, Treatment facility & its Disposal arrangements in Construction Phase | During Construction Phase, wastewater generation will be treated in septic tank. | | | | |
| 18. | Details of Wastewater generation, Treatment facility & its Disposal arrangements in Operation Phase and if wastewater being disposed in MC sewer then also mention the details of NOC from competent authority | During Operation Phase, the wastewater generation will be 133 KLD which will be treated in proposed STP of 150 KLD capacity based on MBBR technology followed by UF treatment. The details of the breakup of the utilization of treated wastewater is as under: - | | | | |
| | | Season | Flushing (KLD) | Green area (KLD) | HVAC (KLD) | GMADA Sewer (KLD) |
| | | Summer | 74 | 1 | - | 55 |
| | | Winter | 74 | 0.5 | - | 55.5 |
| | | Monsoon | 74 | 0.1 | - | 55.9 |
| 19. | Details of Rainwater recharging/ Harvesting (m ³ /hr) proposal & technology proposed to be adopted | Total 4 nos. of Rain water recharging pits with single bore are being proposed for rain water recharging within the project premises. | | | | |
| 20. | Details of Solid waste | a) 645 kg/day | | | | |

| | generation (Qty), treatment facility and its disposal arrangement | b) The solid waste generated within the project premises is 645 kg/day. The project proponent will ensure proper management of solid waste generated within the project premises. Biodegradable waste will be managed by installation of one Mechanical Composter of size 300 kg and manure generated will be utilized within the project for landscaping. Recyclable waste will be recycled through authorized recyclers. Inert waste will be disposed at our own cost to approved dumping site. While, domestic hazardous waste will be handed over to authorized vendors approved by PPCB. Thus, solid waste will be managed as per provision of Solid Waste Management Handling Rules, 2016 & amendments thereof. | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|---|-------------|---------------------|----------------------------------|------------------------|----|---|--|----|---|-------------|----|---|----------------------|----|---|--------------------------|---|---|---|----|---|--|----|---|--------------|------------------|-----------------|
| 21. | Details of Hazardous Waste & E- Waste generation (Qty), Treatment facility and its disposal arrangement | Used oil from DG set will be generated which will be sold to authorized vendor. E-waste generated from the project will be handled as per E-Waste (Management) Rules, 2016 & its amendments. | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 22. | Detail of DG sets | Total 2 DG sets of capacity 1000 KVA each and 1 DG set of capacity 500 KVA have been proposed for power back up. | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 23. | Energy Requirements & Saving | 3000 KW from Punjab State Power Corporation Limited (PSPCL). LED lights and solar panels have been proposed on the roof top of blocks. | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 24. | <p>Details of Environmental Management Plan</p> <p>Construction Phase</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Capital (Rs. Lakhs)</th> <th>Recurring Cost (Rs. Lakhs/annum)</th> </tr> </thead> <tbody> <tr> <td>Waste Water Management</td> <td>50</td> <td>3</td> </tr> <tr> <td>Air & Noise Pollution Management: (Acoustics enclosures for DG sets, Tree plantation).</td> <td>12</td> <td>1</td> </tr> <tr> <td>Landscaping</td> <td>10</td> <td>1</td> </tr> <tr> <td>Rainwater Recharging</td> <td>10</td> <td>1</td> </tr> <tr> <td>Environmental Monitoring</td> <td>4</td> <td>4</td> </tr> <tr> <td>Waste Management (Collection of Solid Waste & disposal)</td> <td>60</td> <td>1</td> </tr> <tr> <td>Solar lighting, CFL & solar panel system</td> <td>90</td> <td>1</td> </tr> <tr> <td>TOTAL</td> <td>236 Lakhs</td> <td>12 Lakhs</td> </tr> </tbody> </table> | | Description | Capital (Rs. Lakhs) | Recurring Cost (Rs. Lakhs/annum) | Waste Water Management | 50 | 3 | Air & Noise Pollution Management: (Acoustics enclosures for DG sets, Tree plantation). | 12 | 1 | Landscaping | 10 | 1 | Rainwater Recharging | 10 | 1 | Environmental Monitoring | 4 | 4 | Waste Management (Collection of Solid Waste & disposal) | 60 | 1 | Solar lighting, CFL & solar panel system | 90 | 1 | TOTAL | 236 Lakhs | 12 Lakhs |
| Description | Capital (Rs. Lakhs) | Recurring Cost (Rs. Lakhs/annum) | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Waste Water Management | 50 | 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Air & Noise Pollution Management: (Acoustics enclosures for DG sets, Tree plantation). | 12 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Landscaping | 10 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Rainwater Recharging | 10 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Environmental Monitoring | 4 | 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Waste Management (Collection of Solid Waste & disposal) | 60 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Solar lighting, CFL & solar panel system | 90 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTAL | 236 Lakhs | 12 Lakhs | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| Operation Phase | |
|--|---|
| Description | Recurring Cost (Rs. Lakhs/annum) |
| Waste water Management | 6.0 |
| Air & Noise Pollution Management: (Acoustics enclosures for DG sets, Tree plantation) | 0.5 |
| Landscaping | 3.0 |
| Rainwater Recharging | 1.0 |
| Environmental Monitoring (Water sprinkling for dust control, Monitoring of DG sets as per PPCB Guidelines) | 1.0 |
| Waste Management (Collection of Solid Waste And disposal) | 3.0 |
| Solar lighting, CFL & Solar Panel system | 2.5 |
| TOTAL | 17 Lakhs |

| S. No | Environmental Protection Measures | Capital Cost Rs. Lakh | Recurring Cost Rs. Lakh |
|--------------|--|------------------------------|--------------------------------|
| 1. | Construction | 236 | 12 |
| 2. | Operation | - | 17 |

* Amount of Rs. 7 Lakhs will be reserved during construction phase for CER for the maintenance of plantation along the road side & maintenance of street lights near the project.

| | | |
|-----|--|---|
| 25. | <p>Details of green belt development shall include following:</p> <p>a) No. of tree to be planted against the requisite norms.</p> <p>b) Percentage of the area to be developed.</p> | <p>a. No. of trees required = 1 Tree per 80 sq. m. of plot area =10,117.15/80 = 126 trees No. of trees proposed = 130 trees</p> <p>b) Green Area proposed = 154.18 sq. m (@ 1.523%)</p> |
|-----|--|---|

SEAC raised following observations to the Project Proponent which he replied as under:

| Sr. no. | Observation | Reply |
|----------------|---|--|
| 1. | The population norms for restaurant need to be revised as per the NBC norms and thus the population details, water demand | The Project Proponent submitted the same and the amended details are given as under: |

| | | |
|--|--|--|
| | calculations, wastewater generation details need to be re-submitted. | |
|--|--|--|

Detail of various components

| S.no. | Description | Particulars | Unit |
|-------|---|--|---------|
| 1. | Plot Area (Approx. 2.5 acres) | 10,117.15 | sq. m. |
| 2. | Built-up Area | 47,719.73 | sq. m. |
| 3. | Components | 130 Hotel Rooms, 110 Shops, Banquet Halls, Restaurants, Spa, Saloon. | - |
| 4. | Max. No. of Floors | 2 Basements + Ground floor+13 floors | - |
| 5. | Expected Population after incorporating restaurant population | 3,442 | Persons |

Breakup of Water Requirements & source in Operation Phase (Summer, Rainy, Winter):

| S.No | Season | Freshwater | | | |
|------|--------|----------------|--------------|----------------|------------------|
| | | Domestic (KLD) | Others (KLD) | Flushing (KLD) | Green area (KLD) |
| 1. | Summer | 116 | - | 92 | 1 |
| 2. | Winter | 116 | - | 92 | 0.5 |
| 3. | Rainy | 116 | - | 92 | 0.1 |

| Sr. No. | Description | Source of water |
|---------|-------------------|------------------------|
| 1. | Domestic | GMADA supply |
| 2. | Flushing purposes | Treated water from STP |
| 3. | Green area | Treated water from STP |

Details of Wastewater generation, Treatment facility & its Disposal arrangements in Operation Phase and if wastewater being disposed in MC sewer then also mention the details of NOC from competent authority

During Operation Phase, the wastewater generation will be 166 KLD which will be treated in proposed STP of 200 KLD capacity based on MBBR technology followed by UF treatment. The details of the breakup of the utilization of treated wastewater is as under: -

| Season | Flushing (KLD) | Green area (KLD) | HVAC (KLD) | GMADA Sewer (KLD) |
|---------|----------------|------------------|------------|-------------------|
| Summer | 92 | 1 | - | 70 |
| Winter | 92 | 0.5 | - | 70.5 |
| Monsoon | 92 | 0.1 | - | 70.9 |

Details of Solid waste generation (Qty), treatment facility and its disposal arrangement

a) 886 kg/day
b) The solid waste generated within the project premises is 886kg/day. The project proponent will ensure proper management of solid waste generated within the project premises. Biodegradable waste will be managed by installation of one Mechanical Composter of size 400 kg and manure generated will be utilized within the project for landscaping. Recyclable waste will be recycled through authorized recyclers. Inert waste will be disposed at our own cost to approved dumping site. While, domestic hazardous waste will be handed over to authorized vendors approved by PPCB. Thus, solid waste will be managed as per provision of Solid Waste Management Handling Rules, 2016 & amendments thereof.

SEAC raised the following observations to which project proponent replied as under: -

| Sr. no. | Observation | Reply |
|---------|---|--|
| 2. | No population load has been considered for the 7 th floor. | The Project Proponent submitted that the service floor of the project has been planned at the 7 th floor and thus no occupancy load has been considered for the 7 th floor for population calculation. |
| 3 | As per the report of Punjab Pollution Control Board the proposed site of the project is located adjacent to the N-choe, therefore, the project proponent may be directed to install the STP as well as develop the plantation area on the farthest end of the project away from the direction the plantation area on the farthest end of the project away from the direction of N-chose so as to avoid any instance of advertent/ inadvertent discharge of treated/ untreated effluent from the project into N-choe and shall also take preventive measures during construction as well as after commissioning too. | The Project Proponent has submitted that the treated wastewater from the STP will be re-used for flushing and landscaping and the excess treated wastewater will be discharged to the GMADA sewer. |

SEAC was satisfied with the reply and the presentation of the Project Proponent and took a copy of the same on record.

After detailed deliberations, SEAC decided to award '**Silver Grading**' to the project proposal and to forward the application of the project proponent to SEIAA with the recommendations to grant Environmental Clearance for the establishment of a hotel project namely "Medallion Edge" of M/s Turnstone Reality LLP located at Sector 67, SAS Nagar, Mohali, Punjab with proposed built-up area as 47719.73 Sqm in plot area of 10,117.15 Sqm. (Approx. 2.5 acres), located at Sector 67, SAS Nagar, Mohali, Punjab, as per the details mentioned in the Form 1, 1A, EMP & subsequent presentation /clarifications made by the project proponent and his consultant with, proposed measures and subject to the following conditions: -

Additional Condition:

1. 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.

I. Statutory compliance:

- i) The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building bye laws.
- ii) The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment, etc. as per National Building Code including protection measures from lightening, etc.
- iii) The project proponent shall obtain forest clearance under the provisions of the Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose 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 concerned State Pollution Control Board / Committee.
- vi) The project proponent shall obtain the necessary permission for drawl of ground water/ surface water required for the project from the competent authority.
- vii) A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
- viii) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
- ix) The provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, Construction & Demolition Waste Rules, 2016 and the Plastics Waste (Management) Rules, 2016 shall be followed.
- x) The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
- xi) The project site shall confirm to the suitability as prescribed under the provisions laid down under the master plan of respective city/ town. For that, the project proponent shall either to submit the NOC/ land use conformity certificate from Deptt. of Town and Country Planning or other concerned Authority under whom jurisdiction, the site falls.
- xii) Besides above, the project proponent shall also comply with siting criteria / guidelines, standard operating practices, code of practice and guidelines if any prescribed by the SPCB/CPCB/MoEF&CC for such type of projects.

- xiii) The project proponent shall get the layout plans approved from the Competent Authority for the activities / establishments to be set up at project site in consonance of the project proposal for which this environment clearance is applied.

II. Air quality monitoring and preservation

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

- x) Grinding and Cutting of building material in open area shall be prohibited. Wet jet shall be provided for grinding and stone cutting.
- xi) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- xii) All construction and demolition debris shall be stored at the site within earmarked area and road side storage of construction material and waste shall be prohibited. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- xiii) The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- xiv) The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xv) For indoor air quality the ventilation provisions as per National Building Code of India.
- xvi) Roads leading to or at construction site must be paved and blacktopped (i.e. metallic road)
- 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 measure be notified at the site.

III. Water quality monitoring and preservation

- i) The natural drain system should be maintained for ensuring unrestricted flow of water.
- ii) No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
- iii) Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.

- iv) The total water requirement for the project will be 208 KL/day, out of which fresh water demand of 116 KL /day shall be met through GMADA supply and remaining through recycling of treated wastewater from the proposed STP of 200 KLD to be installed within the project. Total fresh water use shall not exceed the proposed requirement as provided in the project details.
- iv) a) The total wastewater generation from the project will be 166 KL/day, which will be treated in proposed STP of 200 KLD to be installed within the project. As proposed, reuse of treated wastewater shall be as under:-

| Sr. No. | Season | For Flushing purposes (KLD) | Green Area (KLD) | GMADA Sewer KLD |
|---------|--------|-----------------------------|------------------|-----------------|
| 1. | Summer | 92 | 1 | 70 |
| 2. | Winter | 92 | 0.5 | 70.5 |
| 3. | Rainy | 92 | 0.1 | 70.9 |

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

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

- vi) The project proponent shall ensure safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.
- vii) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- viii) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.

- ix) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
- x) Installation of dual pipe plumbing 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, conditioning etc. shall be done.
- xi) The respective project proponent shall discourage the installation of R.O. plants in their projects in order to save the wastage in form of RO reject. However, in case the requirement of installing RO plant is utmost necessary then the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises.
- xii) The project proponent shall also adopt the new/innovating technologies like less water discharging taps (faucet with aerators)/urinals with electronic sensor system /water less urinals / twin flush cisterns/ sensor based alarming system for overhead water storage tanks and make it a part of the environmental management plans / building plans so as to reduce the water consumption/ground water abstraction in their Building Construction & Industrial projects.
- xiii) The project proponent will provide plumbing system for reuse of treated wastewater for flushing/other purposes etc. and colour coding of different pipe lines carrying water/wastewater from different sources / treated wastewater as follows:

| Sr. No | Nature of the Stream | Color code |
|---------------|---|-------------------|
| a) | Fresh water | Blue |
| b) | Untreated wastewater from Toilets/ urinal & 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 & AC condensate (this is to be implemented wherever centralized AC system and common RO has been proposed in the Project). Further, in case of individual houses/establishment this proposal may also be implemented wherever possible. | White |
| e) | Treated wastewater (for reuse only for plantation purposes) from the STP treating black water | Green |
| f) | Treated wastewater (for reuse for flushing purposes or any other activity except plantation) from the STP treating grey water | Green with strips |

| | | |
|----|-------------|--------|
| g) | Storm water | Orange |
|----|-------------|--------|

- xiv) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- xv) The CGWA provisions on rain water harvesting should be followed. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of plot area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. As per the proposal submitted by the project proponent 4 no. rain water recharge pits /storage tanks shall be provided for ground water recharging as per the CGWB norms. The ground water shall not be withdrawn without approval from the Competent Authority.
- xvi) All recharge should be limited to shallow aquifer.
- xvii) No ground water shall be used during construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and available at site.
- xviii) Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
- xix) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- xx) Sewage shall be treated in the STP with tertiary treatment. STP shall be installed in a phased manner viz a viz in the module system designed in such a way so as to efficiently treat the wastewater with an increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/reused for flushing and gardening. No treated water shall be disposed of into the municipal storm water drain.
- xxi) No sewage or untreated effluent water would be discharged through storm water drains. Onsite sewage treatment of capacity of treating 100% waste water to 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 before the project is commissioned for operation. Treated waste water shall be reused on-site for landscape, flushing, and other end-uses. Excess treated water shall be

discharged as per statutory norms notified by the Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.

- xxii) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxiii) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

IV. Noise monitoring and prevention

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

V. Energy Conservation measures

- i) Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
- ii) Outdoor and common area lighting shall be LED.
- iii) Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased. day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
- iv) Energy conservation measures like installation of LEDs for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.

- v) Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
- vi) Solar power by utilizing at least 30% of the roof top area shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher.

VI. Waste Management

- i) A certificate from the competent authority handling municipal solid waste, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
- ii) Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- iii) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- iv) Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed for treatment and disposal of the waste.
- v) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- vi) Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- vii) Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
- viii) Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.

- ix) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- x) Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VII. Green Cover

- i) No tree can be felled/transplant 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. Plantations to be ensured species (cut) to species (planted).
- ii) **At least** single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure planting of 130 trees in the project area at the identified location, as per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 3 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years. The plants shall be protected and maintained by the project proponent or Residents Welfare Association, as the case may be, even after three years. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be provided as per SEIAA guidelines
- iii) Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
- iv) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

- v) The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.
- vi) The green belt along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for commercial land use.

VIII. Transport

- i) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
 - a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
 - b) Traffic calming measures.
 - c) Proper design of entry and exit points.
 - d) Parking norms as per local regulation.
- ii) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
- iii) A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.
- iv) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.

IX. Human health issues

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

X. Environment Management Plan

- i) The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
- ii) A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
- iii) Action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year-wise funds earmarked for environmental protection measures shall be kept in separate accounts and not to be diverted for any other purpose. The project proponent shall spend the minimum amount of Rs. 236 Lacs towards the capital cost and Rs. 12 Lacs/annum towards recurring cost in the construction phase of the project including the environmental monitoring cost and shall spend the minimum amount of Rs. 17 Lacs/annum towards the recurring cost in operation phase of

the project including the environmental monitoring cost. The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of the environmental management plan is transferred to the occupier/person society under proper MOU under intimation to SEIAA, Punjab. Year-wise progress of implementation of the action plan shall be reported to the Ministry/Regional Office along with the Six-monthly Compliance Report. Amount of Rs. 7 lakhs will be reserved during construction phase of CER for the maintenance of plantation along the road side & maintenance of street lights near the project.

XI. Validity

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

XII. Miscellaneous

- i) The project proponent before allowing any occupancy shall obtain completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab.
- ii) The project proponent shall comply with the conditions of CLU, if obtained.
- iii) The project proponent shall prominently advertise it at least in 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 MoEFCC/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 has to display the same for 30 days from the date of receipt.
- v) The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
- vi) The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at Environment Clearance portal.
- 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 on the website of the company.

- viii) The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
- ix) The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- x) The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during Public Hearing and also that during their presentation to the Expert Appraisal Committee.
- xi) No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC).
- xii) 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.
- xiii) The SEIAA/Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- xiv) The SEIAA/ Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- xv) The Regional Office of this Ministry and Punjab Pollution Control Board shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data/ information/monitoring reports.
- xvi) 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.

- xvii) Any appeal against this EC 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.

3.0 Deliberations during 190th meeting of SEIAA held on 24.09.2021

The case was considered by SEIAA in its 190th meeting held on 24.09.2021 which was attended by the following:

- (i) Sh. Kapil Awasthy, Senior Manager, Authorized Signatory on behalf of the project proponent.
- (ii) Ms. Priyanka, EIA Coordinator, M/s Eco Laboratories Pvt Ltd.

Environmental Consultant presented the salient features of the project. A copy of the presentation submitted by the project proponent was taken on record.

To a query by SEIAA, the project proponent proposed that following additional activities shall be undertaken in the Environmental Management Plan of the proposed project:

| Sr. No. | Activity | Amount (Rs) |
|--------------|---|-------------------|
| i) | Sanitation/Public Health/Drinking Water/ Plantation/ other activities for Govt. Dispensary located in nearby villages and other adjoining areas | Rs 10 lacs |
| ii) | Plantation in the community areas with tree guards | Rs 5 lacs |
| iii) | Construction of Toilets and other sanitation measures in the Govt. Girls Schools of nearby areas | Rs 10 lacs |
| Total | | Rs 25 lacs |

During discussions, the representative of the promoter company agreed to fully comply with all the conditions proposed by SEAC as also undertake the additional activities of Rs 25 Lakhs as per Table above. The SEIAA observed that the case stands recommended by SEAC and the Committee has awarded 'Silver Grading' to the project proposal. The SEIAA looked into the details of the case and was satisfied with the same.

After detailed deliberations, SEIAA decided to accept the recommendations of SEAC and grant Environmental Clearance for the establishment of a hotel project namely "Medallion Edge" having built-up area of 47719.73 Sqm in plot area of 10,117.15 Sqm (Approx. 2.5 acres), located at Sector 67, SAS Nagar, Mohali, Punjab by M/s Turnstone Reality LLP as per the details mentioned in the Form 1, 1A, EMP and subsequent presentation /clarifications made by the project proponent and his consultant with proposed measures and subject to conditions proposed by SEAC and the following additional condition:

Additional Conditions:

- i) In view of the provisions of OM dated 25.02.2021 of the MOEF&CC, as proposed by the project proponent, additional amount of Rs. 25 lacs shall be spent on the following activities mandatorily required to be undertaken in the Environmental Management Plan (EMP) of the proposed project:

| Sr. No. | Activity | Amount (Rs) |
|----------------|---|--------------------|
| 1 | Sanitation/Public Health/Drinking Water/ Plantation/ other activities for Govt. Dispensary located in nearby villages and other adjoining areas | 10 lacs |
| 2 | Plantation in the community areas with tree guards | 05 lacs |
| 3 | Construction of Toilets and other sanitation measures in the Govt. Girls Schools of nearby areas. | 10 lacs |
| Total | | 25 lacs |

- 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 rain water etc is not impeded or disrupted in any manner.

Item no. 190.07: Application for expansion in Environmental Clearance under EIA notification dated 14.09.2006 for M/s Viva-API Labs Private Limited located at village- Raikot, Tehsil Raikot, District Ludhiana, (Proposal no. SIA/PB/IND2/224627/2021).

SEIAA observed as under:

M/s Viva API Labs Private Limited was accorded Environmental Clearance (EC) for setting up of Pharmaceutical APIs/Intermediate Manufacturing Plant in the revenue estate of Raikot (Adjacent to Industrial Focal Point), Tehsil- Raikot, District- Ludhiana vide letter no.: - SEIAA/MS/2021/3999 dated 04.05.2021. The said Environment Clearance was granted for products given as under:

| Sr. no | Name of the product | Production capacity (TPD) as per previous EC |
|--------|---|--|
| 1. | Naproxen | 10 |
| 2. | Paracetamol | 20 |
| 3. | Aspirin | 10 |
| 4. | Propyl Acetate | 50 |
| 5. | 4-methyl-2 cyanobiphenyl (OTBN) | 2 |
| 6. | Thiophene-2- Ethanol | 2 |
| 7. | Ethyl Acetate | Nil |
| 8. | IBB (Isobutyl Benzene) | Nil |
| 9. | Acetic anhydride | Nil |
| 10 | API/Intermediates e.g. : Metformin, Fenofibrate, Clopidogrel Bisulphate, UDCA (Ursodeoxycholic acid), Esomeprazole, Gabapentin, Calcium gluconate) etc. | Nil |
| | Total | 94 |

The project proponent has now applied for obtaining expansion in the Environmental Clearance granted to it. The Project Proponent has submitted that while implementing the project, it came to the notice that there was drastic variation in the demand as well as rates of the proposed products in recent times. He further submitted that due to present Pandemic situation the world/Domestic market scenario of Pharmaceutical industries is changing very fast. As such the industry decided to add some more products with details as under:

| Sr. no | Name of the product | Production capacity (TPD) as per previous EC | Proposed Production Capacity (TPD) |
|--------|---------------------|--|------------------------------------|
| 1. | Naproxen | 10 | 10 |

| | | | |
|----|---|-----------|------------|
| 2. | Paracetamol | 20 | 20 |
| 3. | Aspirin | 10 | 10 |
| 4. | Propyl Acetate | 50 | 50 |
| 5. | 4-methyl-2 cyanobiphenyl (OTBN) | 2 | 2 |
| 6. | Thiophene-2- Ethanol | 2 | 2 |
| 7. | Ethyl Acetate | Nil | 100 |
| 8. | IBB (Isobutyl Benzene) | Nil | 25 |
| 9. | Acetic anhydride | Nil | 60 |
| 10 | API/Intermediates e.g. : Metformin, Fenofibrate, Clopidogrel Bisulphate, UDCA (Ursodeoxycholic acid), Esomeprazole, Gabapentin, Calcium gluconate) etc. | Nil | 50 |
| | Total | 94 | 329 |

The Project cost with the expansion has increased from Rs. 135.91 Cr. to Rs. 207 Cr. The Project Proponent has deposited Rs. 7,10,000/- on 09.08.2021 and Rs. 900/- on 23.08.2021 in the account of Society for Mission Tandrust Punjab, as verified by supporting staff SEIAA. Further, Punjab Pollution Control Board vide e-mail dated 26.08.2021 has been requested to send the latest construction status report. However, the report is yet awaited.

1.0 Deliberations during 206th meeting of SEAC held on 18.09.2021

The meeting was attended by the following:

1. Sh. Pardeep Goyal, GM, on behalf of Project Proponent.
2. Sh. Sital Singh, EIA coordinator, M/s Chandigarh Pollution Testing Laboratory, E-126, Phase-VII, Industrial Area, Mohali.

SEAC observed that the Punjab Pollution Control Board vide letter no. 80604 dated 17.09.2021 has sent the latest construction status report of the site and the relevant contents of the report are reproduced as under:

"In reference to above email, it is submitted that the subject cited industry had earlier obtained Environment Clearance for the project vide no. SEIAA/M.S./2020/3999 dated 04.05.2021, under "B2" project category in accordance with the MoEF & CC notification dated 13.04.2020

& the EIA notification dated 14.09.2006. Thereafter, the industry had obtained Consent to Establish (NOC) from pollution angle for production of bulk drug at Plot No. A-1, Industrial Focal Point, Adjacent to Focal Point, Tehsil Raikot, District Ludhiana vide no. CTE/Fresh/LDH4/2021/15590456 dated 01/01/2021, up to 31/03/2023.

The site of the subject cited project was visited by officer of the Board on 28.04.2021 and Mr. Pardeep Goyal, GM of the project site was contacted. It was observed that the Industry has planned to carry out the expansion in its exiting premises only and has provided boundary wall of the site. The work regarding levelling has been completed and the construction of storage shed, production block for already approved product, panel room & cooling tower was being carried out. The site of the project is located in designated industrial area. The industry has submitted copy of land use classification certification District Town Planner, Ludhiana vide 2377 DPT(L) M2A dated 15.10.2020 mentioning that the proposed site measuring 13.59 acres falls under industrial zone as per Master Plan, Raikot. The site of the area is suitable for carrying out the proposed expansion.”

SEAC observed that the Project Proponent had not started any construction activity related to the project.

SEAC allowed the Environmental Consultant of the Project Proponent to present salient features of the project which he presented as under:

| | | | | | |
|----|---|--|-----------------|-------------|---|
| 1. | Nature of project | Expansion in the Proposed Pharmaceuticals Manufacturing Unit at Village Raikot Tehsil-Raikot, District -Ludhiana, and State Punjab 141109, by Viva API Labs Private Limited. | | | |
| 2. | Project Cost | After expansion: Rs. 207 crores | | | |
| 3. | Waste water generation & its disposal Arrangement in Operation Phase: | | | | |
| | Sr. No. | Liquid Effluents | Quantity | Unit | Mode of Treatment/ Disposal |
| | 1. | Industrial waste water | 397 | KLD | Low TDS Effluent Treated in To ETP (capacity 400 M ³ /Day) & ETP comprises of Four Stage, One Stage Anaerobic, One Stage MBBR and One Stage Aeration and Tertiary Treatment RO System. After treatment treated water is used in cooling tower and process. High TDS effluent Treated in to MEE (capacity 50 M ³ /Day). Condensate recovery will be reused in plant. Concentrated stream will be sent to ATFD for further treatment. MEE salt will be disposed into TSDF |
| | 2. | Domestic waste water | 22 | KLD | The domestic sewage will be treated in proposed STP having |

| | | | | | capacity of 25 KLD. Treated water is being utilized for plantation | | |
|---|---|----------------------------|--|---|--|------------------|---|
| 4. | Details of the block in which the project site is located as per CGWA guideline (Notified/ Non -Notified area and name of block) | | | The industry will utilize canal water for fresh requirement | | | |
| 5. | Breakup of Water Requirements & its source in Operation Phase: | | | | | | |
| The existing water demand is 914 KLD. The total water demand after expansion is estimated as 1010 KLD. Daily fresh water demands 695 KLD and 315 KLD water will be recycled after treatment, moreover, 22 KLD from STP will be re-used in plantation after treatment. | | | | | | | |
| S. No. | Purpose | Fresh water (KLD) | Recycled Water (KLD) | | Water Demand (KLD) | | |
| 1. | Domestic | 25 | - | | 25 | | |
| 2. | Industrial | 670 | 315 Cooling Tower – (From ETP- 269 KLD & MEE -46 KLD) | | 985 | | |
| 3. | Green Belt Development. | - | | | 120 (Treated Water) | | |
| Total | | 695 | 315 | | 1130 | | |
| 6. | Hazardous/Non-Hazardous Waste Generation details & their storage, utilization and its disposal. Copy of Agreement clearly mentioning the Quantity | | | | | | |
| Sr. No | Type of Waste | Category (As per Schedule) | Generation (TPA/KLA) | | Source of Generation | Mode of Storage | Mode of Treatment and Disposal |
| | | | Existing | After expansion | | | |
| 1 | Distillation Residues | 20.3 | 3.5 TPA | 3.5 TPA | From Solvent Distillation | Drums | Sent to Authorized Dealer for Disposal or In house incineration |
| 2 | Distillation Residue | 28.1 | 10.0 TPA | 10.0 TPA | From Distillation | Drums | Sent to Authorized Dealer for Disposal or In house incineration |
| 3 | Mobile Oil | 5.1 | 1.0 KLA | 1.2 KLA | From Periodic Service of DG sets | Drums | Sale to Authorized Recyclers |
| 4 | Spent Catalyst | 28.2 | 2.00 TPA | 2.00 TPA | Catalyst Residue | Drums/HDP E Bags | Send to TSDF facility |

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| | | | | | | | |
|-----------|--|-------------------------------|---------------------------------------|---|---|-----------------------|---|
| 5 | Spent Carbon | 28.3 | 4.00 TPA | 6.00 TPA | Waste Carbon | HDPE Bags | Send to TSDF facility |
| 6 | Off specification products | 28.4 | 2.00 TPA | 2.00 TPA | Out of Specification Products | HDPE Bags | Sent to Authorized Dealer for Disposal or In house incineration |
| 7 | Date Expired Products | 28.5 | 2.00 TPA | 2.00 TPA | Products after Expiry | HDPE Bags | Sent to Authorized Dealer for Disposal or Inhouse incineration |
| 8 | Spent Solvents | 28.6 | 20.0 TPA | 20.0 TPA | Waste Solvent | HDPE Bags | Sent to Authorized Dealer for Disposal or In house incineration |
| 9 | Empty Barrels/Containers/Liners Contained with Hazardous Chemicals/Waste | 33.1 | 15.00 TPA | 15.00 TPA | Raw Material Empty Bags, Empty Drums/Jerricans | Isolated Storage area | Sale to Recyclers |
| 10 | Contaminated Cotton Rags or other Cleaning Materials | 33.2 | 1.000 TPA | 1.000 TPA | Contaminated Cleaning Cloth/ Oil Soaked Cloth | HDPE Bags | Sent to Authorized Dealer for Disposal or In house incineration |
| 11 | ETP Sludge | 35.3 | 36.00 TPA | 50.00 TPA | From Effluent Treatment Plant | HDPE Bags | Sent to Authorized Dealer for Disposal or In house incineration |
| 12 | Spent Carbon or Filter Medium | 36.2 | 1.000 TPA | 1.000 TPA | From Filter Material, Spent Carbon | HDPE Bags | Send to TSDF facility |
| 13 | Sludge from Wet Scrubbers | 37.1 | 0.3 TPA | 0.3 TPA | Sludge from Scrubber | HDPE Bags | Send to TSDF facility |
| 14 | Ash from Incinerator | 37.2 | 15.0 TPA | 15.0 TPA | Ash of Incinerator | HDPE Bags | Send to TSDF facility |
| 7. | EMP Details: | | | | | | |
| | S. No. | Description of Item | EMP Cost (Rs. in Lacs) Capital | EMP Cost (Rs. in Lacs/annum) Recurring | Basis for cost estimates | | |
| | 1. | Air pollution control & Noise | 10 | 3 | Air pollution controlling equipment's, Monitoring of Air Environment, | | |

| | | | | |
|--------------|---------------------------------------|--------------|------------|--|
| | Pollution Monitoring | | | Ambient noise monitoring. |
| 2. | Water Pollution control | 340 | 125 | Capital cost would include cost of ETP, RO, MVR and STP including Civil work, mechanical work, and electrical work and piping work is included. Recurring cost is cost of treatment of waste water at site |
| 3. | Solid and hazardous waste management | 15 | 5 | Capital cost would include providing storage space for hazardous waste. Recurring cost would include cost of transportation & disposal, |
| 4. | Environment monitoring and management | 10 | 5 | The recurring cost would be incurred on hiring of consult-ants and payment of various statutory fees to regulatory agencies. |
| 5. | Disaster and Risk Management | 15 | 5 | Periodic Health check-up, PPEs etc |
| 6. | Green belt | 1.5 | 12 | Capital cost would include cost of plant species and labor cost and recurring cost would include cost of maintenance of that green belt including cost of required water for plant growth |
| 7. | Energy conservation | 10.0 | 2.0 | |
| 8. | Air Pollution Control Devices | 120 | 6 | Multi-cyclone, Bag Filters, Scrubber etc. |
| Total | | 521.5 | 163 | |

SEAC further observed that the Project Proponent has proposed to Send hazardous wastes to be generated from the premises to Authorized Dealer for Disposal or to carry out in house incineration. SEAC observed that in case the Project Proponent carries out in house incineration, the Project Proponent shall provide proper Air Pollution Control Device of adequate capacity with the incinerator.

SEAC was satisfied with the presentation given by the Project Proponent and took a copy of the same on record.

After detailed deliberations, SEAC decided to award 'Silver Grading' to the project proposal under category B2, Activity 5 (f) and to forward the application to SEIAA with the recommendations to grant Environmental Clearance for expansion of Pharmaceutical APIs/Intermediate Manufacturing Plant for M/s Viva-API Labs Private Limited, located at village- Raikot, Tehsil Raikot, District Ludhiana, as per the details mentioned in the Form 1, 1A, EMP & subsequent presentation /clarifications made by the project proponent and his consultant with, proposed measures and subject to the following conditions:-

Additional Condition:

1. The Project Proponent shall provide appropriate Air Pollution Control Equipment with the incinerator, in case, the Project Proponent proposes to incinerate the hazardous waste generated from the process within the premises.

2.0 Deliberations during 190th meeting of SEIAA held on 24.09.2021

The case was considered by SEIAA in its 190th meeting held on 24.09.2021 which was attended by the following:

- (i) Sh. Pardeep Goyal, GM, on behalf of Project Proponent.
- (ii) Sh. Sital Singh, EIA coordinator, M/s Chandigarh Pollution Testing Laboratory, E-126, Phase-VII, Industrial Area, Mohali.

Before allowing the presentation, to a query by SEIAA, Environmental Consultant informed that 521.5 lacs towards the capital cost and Rs. 163 lacs per annum towards the recurring cost will be spent for implementation of Environmental Management Plan for the proposed expansion project.

SEIAA observed that earlier while granting the Environmental Clearance, Rs. 562 lacs towards the capital cost and Rs. 157 lacs per annum towards the recurring cost for the implementation of Environmental Management Plan (EMP) was proposed to be spent for the existing project. However, whereas production is now proposed to be increased by more than three times from 94 to 329 TPD, proposed amount to be incurred on the EMP has been reduced from 562 lacs to 521.5 lacs which is prime facia unacceptable and unjustifiable.

To another query by SEIAA, Environmental Consultant informed that incinerator equipped with adequate APCD shall be installed within the project premises to incinerate the hazardous waste generated from the process as and when sufficient quantity is available and until then the hazardous waste will be disposed of to CWTSDF Nimbua for which agreement has already been made. SEIAA was not satisfied with the reply of the project proponent and advised to install incinerator equipped with APCD as an integral part of the project. To this, Environmental Consultant agreed to install the incinerator of adequate capacity equipped with APCD to handle the hazardous waste generated from the process.

After detailed deliberations, SEIAA decided to defer the case till the project proponent submits detailed note w.r.t reduction of cost in the EMP or revised EMP considering all the activities of expansion part of the project to mitigate the adverse impact on the environment.

Item no.190.08: Application for issuance of ToR for development residential project namely “M/s Aerotropolis” near IT City and Aero City, SAS Nagar, Mohali, Punjab (Proposal No. SIA/PB/MIS/67023/2021).

SEIAA observed as under:

GMADA has submitted an application for issuance of ToR for development of Residential project namely M/s Aerotropolis near IT City and Aero City Scheme at SAS Nagar, Mohali. The project is covered in schedule 8(b) under category-B as per EIA notification, dated 14.09.2006. The Project Proponent proposed total project area 668.97 Ha. The project cost is Rs. 826.53 Cr.

The project proponent has submitted the Form I, Pre-feasibility report and other additional documents on the online portal. He has also deposited the requisite fee of Rs. 5,01,651/- through UTR No. PUNBR52021091314586476 dated 13.09.2021, as verified by the supporting staff SEIAA. The Project Proponent has deposited 25% of the total fee prescribed for the Environmental Clearance being at ToR stage and the remaining 75% of the fee i.e. Rs. 1,504,953/- will be paid at the time of applying for Environmental Clearance.

As per the Form-1 submitted by the Project Proponent the project site does not cover under the Forest Conservation Act, 1980 or Punjab Land Preservation Act, 1900, Wildlife area under Wildlife (Protection) Act, 1972. Further no litigation against the project is pending in any Court of Law and no construction activity relating to the project has been started.

1.0 Deliberations during 206th meeting of SEAC held on 18.09.2021

The meeting was attended by the following:

1. Mr. Tarun Saharan, M/s Global Management and Engineering Consultants International, Jaipur, Rajasthan.
2. Sh. Devinder Singh, Chief Engineer GMADA.

SEAC allowed the Environmental Consultant of the Project Proponent to present salient features of the project which he presented as under:

| S. No. | Particulars | Details |
|--------|------------------------------|---|
| 1. | Name of the Project | Proposed Development of Aerotropolis Residential Project Near IT City and Aero City Scheme at Mohali, District S.A.S Nagar, Punjab. |
| 2. | Project/Site Area | 1653.06 Acres (668.97 Ha) Net Planned Area – 1543.25 Acres |
| 3. | Details of Plots | Total Residential Plots- 9017 Total Commercial Plots- 3454 |
| 4. | Location of the Project Site | The proposed project site is located at Village Bakarpur, Rurka, Safipur, Matran, Siaun, Manauli, Patton, ChauMajra, Saini Majra, Tehsil Mohali and Village-Chatt, Naraingarh, Tehsil- DeraBassi, |

| | | |
|-----|-------------------------------------|---|
| | | District S.A.S Nagar, Punjab. The project site falls within the Survey of India Toposheet no. H43K14. |
| 5. | Project Proponent with address | Greater Mohali Development Authority, Block-B, PUDA Bhawan Sector- 62, S.A.S Nagar Mohali, Punjab |
| 7. | Category of the Project | Township and area Development Project, Category 'B' [(As per 14.09.2006 Notification & Amendments, Project or Activity-8 (B))] |
| 8. | Type of Units in proposed Township. | Residential area, Commercial area, School, Community Facility, Cultural Facility, Transport Facility, Religious Places, Health Facility area etc |
| 9. | Water Requirement and Source | Ultimate water demand: 25.51 MLD Fresh Water demand: 17.008 MLD Treated water reuse: 8.50 MLD Source: Bore well and water Canal supply |
| 10. | STP Capacity & Technology | 22 MLD with SBR Technology |
| 11. | Domestic Solid Waste | 48002.5 Kg/day |
| 12. | Project Cost | 826.53Cr |
| 13. | Nearest Wildlife Sanctuary | Sukhna Wildlife sanctuary- 12.8km in NE from Pocket-A |
| 14. | Nearest Forest Area | Dariya R.F 5.0km in NE from Pocket-A |
| 15. | Area Breakup Details | Residential Area- 600.35 Acres Commercial area-128.60 Acres Park/Green area/open space- 151.62 Acres EWS- 82.20 Acres Amenities/Public/Semi Public- 95.29 Acres Roads and Parking- 485.0 Acres Sector road- 109.81 Acres Total- 1653.06 Acres (668.97 Ha.) |

SEAC was satisfied with the presentation and the reply submitted by the Project Proponent. SEAC took the copy of the presentation and reply on record.

After detailed deliberations, SEAC decided to forward the application of the project proponent to SEIAA with the recommendations to grant Terms of References for development residential project namely "M/s Aerotropolis" at near IT City and Aero City, SAS Nagar, Mohali, Punjab, as per the details mentioned in the Form 1, 1A, EMP & subsequent presentation /clarifications made by the project proponent and his consultant with, proposed measures and subject to the following conditions: -

Terms of Reference

- 1) Examine details of land use as per Master Plan and land use around 10 km radius of the project site. Analysis should be made based on latest satellite imagery for land use with raw images. Check on flood plain of any river.
- 2) Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/villages and present status of such activities.
- 3) Examine baseline environmental quality along with projected incremental load due to the project.
- 4) Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic and health.
- 5) Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area. Any obstruction of the same by the project
- 6) Submit the details of the trees to be felled for the project.
- 7) Submit the present land use and permission required for any conversion such as forest, agriculture etc.
- 8) Submit Roles and responsibility of the developer etc for compliance of environmental regulations under the provisions of EP Act.
- 9) Ground water classification as per the Central Ground Water Authority.
- 10) Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart.
- 11) Rain water harvesting proposals should be made with due safeguards for ground water quality. Maximize recycling of water and utilization of rain water. Examine details.
- 12) Examine soil characteristics and depth of ground water table for rainwater harvesting.
- 13) Examine details of solid waste generation treatment and its disposal.
- 14) Examine and submit details of use of solar energy and alternative source of energy to reduce the fossil energy consumption. Energy conservation and energy efficiency.
- 15) DG sets are likely to be used during construction and operational phase of the project. Emissions from DG sets must be taken into consideration while estimating the impacts on air environment. Examine and submit details.
- 16) Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analysed with measures for preventing traffic congestion and providing faster trouble-free system to reach different destinations in the city.

- 17) A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.
- 18) Examine the details of transport of materials for construction which should include source and availability.
- 19) Examine separately the details of construction and operation phases both for Environmental Management Plan & Environmental Monitoring Plan with cost and parameters.
- 20) Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.
- 21) Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.
- 22) The cost of the Project, Capital cost and recurring cost towards implementation of EMP for the Construction Phase and Operation Phase of the project should be clearly spelt out.
- 23) Any further clarification on carrying out the above studies including anticipated impacts due to the project and mitigative measure, project proponent can refer to the model ToR available on Ministry website "[http://moef.nic.in/ Manual/Townships](http://moef.nic.in/Manual/Townships)".

Additional TORs

- 1) Submit details of the EIA Consultant including NABET accreditation and an undertaking to the effect that EIA/EMP prepared by them.
- 2) Submit dully filled check list for environmental clearance project & synopsis of the project available on web site i.e. www.pbdecc.gov.in.
- 3) The project proponent shall submit proper index with page numbering.
- 4) Submit proof of ownership of land (existing owner) such as copy of latest Jamabandi (not more than one month old) and credible document showing status of land acquisition w.r.t. project site as prescribed in OM dated 07.10.2014 issued by MoEF)
- 5) Submit Layout plan duly approved by the Competent Authority / Conceptual plan of the project
- 6) Submit 500 m radius map of the area from periphery of project site clearly indicating the various industries (specifically red category industries) and structures lying in the area.
- 7) Submit dully filled prescribed field data sheets and analysis reports along with exact location of sampling / monitoring point marked on the layout map. Also submit the status of approvals of Laboratories.

- 8) Submit cost of the project duly certified by Chartered Engineer/ Approved valuer / Chartered Accountant. In the absence of above, the project proponent may submit self-certified detail of cost of the project mentioning the cost of Land, building, infrastructure and plant & machinery
- 9) Submit a copy of acknowledgement along with set of application filed to CGWA /Competent Authority for obtaining permission for abstraction of ground water.
- 10) Submit a letter from concerned Local Body / Authority giving details as under:
 - i) Availability of the water supply in the area, exact position of water supply line duly marked on the layout map / plan and providing the water supply to the proposed project.
 - ii) Availability of the existing sewer duly marked on layout map and status of sewer connectivity indicating feasibility with respect to the project sewer & acceptance of quantity of sewage.
 - iii) Acceptance of Solid Waste indicating quantity to be generated by the proposed project.
- 11) Submit Location plan showing the exact location of the project site w.r.t. some permanent / important features of the area and site plan of the project showing the following:
 - i) Location of STP
 - ii) Solid waste storage area
 - iii) Green belt with marking of tree
 - iv) Parking space
 - v) RWH and water recharge pits
 - vi) Firefighting equipment layout
 - vii) First aid room
 - viii) Location of Tube-wells
 - ix) DG Sets and Transformers
 - x) Any other utilities
- 12) Examine and submit the details of the environmental impacts at the stage of land acquisition including aspects such as displacement of families, rehabilitation, acquiring of agricultural/forest land, acquiring of ecologically important lands and water bodies.
- 13) Examine and submit the details of the environmental aspects, impact sand their mitigation measures at the stage of construction and operation phase of the projects as indicated in Appendix III of EIA Notification 2006 and the manual titled as "EIA guidance Manual-Building, Construction, Township and area Development projects" published by the Ministry of Environment & Forests, New Delhi.
- 14) Submit the details of the socio-economic impact due to the employment to be generated from the household activities.

- 15) Management plan to utilise the entire earth generated within the site may be worked out and submitted.
- 16) Submit the status of ground water table. Also examine the impacts of abstraction of ground water on the ground water table.
- 17) Design of rain water harvesting/storage as per CGWA norms be worked out and submitted.
- 18) Submit plan for installation of own STP based on SBR Technology on module basis of adequate capacity within project site for the treatment the waste water generated from the project and utilising maximum treated sewage water to reduce the demand on the fresh water
- 19) Submit layout plan dully marked with at least single line plantation all around the boundary of the project and number of trees considering a minimum of one tree for every 80 sqm of total project land. The existing trees will be counted separately for this purpose.
- 20) Submit the percentage of the green area to be developed and maintenance plan for 3 years indicating cost to be incurred.
- 21) List the species with heavy foliage, broad leaves and wide canopy cover. The landscape planning should include plantation of native species. Water intensive and/or invasive species should not be used for landscaping.
- 22) Submit scheme to handle the organic waste generated from the project
- 23) Examine details of the management & handling of E- waste, hazardous waste, scrap, construction and demolition waste management.
- 24) Submit plumbing system for reuse of treated wastewater for flushing/ HVAC/ other purposes etc. and colour coding of different pipe lines carrying water/wastewater from different sources / treated wastewater shall be provided as follows:

| Sr. No | Nature of the Stream | Color code |
|---------------|---|-------------------|
| a) | Fresh water | Blue Color |
| b) | Untreated wastewater from Toilets/ urinal & from Kitchen | Black color |
| c) | Untreated wastewater from Bathing/shower area, hand washing (Washbasin / sinks) and from Cloth Washing | Grey color |
| d) | Reject water streams from RO plants & 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 color |
| e) | Treated wastewater (for reuse only for plantation purposes) from the STP treating black water | Green |

| | | |
|----|---|-------------------|
| f) | Treated wastewater (for reuse for flushing purposes or any other activity except plantation) from the STP treating grey water | Green with strips |
| g) | Storm water | Orange Color |

- 25) What is the hierarchical system or Administrative order of the company to deal with the environmental issues and for ensuring compliance with the EC conditions? Details of this system may be given.
- 26) Submit the action taken in light of the provisions of Construction & Demolition Waste Management Rules,2016.
- 27) Examine the parking issue considering the expansion to be carried out within the project site and submit the detailed layout plan indicating the parking facilities.
- 28) Submit the recommendation of Chief Wildlife Warden in case wildlife sanctuary falls within 10 Km radius of the project.

2.0 Deliberations during 190th meeting of SEIAA held on 24.09.2021

The case was considered by SEIAA in its 190th meeting held on 24.09.2021 which was attended by the following:

- (i) Sh. Devinder Singh, Chief Engineer GMADA and Sh. Ranjiv Manakotla, Divisional Engineer, GMADA and Sh. Vijay Pal Shergill, JE, GMADA
- (ii) Mr. Tarun Saharan, M/s Global Management and Engineering Consultants International, Jaipur, Rajasthan.

To a query by SEIAA, Chief Engineer, GMADA informed that layout of the proposed project has been approved by their planning Department. However final stamped layout plan will be issued after the final approval is obtained from Government.

GMADA representatives submitted that at present they had submitted proposal for the issuance of Terms of Reference. The detailed calculations with respect to Population, Quantity of Fresh Water, Waste Water, Solid Waste Generation, Built-up Area, Storm Water Management, Detailed Environmental Management Plan along with the approved layout plan shall be provided with the final EIA Report at the time of submission of application for grant of Environmental Clearance for the Project.

Environmental Consultant of the Promoter Company presented the salient features of the project and requested for issuance of TORs. A copy of the presentation submitted by the project proponent was also taken on record by the SEIAA.

During discussions, Environmental Consultant of the promoter company agreed to prepare detailed EIA on the basis of Terms of Reference as recommended by the SEAC. SEIAA observed that the SEAC has categorized the project as B-1 category (under Item 8 (b) of the Schedule appended to the EIA Notification). Public consultation is not required for this category of

projects and SEAC has recommended specific TORs for undertaking detailed EIA and EMP for the project.

SEIAA looked into the details of the case and was satisfied with the same. Therefore, the Authority decided to accept the recommendations of SEAC and approved the Terms of Reference for undertaking detailed EIA and EMP as finalized by SEAC for area development project namely "M/s Aerotropolis" having land area 1653.06 acres near IT City and Aero City, SAS Nagar, Mohali, Punjab with following additional TORs:

- (i) Examine and propose satisfactory disposal arrangements for treated waste water.
- (ii) Submit the approved layout plan of project from the Competent Authority.
- (iii) Submit the details of Green Buffers if any.
- (iv) Submit NOC from the concerned territorial / wildlife DFO's that no Forest/PLPA/Wildlife areas are involved at the time of submission of EIA report.
- (v) Submit NOC/permission from PWRDA for abstraction of ground water.
- (vi) Submit undertaking that no construction or other activity (apart from securing the land) will be commenced in respect of the proposed expansion project till grant of EC.
- (vii) Submit undertaking that the natural drainage channels in the project site including streams, drains, choes, creeks, rivulets etc. will not be disturbed and that the natural flow of rain water etc will not be impeded or disrupted in any manner.
- (viii) Undertake all activities related to the Corporate Social Responsibility in the Environmental Management Plan and ensure compliance of OM 25.02.2021 issued by the MOEF&CC.

Item No.190.09: Application for amendment in TOR pertaining to Setting up Integrated Paint Manufacturing Unit in Plot No. B1, D-02/P, Hi-Tech Valley, Village Dhanansu, Dist. Ludhiana, State Punjab, by M/s Grasim Industries Ltd., (Proposal No. SIA/PB/IND3/228783/2021).

SEIAA observed as under:

SEAC was apprised that earlier Auto ToR were issued to the project in the Parivesh Portal on 04.09.2021 for setting up Integrated Paint Manufacturing Unit in Plot No. B1, D-02/P, Hi-Tech Valley, Village Dhanansu, Dist. Ludhiana, State Punjab, by M/s Grasim Industries Ltd., with proposed capacity of 520000 KLP/Annum.

The project proponent has now applied for amendment in the ToR issued on 04.09.2021. The Project Proponent has submitted that as per MoEF&CC OM no. J-11011/321/2016/IA. II (I) dated 27th April 2018 para (i) (b), projects or activities located within industrial estates or parks which have obtained prior environmental clearance as mandated under EIA notification 2006 (Item 7(c) of the schedule of the said notification) are exempted from public consultation. Project is covered under Schedule 5 (h) and Category 'B1' as per EIA Notification, 2006. The total Project cost is Rs. 910 Cr.

The project proponent has submitted the Form I, Pre-feasibility report and other additional documents on online portal. Earlier at the time of obtaining initial ToR for proposed capacity of 520000 KLPA, the Project Proponent deposited processing fees of Rs. 22,75,000/- vide Reference No. N247211624658699 dated 04.09.2021, as verified by the supporting staff SEIAA. The fee applicable for the ToR is Rs. 22,75,000/- (25% of the total fee). Thus, the Project Proponent has deposited adequate fee.

The project proponent submitted an undertaking to the effect that the project site does not attract the provisions of the Forest Conservation Act, 1980 and is not covered under Punjab Land Preservation Act, 1900 and is also not a Wildlife area under Wildlife (Protection) Act, 1972. Further no litigation against the project is pending in any Court of Law and no construction activity relating to the project has been started. The project site neither falls in any Eco-sensitive Zone nor is it within the boundary of any critical polluted area. The project does not attract the general condition and specific condition of the EIA Notification 2006.

1.0 Deliberations during 206th meeting of SEAC held on 18.09.2021

The meeting was attended by the following:

1. Sh. Piyush Shankarani – Vice President -Projects – Grasim Industries Limited, behalf of on the Project Proponent
2. Sh. Chaitanya C Kurle – Sr. GM - EHS – Grasim Industries Limited, behalf of on the Project Proponent
3. Sh. JPN Singh – Site Head – Grasim Industries Limited, behalf of on the Project Proponent

4. Dr. Kamal Gangwar (M/s Kadam Environmental Consultants – NABET Accredited Consultant Representative for 5 (h) Category) - Environmental Consultant of the Project Proponent.

SEAC allowed the Environmental Consultant of the Project Proponent to present salient features of the project which he presented as under:

| | | | | |
|----|--|--|------------------------|------------------------|
| 1. | Nature of project | Amendment in TOR pertaining to Setting up Integrated Paint Manufacturing Unit in Plot No. B1, D-02/P, Hi-Tech Valley, Village Dhanansu, Dist. Ludhiana, State Punjab, by M/s Grasim Industries Ltd., | | |
| 2. | Project Cost | Rs. 910 crores | | |
| 3. | Products & By Product Details. | | | |
| | Sr. No | Product name | Existing (KLPA) | Proposed (KLPA) |
| | 1 | Water Based Paints | --- | 3,00,000 |
| | 2 | Solvent Based Paints | --- | 60,000 |
| | 3 | Emulsions | -- | 1,20,000 |
| | 4 | Resins | -- | 40,000 |
| 4. | Breakup of Water Requirements & source: The total water requirement for proposed project will be 1458 KLD in which fresh-water consumption is 1158 KLD, reused water is 139 KLD and 138 KLD water will be recycled from ETP. Total waste-water generation will be 163 KLD in which 140 KLD will be treated in ETP and 23 KLD in the STP. Zero liquid discharge is proposed for the project. | | | |
| 5. | Energy Requirements & Saving | Maximum power requirement for proposed project will be 8.2 MW. which will be supplied by 66/33KV PSIEC nearest substation of PSTCL, Hi-Tech Valley, Dhanansu. | | |
| 6. | Details of Hazardous Waste & E- Waste generation (Qty), Treatment facility and its disposal arrangement | Non-Hazardous Solid wastes like wooden, MS scrap; plastic & Gunny bags, paper bags and miscellaneous garbage will be collected in scrap yard and will be sold to authorized recyclers | | |

SEAC raised following observations to which Project Proponent replied as under:

| Sr. No. | Observation | Reply |
|---------|-------------|-------|
|---------|-------------|-------|

| | | |
|----|---|---|
| 1. | The Committee sought an undertaking from the project proponent stating to the effect that no litigation against the project is pending in any Court of Law. | The Project Proponent submitted the same. |
|----|---|---|

SEAC also agreed to the request of the Project Proponent for exemption of public consultation in light of MoEF&CC OM no. J-11011/321/2016/IA. II (I) dated 27th April 2018.

The Project Proponent further informed SEAC that they had already carried out Environmental Baseline Study for March, 2021 to May, 2021 and requested to allow them to utilize the same for preparation of EIA report. SEAC observed that as per OM dated 29.08.2017, the baseline data used for preparation of EIA/EMP reports may be collected at any stage, irrespective of the request for ToR or the issue thereof. However, such a baseline data and the public consultation should not be older than 3 years, at the time of submission of the proposal, for grant of Environmental Clearance, as per ToRs prescribed. As such, SEAC allowed the Project Proponent to utilize Environmental Baseline Study for March, 2021 to May, 2021 for preparation of EIA report.

After detailed deliberations, SEAC decided to forward the application to SEIAA with recommendations to exempt the Project Proponent from Public Hearing in light of MoEF&CC OM no. J-11011/321/2016/IA. II (I) dated 27th April 2018.

2.0 Deliberations during 190th meeting of SEIAA held on 24.09.2021

The case was considered by SEIAA in its 190th meeting held on 24.09.2021 which was attended by the following:

- (i) Sh. Piyush Shankarani – Vice President -Projects – Grasim Industries Limited, behalf of on the Project Proponent
- (ii) Sh. Chaitanya C Kurle – Sr. GM - EHS – Grasim Industries Limited, behalf of on the Project Proponent
- (iii) Sh. JPN Singh – Site Head – Grasim Industries Limited, behalf of on the Project Proponent
- (iv) Dr. Kamal Kumar Gangwar (M/s Kadam Environmental Consultants – NABET Accredited Consultant Representative for 5 (h) Category) - Environmental Consultant of the Project Proponent.

Environmental Consultant informed that Auto TORs has already been issued to the project proponent by Parivesh Portal on 04.09.2021 with the condition of conducting public hearing. Therefore, they had submitted application for amendment in the auto TOR granted to them with respect to the following:

- i). Exemption from the Public Hearing in light of OM dated 27.04.2018 issued by the MoEF&CC, New Delhi.

- ii). Allow them to utilize the Environmental base line study carried out from March, 2021 to May, 2021 in light of OM dated 19.08.2017.

SEIAA perused the OM dated 27.04.2018 and 29.08.2017 issued by MoEF&CC and observed as under:

- i) The exemption from public consultation, as provided under para 7 (i) III stage (3)(i)(b) of EIA Notification 2006, to the projects or activities located within the industrial estates or parts, is available if prior environmental clearances as mandated under the EIA Notification, 2006(item 7 (c) of the Schedule said notification has been obtained.
- ii) The baseline data used for the preparation of EIA/EMP reports may be collected at any stage, irrespective of the request for TOR or the issue thereof. However, such baseline data and the public consultation should not be older than 3 years at the time of submission of the proposal for grant of Environmental Clearance as per TORs prescribed.

SEIAA further observed that

- i) The project is located in the Hi-Tech Valley, Village Dhanansu, Dist. Ludhiana to which EC has been granted vide letter no 4518-27 dated 13.07.2021 under item no 7 (c) of Schedule appended to the EIA Notification, 14.09.2006
- ii) The baseline data of earlier study was collected from March, 2021 to May, 2021.

After detailed deliberations, SEIAA decided to accept the recommendation of SEAC and allow exemption from public Hearing in light of OM dated 27.04.2018 and also allow the Project Proponent to utilize the baseline monitoring data collected from March, 2021 to May, 2021 as per the provision of OM dated 29.08.2017 issued by the MoEF&CC with following additional ToRs:

- i). Project proponent shall carry out one-month additional study of baseline monitoring data for core area of the proposed project.
- ii). Submit proof of ownership of land (existing owner) such as copy of latest Jamabandi (not more than one month old) and credible document showing status of land acquisition w.r.t project site as prescribed in OM dated 07.10.2014 issued by MoEF.
- iii). Submit duly filled prescribed field data sheets and analysis reports along with exact location of sampling / monitoring points marked on the layout map. Also submit the status of approvals of Laboratories.
- iv). Submit cost of the project duly certified by Chartered Engineer/ Approved valuer/ Chartered Accountant. In the absence of above, the project proponent may submit self-certified detail of cost of the project mentioning the cost of Land, building, infrastructure and plant and machinery.

- v). Compliance of the siting criteria, standard operating practices, code of practice, and guidelines if any prescribed by the SPCB/CPCB/MoEF&CC for such type of units.
- vi). Necessary permissions from the Central Groundwater Authority (CGWA)/ State Groundwater Authority (SGWA)/concerned authority for the abstraction of groundwater for the existing requirements as well as for the expanded unit. In case such permission for the abstraction of groundwater being denied by the concerned authority, the project proponent shall propose alternative arrangements to meet the water requirements. It shall be ensured that: -
 - a) In the projects where groundwater is proposed as a water source, the project proponent shall apply to the Central Groundwater Authority (CGWA)/ State Groundwater Authority (SGWA), as the case may be, for obtaining No Objection Certificate (NOC) if applicable.
 - b) Approval /permission of the CGWA/SGWA shall be obtained before drawing groundwater for the project activities.
 - c) In the absence of approval, submit a copy of acknowledgment along with a set of application filed to CGWA /Competent Authority for obtaining permission for the abstraction of groundwater
- viii) Examine the Zero Liquid Discharge Condition as per the (iii) of III of Water Quality monitoring and preservation of OM dated 09/08/2018 issued by the MoEF&CC for such units.
- ix) Examine the continuous emission monitoring system at process stack as per the (i) of II of Air Quality monitoring and preservation of OM dated 09/08/2018 issued by the MoEF&CC for such units.
- viii) List the species with heavy foliage, broad leaves and wide canopy cover. The landscape planning should include plantation of native species. Water intensive and/or invasive species should not be used for landscaping
- ix) Whole of the vehicle movement area as well as the approach road to the gate /weighing bridge shall be paved with pucca/metalled / cement concrete road to control the dust emissions expected from the vehicle movement.
- x) The vehicles to be used for loading/unloading purposes shall not be parked along the roadside and dedicated parking place to be provided for the same.
- xi) Adopt green technologies to conserve water and energy.

On being asked by SEIAA to make special efforts to develop a model Project which fully addressed all Environmental issues, the representatives of the Project Proponent assured that personal attention would be given to all Project aspects and activities likely to affect the Environment and a comprehensive EMP would be prepared in order to address the same.

Item No. 190.10: Application for expansion in Environmental Clearance under EIA notification dated 14.09.2006 for the establishment of commercial project namely "Mohali Citi Centre" located at Block-F, Aerocity, Mohali, SAS Nagar (Punjab) by M/s KLG Jewellers (Proposal no. SIA/PB/MIS/223101/2021).

SEIAA observed as under:

The Project Proponent was granted Environmental Clearance for the development and construction of a commercial project namely "Mohali Citi Centre" located at Block-F, Aerocity, Mohali, SAS Nagar vide letter no. SEIAA/MS/2021/4164 dated 20.05.2021. The said Environmental Clearance was granted for the total plot area of 16,187.29 Sqm and built up area of 52,920,484 Sqm.

The Project Proponent has now applied for expansion in Environment Clearance with project has been changed in a way that project planned in two blocks (Block A & B which was earlier referred as single Block A) & 1 more basement have been added so as to provide more parking in comparison to earlier granted Environmental Clearance within the same plot area of 16,187.29 Sqm. Thus, overall project consists of Block A & B comprising of Shops, Showrooms Offices having total built up area of 72,608.15 m². The Project Proponent has deposited Rs. 39,404.72/- through NEFT No. SBIN121216272836 dated 04.08.2021 as verified by supporting staff SEIAA. PPCB was requested to send the latest construction status report of the project through e-mail on 19.08.2021. Report from the Punjab Pollution Control Board is yet to be received.

SEAC observed that the Punjab Pollution Control Board vide letter no. 5225 dated 13.09.2021 has sent the latest construction status report of the site and the relevant contents of the report are reproduced as under:

1.0 Deliberations during 206th meeting of SEAC held on 18.09.2021

The meeting was attended by the following:

1. Mr. Kashish Goyal, Director.
2. Dr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt Ltd.
3. Ms. Priyanka, EIA Coordinator, M/s Eco Laboratories Pvt Ltd.

"In reference to above, it is intimated that the proposed site of the project was visited by officer of the Board on 19/8/2021 and the pointwise status report is as under:

- 1) *The proposed site of the project is located on R.H.S. of Airport Road (PR-7), SAS Nagar when we approach from Airport Chowk to Zirakpur. The project proponent has partially demarcated (with sheets) the boundaries of the project. Excavation work at the site was under progress during the visit. To the North side of the proposed site is existing*

commercial project built by M/S STJ Infra namely "Mohali Citi Centre", to the South side is open vacant land, to the West side is Block-F residential plots of Aero City and to the East side is proposed site of 'Mohali City Avenue' followed by Aero Arcade commercial project.

- 2) *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 the radius of 250m radius from the boundary of the proposed site. There is no operational approved/ consented Jaggery Unit within 200 m and no operational approved/consented petrol pump within 50 m from the proposed project site.*
- 3) *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 25/5/2008 as amended on 30/10/2009."*

SEAC observed that the Project Proponent had not started any construction activity related to the project.

SEAC allowed the Environmental Consultant of the Project Proponent to present salient features of the project which he presented as under:

| Sr.No. | Item | Details |
|--------|---|---|
| 1. | Online Proposal No. | SIA/PB/MIS/223101/2021 |
| 2. | Name and Location of the project | Expansion of Mohali Citi Centre at Block-F, Aerocity, SAS Nagar by M/s KLG Jewellers |
| 4. | Project/activity covered under item of scheduled to the EIA Notification, 14.09.2006 | The project falls under S.No. 8(a) - 'Building & Construction Projects' as the built-up area of the project is 72,608.15 sq. m. |
| 5. | Whether the project is in critical polluted area or not. | No |
| 6. | If the project involves diversion of forest land. If yes, a) Extent of the forest land. b) Status of the forest clearance. | Land has been allotted by GMADA. |
| 7. | a) Is the project covered under PLPA,1900, if No but located near to PLPA area then the project proponent is required to submit NOC from the concerned DFO to the effect that project area does not | Land has been allotted by GMADA. |

| | fall under the provision of PLPA Act, 1900. b) Is the project covered under PLPA, 1900, if yes then Status of the NOC w.r.t PLPA,1900. | | | | | | | | | | | | | | | | | | | |
|-----------------|---|--|---------------------------|----------------|-----------------|-------|-----------------|-----------------|---------------|---------------------------|----------------|---------------------------|--------------------------|--------------------------|------------|--------------------|---|----|-----|--|
| 8. | If the project falls within 10 km of ecosensitive area/ National park/Wild Life Sanctuary. If yes, a) Name of ecosensitive area/ National park/Wild Life Sanctuary and distance from the project site. b) Status of clearance from National Board for Wild Life (NBWL). | As per the proposal City Bird Sanctuary & Sukhna Wildlife Sanctuary are located at a distance of approx. 10 km and 15.5 km from the project location. Thus, project falls outside the eco-sensitive zone of the sanctuary. | | | | | | | | | | | | | | | | | | |
| 9. | Classification/Land use pattern as per Master Plan | The project falls in Mixed use 1 as per the Master plan of SAS Nagar. The land is allocated for commerical purpose. | | | | | | | | | | | | | | | | | | |
| 10. | Cost of the project | <table border="1"> <thead> <tr> <th>Description</th> <th>EC accorded</th> <th>Proposed</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Cost of project</td> <td>Rs. 206 Crores</td> <td>Rs. 12 Crores</td> <td>Rs. 218 Crores</td> </tr> </tbody> </table> | Description | EC accorded | Proposed | Total | Cost of project | Rs. 206 Crores | Rs. 12 Crores | Rs. 218 Crores | | | | | | | | | | |
| Description | EC accorded | Proposed | Total | | | | | | | | | | | | | | | | | |
| Cost of project | Rs. 206 Crores | Rs. 12 Crores | Rs. 218 Crores | | | | | | | | | | | | | | | | | |
| 11. | Total Plot area, Built up Area and Green area | <table border="1"> <thead> <tr> <th>Description</th> <th>EC accorded</th> <th>Proposed</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Land</td> <td>16,187.29 sq.m.</td> <td>--</td> <td>16,187.29 sq.m.</td> </tr> <tr> <td>Built-up area</td> <td>52,920.484 m²</td> <td>19,687.66 m²</td> <td>72,608.15 m²</td> </tr> <tr> <td>Green area</td> <td colspan="3">323 m²</td> </tr> </tbody> </table> | Description | EC accorded | Proposed | Total | Land | 16,187.29 sq.m. | -- | 16,187.29 sq.m. | Built-up area | 52,920.484 m ² | 19,687.66 m ² | 72,608.15 m ² | Green area | 323 m ² | | | | |
| Description | EC accorded | Proposed | Total | | | | | | | | | | | | | | | | | |
| Land | 16,187.29 sq.m. | -- | 16,187.29 sq.m. | | | | | | | | | | | | | | | | | |
| Built-up area | 52,920.484 m ² | 19,687.66 m ² | 72,608.15 m ² | | | | | | | | | | | | | | | | | |
| Green area | 323 m ² | | | | | | | | | | | | | | | | | | | |
| 12. | Population (when fully operational) | <table border="1"> <thead> <tr> <th>Description</th> <th>EC accorded</th> <th>Proposed</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Population</td> <td>8,209 Persons</td> <td>-911</td> <td>7,298 Persons</td> </tr> </tbody> </table> | Description | EC accorded | Proposed | Total | Population | 8,209 Persons | -911 | 7,298 Persons | | | | | | | | | | |
| Description | EC accorded | Proposed | Total | | | | | | | | | | | | | | | | | |
| Population | 8,209 Persons | -911 | 7,298 Persons | | | | | | | | | | | | | | | | | |
| 13. | Water Requirements & source in Construction Phase | During construction phase, water demand is approx. 10 KLD which will be fulfilled by using treated water from nearby STP. While, 3 KLD of water is required for domestic purpose which will be provided through fresh water tankers. | | | | | | | | | | | | | | | | | | |
| 14. | Break up of Water Requirements & source in Operation Phase (Summer, Rainy, Winter): | | | | | | | | | | | | | | | | | | | |
| | <table border="1"> <thead> <tr> <th rowspan="2">Sr. No.</th> <th rowspan="2">Season</th> <th>Fresh Water</th> <th colspan="3">Reuse water</th> <th rowspan="2">Total</th> </tr> <tr> <th>Domestic</th> <th>For Flushing Purposes KLD</th> <th>Green Area KLD</th> <th>HVAC If any KLD</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Summer</td> <td>182</td> <td>146</td> <td>2</td> <td>--</td> <td>330</td> </tr> </tbody> </table> | Sr. No. | Season | Fresh Water | Reuse water | | | Total | Domestic | For Flushing Purposes KLD | Green Area KLD | HVAC If any KLD | 1 | Summer | 182 | 146 | 2 | -- | 330 | |
| Sr. No. | Season | | | Fresh Water | Reuse water | | | | Total | | | | | | | | | | | |
| | | Domestic | For Flushing Purposes KLD | Green Area KLD | HVAC If any KLD | | | | | | | | | | | | | | | |
| 1 | Summer | 182 | 146 | 2 | -- | 330 | | | | | | | | | | | | | | |

| | 2 | Winter | 182 | 146 | 1 | | 329 | | | | | | | | | | | | | | | | |
|---------|--|------------------|--|-----|-----|--|-------|--------|----------------|------------------|------------------------|--------|-----|---|-----|--------|-----|---|-----|---------|-----|-----|-------|
| | 3 | Rainy | 182 | 146 | 0.5 | | 328.5 | | | | | | | | | | | | | | | | |
| 15. | Source of Water | | Water supply will be provided through GMADA as per point no. (x) of financial conditions in the allotment letter. | | | | | | | | | | | | | | | | | | | | |
| 16. | Treatment & Disposal arrangements of waste water in Construction Phase | | During construction phase, wastewater will be treated in septic tank. | | | | | | | | | | | | | | | | | | | | |
| 17. | Disposal Arrangement of Waste water in Operation Phase | | <p>During Operation Phase, total wastewater generation will be 262 KLD which will be treated in proposed STP of 330 KLD based on MBBR technology to be installed within project premises.</p> <p>The details of the breakup of the utilization of wastewater is as under: -</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Season</th> <th style="text-align: center;">Flushing (KLD)</th> <th style="text-align: center;">Green area (KLD)</th> <th style="text-align: center;">Excess Disposal* (KLD)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Summer</td> <td style="text-align: center;">146</td> <td style="text-align: center;">2</td> <td style="text-align: center;">109</td> </tr> <tr> <td style="text-align: center;">Winter</td> <td style="text-align: center;">146</td> <td style="text-align: center;">1</td> <td style="text-align: center;">110</td> </tr> <tr> <td style="text-align: center;">Monsoon</td> <td style="text-align: center;">146</td> <td style="text-align: center;">0.5</td> <td style="text-align: center;">110.5</td> </tr> </tbody> </table> <p>Excess treated water will be disposed to GMADA sewer</p> <p>Disposal of wastewater will be into GMADA sewer as per the point no. (xi) point of ownership & possession conditions in the allotment letter.</p> | | | | | Season | Flushing (KLD) | Green area (KLD) | Excess Disposal* (KLD) | Summer | 146 | 2 | 109 | Winter | 146 | 1 | 110 | Monsoon | 146 | 0.5 | 110.5 |
| Season | Flushing (KLD) | Green area (KLD) | Excess Disposal* (KLD) | | | | | | | | | | | | | | | | | | | | |
| Summer | 146 | 2 | 109 | | | | | | | | | | | | | | | | | | | | |
| Winter | 146 | 1 | 110 | | | | | | | | | | | | | | | | | | | | |
| Monsoon | 146 | 0.5 | 110.5 | | | | | | | | | | | | | | | | | | | | |
| 18. | Rain water recharging detail | | Ground water recharging will be done by provision of 6 rain water recharging pits so as to compensate the abstraction of ground water. | | | | | | | | | | | | | | | | | | | | |
| 19. | Solid waste generation and its disposal | | <p>a) 1560 kg/day</p> <p>b) The project proponent will ensure proper management of solid waste generated within the project premises. Biodegradable waste will be managed by installation of Mechanical Composter of size 800 kg and manure generated will be utilized within the project for landscaping. Recyclable waste will be recycled through authorized recyclers. Inert waste will be disposed at our own cost to approved dumping site. While, domestic hazardous waste will be handed over to authorized vendors approved by PPCB. Thus, solid waste will be managed as per provision of Solid Waste Management Handling Rules, 2016 & amendments thereof.</p> | | | | | | | | | | | | | | | | | | | | |
| 20 | Hazardous Waste & E-Waste | | Used oil from DG set will be generated which will be sold to authorized vendor. E-waste generated from the project will be handled as per E-Waste (Management) Rules, 2016 & its amendments. | | | | | | | | | | | | | | | | | | | | |
| 21 | Energy Requirements & Saving | | a) 4,941 KW from PSPCL. | | | | | | | | | | | | | | | | | | | | |

| | | <p>b) 1 DG Set of capacity 500 KVA.</p> <p>116.4 KW Energy will be saved through solar installation.</p> <p>95.6 KW energy will be saving by utilizing LED bulbs in common & street areas & other measures etc.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|--|-------------|---------------------------|----------------------------------|--|----|---|---|----|---|-------------|---|---|----------------------|----|---|---|---|---|--|----|---|------------------------------|-----|---|--------------|------------|-----------|-------------|--|--|---|--|-----|
| 22 | Environment Management Plan along with Budgetary break up phase wise and responsibility to implement | <p>Mr. Kashish Goyal (Partner) will be responsible for implementation of the EMP.</p> <p>Table: Expenditure on typical Environmental Measures (During Construction Phase)</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Capital (in Rs. Lakhs)</th> <th>Recurring Cost (in Rs. Lakhs)</th> </tr> </thead> <tbody> <tr> <td>Waste water Management: Dual plumbing system, Sewage Treatment Plant</td> <td>50</td> <td>2</td> </tr> <tr> <td>Air & Noise Pollution Management (Acoustics enclosures for DG sets)</td> <td>10</td> <td>1</td> </tr> <tr> <td>Landscaping</td> <td>1</td> <td>1</td> </tr> <tr> <td>Rainwater Recharging</td> <td>10</td> <td>1</td> </tr> <tr> <td>Environmental Monitoring: (Water sprinkling for dust control, Monitoring of DG sets as per PPCB Guidelines)</td> <td>4</td> <td>4</td> </tr> <tr> <td>Waste Management: (Collection of Solid Waste And disposal)</td> <td>40</td> <td>1</td> </tr> <tr> <td>Energy Conservation measures</td> <td>100</td> <td>1</td> </tr> <tr> <td>TOTAL</td> <td>215</td> <td>11</td> </tr> </tbody> </table> <p>Table: Expenditure on typical Environmental Measures (During Operation Phase)</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Recurring Cost (in Rs. Lakhs/annum)</th> </tr> </thead> <tbody> <tr> <td>Waste Water Management: - Sewage Treatment Plant</td> <td>3</td> </tr> <tr> <td>Air & Noise Pollution Management: (Acoustics enclosures for DG sets)</td> <td>0.5</td> </tr> </tbody> </table> | Description | Capital (in Rs. Lakhs) | Recurring Cost (in Rs. Lakhs) | Waste water Management: Dual plumbing system, Sewage Treatment Plant | 50 | 2 | Air & Noise Pollution Management (Acoustics enclosures for DG sets) | 10 | 1 | Landscaping | 1 | 1 | Rainwater Recharging | 10 | 1 | Environmental Monitoring: (Water sprinkling for dust control, Monitoring of DG sets as per PPCB Guidelines) | 4 | 4 | Waste Management: (Collection of Solid Waste And disposal) | 40 | 1 | Energy Conservation measures | 100 | 1 | TOTAL | 215 | 11 | Description | Recurring Cost (in Rs. Lakhs/annum) | Waste Water Management: - Sewage Treatment Plant | 3 | Air & Noise Pollution Management: (Acoustics enclosures for DG sets) | 0.5 |
| Description | Capital (in Rs. Lakhs) | Recurring Cost (in Rs. Lakhs) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Waste water Management: Dual plumbing system, Sewage Treatment Plant | 50 | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Air & Noise Pollution Management (Acoustics enclosures for DG sets) | 10 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Landscaping | 1 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Rainwater Recharging | 10 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Environmental Monitoring: (Water sprinkling for dust control, Monitoring of DG sets as per PPCB Guidelines) | 4 | 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Waste Management: (Collection of Solid Waste And disposal) | 40 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Energy Conservation measures | 100 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTAL | 215 | 11 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Description | Recurring Cost (in Rs. Lakhs/annum) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Waste Water Management: - Sewage Treatment Plant | 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Air & Noise Pollution Management: (Acoustics enclosures for DG sets) | 0.5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | | | |
|----|--|---|-----------------------------------|
| | | Landscaping | 1.0 |
| | | Rainwater Recharging | 1.5 |
| | | Environmental Monitoring: (Water sprinkling for dust control, Monitoring of DG sets as per PPCB Guidelines) | 1.5 |
| | | Waste Management: (Collection of Solid Waste And disposal) | 2.5 |
| | | Energy Conservation measures | 2 |
| | | TOTAL | 12.0 |
| | | Overall | |
| | | Sr. No | Environmental Protection Measures |
| | | | Capital Cost Rs. Lakh |
| | | | Recurring Cost Rs. Lakh |
| | | 1. | Construction Phase |
| | | | 215 |
| | | 2. | Operational Phase |
| | | | - |
| | | * Amount of Rs. 10 Lakhs on the construction and maintenance of building, toilets and provision of drinking water supply in nearby Government School to be undertaken in the Environmental Management Plan (EMP). | |
| 23 | CER activities along with budgetary break up and responsibility to implement | As per the notification dated 30.09.2020, CER is now a part of EMP, so allocation of funds under CER is not required. | |

SEAC raised following observation to the Project Proponent given as under:

| Sr. no. | Observation | Reply |
|---------|--|---|
| 1. | Whether any layout plan has been approved by GMADA. | The layout plan has been approved by GMADA vide letter no. 83829 dated 16.09.2021. |
| 2. | The area details in the conceptual plan and the approved layout plan are not matching. | The Project Proponent submitted that basement area for services such as lifts, domestic water tank, fire tank, etc. apart from parking area is not included in the approved drawing. Thus, actual built up area of the project after expansion will be 72,262.46 sq.m. and Environmental Clearance may kindly be issued based on the built-up area of 72,262.46 sq.m. The Project Proponent submitted an undertaking from architect regarding overall built-up area of the project. |

| | | |
|--|--|--|
| | Comparison of the area details of the conceptual plan and the approved plan is given as under: | |
| Description | Areas in Conceptual layout plan (in m2) | Areas in Approved layout plan (in m2) |
| Total Plot area (4 acres) | 16,187.29 | |
| Proposed FAR | 42,548.09 | |
| Non-FAR (except basement) | 1,301.90 | |
| Basement Area | 28,412.47 | 24,837.955 |
| • Parking Area | • 24,837.955 | • 24,837.955 |
| • Service area | • 3574.515 | |
| Built-up Area | 72,262.46 | 68,688.16 |
| 3. | The built-up area has been increased to the tune of about 38%, however there is no proportionate increase in the project cost. | The Project Proponent submitted the breakup of the project cost which is given as under: |
| Description | Earlier EC | Total (After expansion) |
| Land Cost | Rs. 120 Crores | |
| Estimated interest payable to the bank | Rs. 40 Crores | |
| Estimated Construction cost | Rs. 750 per sqft. of built-up area = Rs. 43Crores | Rs. 750 per sqft. of built-up area = Rs. 58Crores |
| Total Estimated Cost | Rs. 203 Crores* | Rs. 218 Crores |
| * However, in earlier EC, estimated project cost mentioned was Rs. 206 Crores instead of Rs. 203 Crores as per calculations. | | |

SEAC was satisfied with the presentation given by the Project Proponent and took a copy of the same on record.

After detailed deliberations, SEAC decided to award 'Silver Grading' to the project proposal under category B2, Activity 8 (a) and to forward the application to SEIAA with the recommendations to grant Environmental Clearance for the establishment of commercial project namely "Mohali Citi Centre" located at Block-F, Aerocity, Mohali, SAS Nagar (Punjab) by

M/s KLG Jewellers, with area details given as under, as per the details mentioned in the Form 1, 1A, EMP & subsequent presentation /clarifications made by the project proponent and his consultant with, proposed measures and subject to the following conditions: -

Area details:

| Description | Areas in Conceptual layout plan (in m ²) |
|--|--|
| Total Plot area (4 acres) | 16,187.29 |
| Proposed FAR | 42,548.09 |
| Non-FAR (except basement) | 1,301.90 |
| Basement Area <ul style="list-style-type: none"> • Parking Area • Service area | 28,412.47 24,837.955 3574.515 |
| Built-up Area | 72,262.46 |

Additional Condition:

1. 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.

I. Statutory compliance:

- i) The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building bye laws.
- ii) The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment, etc. as per 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 purpose 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 concerned State Pollution Control Board / Committee.

- vi) The project proponent shall obtain the necessary permission for drawl of ground water/ surface water required for the project from the competent authority.
- vii) A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
- viii) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
- ix) The provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, Construction & Demolition Waste Rules,2016 and the Plastics Waste (Management) Rules, 2016 shall be followed.
- x) The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
- xi) The project site shall confirm to the suitability as prescribed under the provisions laid down under the master plan of respective city/ town. For that, the project proponent shall either to submit the NOC/ land use conformity certificate from Deptt. of Town and Country Planning or other concerned Authority under whom jurisdiction, the site falls.
- xii) Besides above, the project proponent shall also comply with siting criteria / guidelines, standard operating practices, code of practice and guidelines if any prescribed by the SPCB/CPCB/MoEF&CC for such type of projects.
- xiii) The project proponent shall get the layout plans approved from the Competent Authority for the activities / establishments to be set up at project site in consonance of the project proposal for which this environment clearance is applied.

II. Air quality monitoring and preservation

- i) Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii) A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii) The project proponent shall install system to carryout Ambient Air Quality monitoring for common /criterion parameters relevant-to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
- iv) Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act,

1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.

- v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum upto 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi) No Excavation of soil shall be carried out without adequate dust mitigation measures in place.
- vii) No loose soil or sand or construction & demolition waste or any other construction material that causes dust shall be left uncovered.
- viii) No uncovered vehicles carrying construction material and waste shall be permitted
- ix) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- x) Grinding and Cutting of building material in open area shall be prohibited. Wet jet shall be provided for grinding and stone cutting.
- xi) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- xii) All construction and demolition debris shall be stored at the site within earmarked area and road side storage of construction material and waste shall be prohibited. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- xiii) The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- xiv) The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

- xv) For indoor air quality the ventilation provisions as per National Building Code of India.
- xvi) Roads leading to or at construction site must be paved and blacktopped (i.e. metallic road)
- 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 measure be notified at the site.

III. Water quality monitoring and preservation

- i) The natural drain system should be maintained for ensuring unrestricted flow of water.
- ii) No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
- iii) Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- iv) The total water requirement for the project will be 328 KL/day, out of which fresh water demand of 182 KL /day shall be met through GMADA supply and remaining through recycling of treated wastewater from the proposed STP of 330 KLD to be installed within the project. Total fresh water use shall not exceed the proposed requirement as provided in the project details.
- v) a) The total wastewater generation from the project will be 262 KL/day, which will be treated in proposed STP of 330 KLD to be installed within the project. As proposed, reuse of treated wastewater shall be as under:-

| Sr. No. | Season | For Flushing purposes (KLD) | Green Area (KLD) | GMADA Sewer KLD |
|---------|--------|-----------------------------|------------------|-----------------|
| 1. | Summer | 146 | 2 | 109 |
| 2. | Winter | 146 | 1 | 110 |
| 3. | Rainy | 146 | 0.5 | 110.5 |

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

- c) During construction phase, the project proponent shall ensure that the waste water being generated from the labour quarters/toilets shall be treated and disposed in environment friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately design septic tanks for the treatment of such waste water and treated effluents shall be utilized for green area/plantation.
- vi) The project proponent shall ensure safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.
- vii) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- viii) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
- ix) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
- x) Installation of dual pipe plumbing 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, conditioning etc. shall be done.
- xi) The respective project proponent shall discourage the installation of R.O. plants in their projects in order to save the wastage in form of RO reject. However, in case the requirement of installing RO plant is utmost necessary then the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises.
- xii) The project proponent shall also adopt the new/innovating technologies like less water discharging taps (faucet with aerators)/urinals with electronic sensor system /water less urinals / twin flush cisterns/ sensor based alarming system for overhead water storage tanks and make it a part of the environmental management plans / building plans so as to reduce the water consumption/ground water abstraction in their Building Construction & Industrial projects.
- xiii) The project proponent will provide plumbing system for reuse of treated wastewater for flushing/other purposes etc. and colour coding of different pipe lines carrying water/wastewater from different sources / treated wastewater as follows:

| Sr. No | Nature of the Stream | Color code |
|--------|---|-------------------|
| a) | Fresh water | Blue |
| b) | Untreated wastewater from Toilets/ urinal & 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 & AC condensate (this is to be implemented wherever centralized AC system and common RO has been proposed in the Project). Further, in case of individual houses/establishment this proposal may also be implemented wherever possible. | White |
| e) | Treated wastewater (for reuse only for plantation purposes) from the STP treating black water | Green |
| f) | Treated wastewater (for reuse for flushing purposes or any other activity except plantation) from the STP treating grey water | Green with strips |
| g) | Storm water | Orange |

- xiv) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- xv) The CGWA provisions on rain water harvesting should be followed. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of plot area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. As per the proposal submitted by the project proponent 6 no. rain water recharge pits /storage tanks shall be provided for ground water recharging as per the CGWB norms. The ground water shall not be withdrawn without approval from the Competent Authority.
- xvi) All recharge should be limited to shallow aquifer.
- xvii) No ground water shall be used during construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and available at site.
- xviii) Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
- xix) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project

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

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

IV. Noise monitoring and prevention

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

V. Energy Conservation measures

- i) Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
- ii) Outdoor and common area lighting shall be LED.
- iii) Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased. day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
- iv) Energy conservation measures like installation of LEDs for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
- v) Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
- vi) Solar power by utilizing at least 30% of the roof top area shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher.

VI. Waste Management

- i) A certificate from the competent authority handling municipal solid waste, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
- ii) Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- iii) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- iv) Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed for treatment and disposal of the waste.

- v) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- vi) Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- vii) Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
- viii) Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
- ix) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- x) Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VII. Green Cover

- i) No tree can be felled/transplant 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. Plantations to be ensured species (cut) to species (planted).
- ii) **At least** single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure planting of 210 trees in the project area at the identified location, as per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 3 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years. The plants shall be protected and maintained by the project proponent or Residents Welfare Association, as the case may be, even after three years. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be provided as per SEIAA guidelines
- iii) Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species

(planted). Area for green belt development shall be provided as per the details provided in the project document.

- iv) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
- v) The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.
- vi) The green belt along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for commercial land use.

VIII. Transport

- i) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
 - a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
 - b) Traffic calming measures.
 - c) Proper design of entry and exit points.
 - d) Parking norms as per local regulation.
- ii) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
- iii) A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.
- iv) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.

IX. Human health issues

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

X. Environment Management Plan

- i) The project proponent shall comply with the provisions contained in this Ministry's OM vide F.No. 22-65/2017-IA.III dated 1st May 2018, as applicable, regarding Corporate Environment Responsibility.
- ii) The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
- iii) A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
- iv) Action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year-wise funds earmarked for environmental protection measures shall be kept in separate accounts and not to be diverted for any other purpose. The project proponent shall spend the minimum amount of Rs. 215 Lacs towards the capital cost and Rs. 11 Lacs/annum towards recurring cost in the construction phase of the project including the environmental monitoring cost and shall spend the minimum amount of Rs. 12 Lacs/annum towards the recurring cost in

operation phase of the project including the environmental monitoring cost. The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of the environmental management plan is transferred to the occupier/person society under proper MOU under intimation to SEIAA, Punjab. Year-wise progress of implementation of the action plan shall be reported to the Ministry/Regional Office along with the Six-monthly Compliance Report. In addition, project proponent will reserve amount of Rs. 10 lakhs during construction phase for the construction and maintenance of building, toilets & provisions of drinking water supply in nearby Govt. school.

XI. Validity

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

XII. Miscellaneous

- i) The project proponent before allowing any occupancy shall obtain completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab.
- ii) The project proponent shall comply with the conditions of CLU, if obtained.
- iii) The project proponent shall prominently advertise it at least in 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 MoEFCC/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 has to display the same for 30 days from the date of receipt.
- v) The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
- vi) The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at Environment Clearance portal.
- 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 on the website of the company.

- viii) The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
- ix) The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- x) The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during Public Hearing and also that during their presentation to the Expert Appraisal Committee.
- xi) No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC).
- xii) 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.
- xiii) The SEIAA/Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- xiv) The SEIAA/ Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- xv) The Regional Office of this Ministry and Punjab Pollution Control Board shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data/information/monitoring reports.
- xvi) 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.
- xvii) Any appeal against this EC 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.

2.0 Deliberations during 190th meeting of SEIAA held on 24.09.2021

The case was considered by SEIAA in its 190th meeting held on 24.09.2021 which was attended by the following:

- (i) Mr. Kashish Goyal, Director on behalf of the promoter company
- (ii) Ms. Priyanka, EIA Coordinator, M/s Eco Laboratories Pvt Ltd.

During the meeting, SEIAA was apprised that earlier Environmental Clearance was granted to the Project vide letter no. SEIAA/MS/2021/4164 dated 20.05.2021 for the development and construction of a commercial project namely “Mohali Citi Centre” located at Block-F, Aerocity, Mohali, SAS Nagar and SEAC had recorded that the Project Proponent had not started any construction activity related to the project. In view of the above, SEIAA allowed the Environmental Consultant to present the self-verified compliance report of the conditions of Environmental Clearance granted to the project.

Environmental Consultant presented the salient features of the project. A copy of the presentation submitted by the project proponent was taken on record.

To a query by SEIAA, the project proponent proposed that following additional activities shall be undertaken in the Environmental Management Plan of the proposed project:

| Sr. No. | Activity | Amount (Rs) |
|--------------|---|-------------------|
| i) | Sanitation/Public Health/Drinking Water/ Plantation/ other activities for Govt. Dispensary located in nearby Villages and other adjoining areas | Rs 10 lacs |
| ii) | Plantation in the community areas with tree guards | Rs 5 lacs |
| iii) | Construction of Toilets and other sanitation measures in the Govt. Girls Schools of nearby areas | Rs 10 lacs |
| Total | | Rs 25 lacs |

During discussions, the representative of the promoter company agreed to fully comply with all the conditions proposed by SEAC as also undertake the additional activities of Rs 25 Lakhs as per Table above. The SEIAA observed that the case stands recommended by SEAC and the Committee has awarded ‘Silver Grading’ to the project proposal. The SEIAA looked into the details of the case and was satisfied with the same.

After detailed deliberations, SEIAA decided to accept the recommendations of SEAC and grant Environmental Clearance for the expansion of a commercial project namely “Mohali Citi Centre” having built-up area 72262.46 sqm in land area 16,187.29 sqm located at Block-F, Aerocity, Mohali, SAS Nagar by M/s KLG Jewellers as per the details mentioned in the Form 1, 1A, EMP and subsequent presentation /clarifications made by the project proponent and his consultant with proposed measures and subject to additional conditions as under: -

Additional Conditions:

- i) As proposed by the project proponent, additional amount of Rs. 25 lacs shall be spent on the following activities to be undertaken under the Environmental Management Plan (EMP) of the proposed project:

| Sr.No. | Activity | Amount (Rs) |
|---------------|---|--------------------|
| 1 | Sanitation/Public Health/Drinking Water/ Plantation/ other activities for Govt. Dispensary located in nearby villages and other adjoining areas | Rs 10 lacs |
| 2 | Plantation in the community areas with tree guards | Rs 5 lacs |
| 3 | Construction of Toilets and other sanitation measures in the Govt. Girls Schools of nearby areas | Rs 10 lacs |
| Total | | 25 lacs |

- 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 rain water etc is not impeded or disrupted in any manner.

Meeting ended with a vote of thanks to the Chair.

Member Secretary