

Proceedings of 156th meeting of State Environment Impact Assessment Authority held on 15.11.2019 at 10:00 AM in the Conference Hall No 3 (1st Floor), Punjab State Council for Science and Technology, MGSIPA Complex, Sector-26, Chandigarh.

Item No. 1): Confirmation of the minutes of 155th meeting of SEIAA held on 14.11.2019.

SEIAA was informed that the proceedings of 155th meeting of SEIAA is being prepared and will be placed in the next meeting of SEIAA for confirmation. SEIAA noted the same.

Item No. 2): Action on the proceedings of 153rd, 154th and 155th meeting of SEIAA held on 17.10.2019, 22.10.2019 and 14.11.2019, respectively.

Action on the proceedings of 153rd, 154th and 155th meeting of SEIAA held on 17.10.2019, 22.10.2019 and 14.11.2019, respectively, will be placed in the next meeting of SEIAA. SEIAA noted the same.

Item No. 156.01: Application for obtaining Environmental Clearance (EC) under EIA notification dated 14.09.2006 for establishment of a Commercial project namely "Sushma Empiria" within Super Mega Mixed Land Use Integrated Industrial Park at Village Nagla, Zirakpur, Punjab by M/s Suksha Developers Pvt. Ltd. (Proposal No. SIA/PB/NCP/87995/2018).

SEIAA observed as under:

The project proponent has filed an application for obtaining Environment Clearance under EIA notification, 2006 for establishment of a Commercial project namely "Sushma Empiria" within Super Mega Mixed Land Use Integrated Industrial Park at Village Nagla, Zirakpur, Punjab by M/s Suksha Developers Pvt. Ltd.

Earlier, the project was considered in 179th meeting of SEAC, wherein after detailed deliberations, SEAC decided to defer the case till the project proponent submits the approved layout plan of the main project along with copy of CLU of Super Mega Mixed Land Use Integrated Industrial Park at Village Nagla, Zirakpur.

The observations were conveyed to the project proponent. Accordingly, the project proponent has submitted reply vide its letter dated 29/07/2019 alongwith copy of the agreement with the Govt. of Punjab and copy of CLU.

The case was again considered by the SEAC in its 182nd meeting held on 03.08.2019 and same was attended by the following on behalf of the project proponent:

- (i) Sh. Bharat Mittal, Director , Sh. Bhupinder Singh Bedi, GM (Corporate Affairs) and Sh. Deepak Gupta, Environmental Advisor, of the project proponent.
- (ii) Sh. Sital Singh, EIA-co-ordinator cum CEO, M/s CPTL Pvt. Ltd., Mohali, Environment Consultant of the promoter company.

Sh. Bharat Mittal submitted an authority letter dated 02.08.2019 wherein, Sh. Bhupinder Singh Bedi GM (Corporate Affairs) and Sh. Deepak Gupta, Environmental Advisor of the Company have been authorized by the Director of the promoter company to submit any reply, documents on behalf of company. Any commitment made by him during the presentation will be binding / acceptable to the company. The said letter was taken on record by SEAC.

SEAC allowed the project proponent to present the salient features of the project and the Environment consultant of the promoter company presented the same as under:

1)	Activity or Item No. as per EIA Notification, 2006 (in schedule)	8(a): Building & Construction Project. Area less than 50 ha or /and built up area less than 1,50,000 sqm
	Category as per EIA Notification, 2006 (in schedule)	Category B2
2)	Requirement of Public consultation	Not required being Building Construction Project under B2 category.
3)	Requirement of EIA	Not required being B2 category project.
4)	Applicability of GC	Not applicable being Building Construction Project under B2 category project.
5)	Name and Location of the project	"Sushma Empiria" within Super Mega Mixed Land Use Integrated Industrial Park at Village Nagla, Zirakpur, Punjab by M/s Suksha Developers Pvt. Ltd.

6)	Total cost of the project	Rs. 125 Crores.			
7)	Co-ordinates of the site	30,3742.92 N 76,5014.16 E 30,3739.17 N 76,5008.15 E 30,3735.89 N 76,5002.64 E 30,3742.17 N 76,5001.66 E 30, 3739.27 N 76,5000.07 E			
8)	Total Plot area, Built-up Area and Green area	The details of the group housing project is as under:			
		Sr. No.	Description	Details	
		1.	Total Project land Area	34616 sqm.	
		2.	Built-up Area	141757 sqm.	
		3.	Green Area	9994 sqm.	
9)	Population (when fully inhabited)	7501 Persons.			
10)	Water Requirements & source	Break up of water requirement		Source	
		Total requirement: 413 KLD in operation phase (252 KLD fresh water). a. Domestic purposes:252 KLD b. Flushing : 161 KLD Total: 10-15 in construction phase.		a. Groundwater b. treated effluent from STP 2. Treated effluent from the STP.	
11)	Disposal Arrangement of Waste water	Total = 330 KLD, which will be treated in the STP of capacity 350 KLD to be installed in the project premises.			
		S. No.	Season	For Flushing purposes (KLD)	Green Area (KLD)
		1.	Summer	161	55
		2.	Winter	161	15
		3.	Rainy	161	05
12)	Rain water recharging detail	14878 KL/year rainwater shall be recharged with adequate treatment as per the norms of CGWA. 6 no. of Rainwater Harvesting pits shall be provided.			

13)	Solid waste generation and its disposal	a) 1956 kg/day b) Solid wastes will be appropriately segregated at source as Bio-degradable and non- bio-degradable as per MSW Rules, 2016. c) Mechanical composter will be provided. d) Non-biodegradable & recyclable waste will be sold to recyclers.									
14)	Hazardous Waste & E-waste	1. Spent/used oil from DG sets will be sold to approved recyclers as per EPA, 1986. 2. E-waste generated will be stored in an isolated room and will be sent to the manufacturers as per the EPA Rules.									
15)	Energy Requirements & Saving	a) 3950 KW from State Power Supply. b) 1 x 500 KVA and 2 x 1010 KVA DG sets with canopy as standby arrangements will be provided. c) Solar energy will be used for street lights on the road as well as in the parks in phased manner. d) Use of LED will be encouraged. e) Energy efficient electrical gadgets will be used. f) 307 KWHD total energy will be saved by installing solar lights (15 Nos) & replacing common area lights (500) with LED.									
16)	Environment Management Plan along with Budgetary break up phase wise and responsibility to implement	GM, Projects will be responsible for implementation of the EMP. The budgetary breakup phase wise of the EMP is as under: <table border="1" data-bbox="799 1249 1463 1637"> <thead> <tr> <th data-bbox="799 1249 1011 1473">Description</th> <th data-bbox="1011 1249 1195 1473">Capital Cost</th> <th data-bbox="1195 1249 1463 1473">Recurring Cost including the monitoring charges (per annum)</th> </tr> </thead> <tbody> <tr> <td data-bbox="799 1473 1011 1574">Construction</td> <td data-bbox="1011 1473 1195 1574">Rs. 89.5 lacs</td> <td data-bbox="1195 1473 1463 1574">Rs.14.9 Lacs</td> </tr> <tr> <td data-bbox="799 1574 1011 1637">Operation</td> <td data-bbox="1011 1574 1195 1637">-</td> <td data-bbox="1195 1574 1463 1637">Rs.16.4 Lac</td> </tr> </tbody> </table>	Description	Capital Cost	Recurring Cost including the monitoring charges (per annum)	Construction	Rs. 89.5 lacs	Rs.14.9 Lacs	Operation	-	Rs.16.4 Lac
Description	Capital Cost	Recurring Cost including the monitoring charges (per annum)									
Construction	Rs. 89.5 lacs	Rs.14.9 Lacs									
Operation	-	Rs.16.4 Lac									
17)	CER activities along with budgetary break up and responsibility to implement	1. Director will be responsible for implementation of the CER activities. 2. Rs 75 Lakh will be earmarked for maintenance of PR-7 road, Central verge starting from NH-64, Aerocity light point towards village Nagla, Zirakpur. Approximate 5 km (For 2 years). Started on 28/03/2019 upto 27/03/2021.									
18)	Other important facts	➤ The Project is part of Super Mega Mixed Use Integrated Industrial Park Project, which has been granted CLU by CTP vide no. SP-432(M)									

		<p>dated 11/01/2010. Although, as per the master plan the site falls under residential zone.</p> <p>➤ MC, Zirakpur vide its certificate no. 127/BB dated 06/04/2018 certified that presently sewer facility is not available in the area. The work is in progress for laying of sewer and water supply by MC, Zirakpur in the area under its limit and after lying of sewer lines in the vicinity of area the permission will be given for discharge of its 200 KLD of treated sewerage in the sewer.</p>
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SEAC asked the project proponent and his Environmental Consultant to clarify the following observations to which he replied as under: -

Sr. No.	Observations	Reply submitted by the project proponent and his Environmental Consultant
1.	<p>a. As to whether the land use of the area is permissible for the establishment of the project for which EC has been applied as per the provisions of Master Plan of the city.</p> <p>b. SEAC observed that as per agreement submitted by the project proponent, in the heading 5 (C(b)) it has been mentioned as under: <i>Additional activities within the industrial pocket may include convention centres, community centres, Film & multimedia facilities (to be identified) and water bodies (without water games), but not Multiplex or Recreational activities. The extent of additional activities in addition to industry (which may include IT, ITES, BPOs, KPOs, Software development, data processing and other industrial activities defined as such by the government) will be limited to 30% of</i></p>	<p>a. The project will be developed as per the agreement made by M/s Shipra Estate Pvt. Ltd with the Govt. of Punjab on 18/05/2009. M/s Shipra Estate Pvt. Ltd has already obtained CLU vide no. SP-432(M)dated 11/01/2010.</p> <p>b. The project proponent agreed to comply with the same. Also, components like hotel will be established in the industrial pocket as per agreement. Further, they will get the layout plans approved from the Competent Authority for the activities / establishments proposed to be set up by them in this project for which EC applied.</p>

	<i>the total applicable industrial component of the park.</i>	
2.	As to whether the permission from Deptt. of Forest under the Forest (Conservation) Act, 1980 and Wildlife (Protection) Act, 1972 has been obtained.	No forest land is involved at the project site.
3.	As to whether, the plans have been approved by the Competent Authority or still are Conceptual plans. If so, is there any change from the conceptual plans.	At present, they are having conceptual plan. They will get the layout plans approved from the Competent Authority for the activities / establishments proposed to be set up by them in this project for which EC applied.
4.	Whether online application for obtaining NOC for abstraction of ground water has been applied CGWA?	Online application has been submitted on the portal of CGWA for obtaining permission for abstraction of ground water and a copy of the same has been submitted.
5.	What will be the treatment proposal for the sewage expected from the labours / employees during the construction phase?	Septic tank will be provided for the treatment of waste water generated during construction phase. The treated effluent will be utilized for the green area/plantation.
6.	Whether provision of module system shall be kept during installation of STP?	No. As it is a commercial project and whole of the project is likely commissioned in short period of span, module system will not be feasible.
7.	As to whether provision for segregating grey and black streams of waste water and separate treatment for both the streams and utilization has been made.	Being commercial project, nature of the effluent is more or less same. Hence, it will not be feasible for the project proponent to make provision for segregating grey and black streams of waste water and separate treatment for both the streams and utilization thereafter.
8.	(a) Whether the project proponent has proposed CER activities in accordance to the OM dated 01.05.2018.	a. Rs. 75 Lakhs has been kept reserved for completing the CER activities. The activities shall be completed by 27 March 2021. Rs 75 Lakh will be earmarked for maintenance of PR-7 road, Central verge starting from NH-64, Aerocity light point towards

	<p>(b) What is the bifurcation of amount to be spent on CER as the agreement with GMADA?</p> <p>(c) The project proponent shall provide display boards at site indicating that the project is being carried out under CER activities as required under the provisions of EIA Notification 2006 & as per the conditions of Environment Clearance granted by the SEIAA, Punjab.</p>	<p>village Nagla, Zirakpur. Approximate 5 km (For 2 years). The work has already been started on 28/03/2019 and will be carried on upto 27/03/2021.</p> <p>b. The project proponent will incur an expenditure of approximately 37-40 lakhs annually, which will include initial capital cost of plantation and maintenance of the same comprising of watering, mortality and replacement cost of plantation, supervision and manpower cost related thereto.</p> <p>c. The project proponent agreed to this point.</p>
9.	<p>The calculations for rainwater harvesting pits were found incorrect. The project proponent should provide additional pits for Rain Water Harvesting and revised details along with calculations.</p> <p>Further, the number of pits are not in consonance to the formula devised by the MoEFCC for minimum one recharge bore per 5,000 square meters of built up area.</p>	<p>The project proponent submitted proposal for 10 Rain Water Harvesting Pits after showing the revised calculations.</p> <p>The project has a total area of 141757 Sqm. According to the built up area formula minimum recharge bores required are 28. The project proponent assured to provide recharge bores as per the guidelines issued by the MoEFCC.</p>
10.	<p>What are the parking details to be provided by the project proponent?</p>	<p>As per layout plan submitted parking provision equivalent to 1919 ECS have been made which will be sufficient to cater the needs of the occupants and the visitors.</p>

SEAC took a copy of presentation along with reply given by the project

proponent and his environmental consultant on record.

After 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 establishment of 'commercial project' namely " Sushma Empiria" having built up area 141757 sqm in total land area of 34616 sqm at Village Nagla, Zirakpur, 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, conditions:

Standard EC Conditions:

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 byelaws.
- 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 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 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 conform to the suitability as prescribed under the provisions laid down under the master plan of respective city/ town. For that, the project proponent shall 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.
- xiv) The project proponent shall carryout developmental activities only as allowed as per the agreement made by M/s Shipra Estate Limited with the Govt. of Punjab on 18/05/2009.

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 PM_{2.5}) 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 meter height). 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) Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
 - vii) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
 - viii) Wet jet shall be provided for grinding and stone cutting.
 - ix) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
 - x) All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
 - xi) 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.
 - xii) 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.
 - xiii) For indoor air quality the ventilation provisions as per National Building Code of India.

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 413KL/day, out of which 252 KL /day shall be met through own tube well and remaining 161 KL/day through recycling of treated waste water. 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 330 KL/day, which will be treated in STP of capacity @350 KLD on SBR technology within the project premises. As proposed, reuse of treated wastewater and discharge of surplus treated wastewater shall be as under:-

S. No.	Season	For Flushing purposes (KLD)	Green Area (KLD)	Into sewer (KLD)
1.	Summer	161	55	114
2.	Winter	161	15	121
3.	Rainy	161	05	131

- 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 waste water generated from swimming pool(s) shall not be discharged and the same shall be reused within the premises for purposes such as horticulture, HVAC etc.
- viii) 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.
- ix) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
- x) At least 20% of the open spaces as required by the local building bye-Laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
- xi) 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.
- xii) 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 i.e. (Tower/Mall) or in a common place in the project premises.

- xiii) 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.
- xiv) The project proponent will provide 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 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

- xv) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- xvi) The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits (28 Nos) /storage tanks shall be provided for ground water recharging as per the CGWB norms.
- xvii) A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up 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. The ground water shall not be withdrawn without approval from the Competent Authority.

- xviii) All recharge should be limited to shallow aquifer.
- xix) 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.
- xx) 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.
- xxi) 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.
- xxii) Sewage shall be treated in the STP with tertiary treatment. STP shall be installed in phased manner viz a viz in module system designed in a such a way so as to efficiently treat the waste water with increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
- xxiii) No sewage or untreated effluent water would be discharged through storm water drains. xix. 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, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
- xxiv) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxv) 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 CFLs/ LED 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. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

VI. Waste Management

- i) A certificate from the competent authority handling municipal solid wastes, 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. A minimum of one tree for every 80 sqm of total project land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. 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 residential 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 Assessment (HJRA) and Disaster Management Plan shall be implemented.
- iv) 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.
- v) Occupational health surveillance of the workers shall be done on a regular basis.
- vi) A First Aid Room shall be provided in the project both during construction and operations of the project.

X. Corporate Environment Responsibility

- 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. The project proponent shall adhere to the commitments made in the proposal for CER activities for spending at least minimum amount of Rs. 75 Lakhs (approx. 0.6%) has been kept reserved for completing the CER activities as per OM dated 01.05.2018. The activities shall be completed by 27 March 2021. Rs 75 Lakh will be earmarked for maintenance of PR-7 road, Central verge starting from NH-64, Aerocity light point towards village Nagla, Zirakpur. Approximate 5 km (For 2 years). However, CER activities shall strictly be in accordance with the activities listed out in the OM dated 01.05.2018 and as per the following proposal submitted by the project proponent. The amount to be spent on CER activities shall be proportionate to the amount spent on project & such activities shall run parallel to the project execution. All the activities must be completed with the completion of the project.

The project proponent shall provide display boards at the site of CER activity indicating that the project is being carried out under CER activities as required under the provisions of EIA Notification 2006 & as per the conditions of Environment Clearance granted by the SEIAA, Punjab.

- 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 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 account and not to be diverted for any other purpose. The project proponent shall spend minimum amount of Rs 89.5 Lacs towards capital cost and Rs 14.90 Lacs/annum towards recurring cost in Construction phase of the project including the environmental monitoring cost and shall spend minimum amount of Rs 16.9 Lacs/annum towards 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 environmental management plan is transferred to the occupier/residents society under proper MOU under intimation to SEIAA, Punjab. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

XI. Validity

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

XII. Miscellaneous

- i) The project proponent 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 Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- xiv) The 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 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.

The case was placed in the 156th meeting of SEIAA on 15.11.2019 and it was attended by the following:

- (i) Sh. Bhupinder Singh BediGM (Corporate Affairs) and Sh. Deepak Gupta, Environmental Advisor, of the project proponent.
- (ii) Sh. Sital Singh, EIA-co-ordinator cum CEO, M/s CPTL Pvt. Ltd., Mohali, Environment Consultant of the promoter company.

Sh. Bhupinder Singh Bedi,GM (Corporate Affairs) submitted an authority letter dated 14.11.2019 wherein, Sh. Bhupinder Singh BediGM S/o Sh. Rajinder Singh and Sh. Deepak Gupta S/o Late Sh. Hardyal Gupta, Environmental Advisor of the Company have been authorized by the Director of the promoter company to submit any reply, documents on behalf of company. Any commitment made by them during the presentation will be binding / acceptable to the company. The said letter was taken on record by SEIAA.

Environmental Consultant of the promoter company presented the salient features of the project and requested for grant of environmental clearance.

During discussions, representative of the promoter company agreed to comply with fully all the conditions as mentioned by SEAC.

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. A copy of presentation was taken on record by SEIAA.

Therefore, the Authority decided to accept the recommendations of SEAC and grant environmental clearance for establishment of a Commercial project namely "Sushma Empiria" having a built up area 141757 sqm in total land area of 34616 sqm located within Super Mega Mixed Land Use Integrated Industrial Park at Village Nagla, Zirakpur, Punjab by M/s Suksha Developers Pvt. Ltd. as per the details mentioned in Form 1, 1A, EMP & subsequent presentations/ clarifications made by

the project proponent and his Environmental Consultant, proposed measures and with the following amendments in the conditions as proposed by SEAC:

Conditions to be amended as under:

Condition no. xvi), xxii) and xxiii) of III. Water quality monitoring and preservation

xvi) The CGWA provisions on rain water harvesting should be followed. Rain water harvesting recharge pits (28 Nos) /storage tanks shall be provided for ground water recharging as per the CGWB norms.

xxii) Sewage shall be treated in the STP with tertiary treatment. STP shall be installed in phased manner viz a viz in module system designed in a such a way so as to efficiently treat the waste water with increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. No treated water shall be disposed in to municipal stormwater drain.

xxiii) 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, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.

Item No. 156.02: Application for obtaining Environmental Clearance (EC) under EIA notification dated 14.09.2006 for establishment of Warehouse/Logistics/Industrial Estate in the revenue estate of village Chamaru & Mehtabgarh, Tehsil Rajpura, Distt. Patiala by M/s Ishanavi Industrial & Logistics Park Pvt. Ltd. (Proposal No. SIA/PB/NCP/94495/2019).

SEIAA observed as under:

The project proponent has filed an application under category 8(a) for obtaining Environment Clearance under EIA notification, 2006 for establishment of a Warehouse project namely Warehouse/Logistics/ Industrial Assembling Light Engineering located at Plot No. 8, Super Mega Industrial Estate at revenue estate of Village Chamaru & Mehtabgargh, Tehsil Rajpura, Distt Patiala, Punjab by M/s Ishanvi Industrial & Logistics Park Pvt. Ltd.

The following EDS has been raised after the initial scrutiny, for which project proponent replied as under:

Sr. No.	Observation	Reply of Project Proponent
1.	The project proponent has proposed to construct logistic park at Plot no. 8 inside "Super Mega Industrial Estate" by M/s Vividha Infrastructure Pvt Ltd. at Village Chamaru & Mehtabgargh, Rajpura. As per the approved plan of the said estate, the area of plot no. 8 is 9.903 Acres, but your proposal is to setup in an area of 1,91,011.792m ² i.e. around 47.2 Acre. Please clarify and submit the complete layout plan of estate marking your project in the same.	The total site area for which Environment Clearance is accorded for the Super Mega Industrial Estate" by M/s Vividha Infrastructure Pvt. Ltd. is 255.28 acres out of which the land area of proposed warehouse/logistics/ industrial assembling light engineering park is approx. 47.2 acres. The complete layout of the project showing the proposed project site is submitted.
2.	The designation of the plot in the approved plan of the Super Mega Industrial Estate is industrial plot. Please clarify, whether the industrial plot is compatible for logistic park as per the EC granted to the estate. A supporting document may be submitted in this regard.	As per the granted EC for M/s Vividha Infrastructure Pvt Ltd for the " Super Mega Industrial Estate; the "projects covered under category 8(b) like warehousing etc. will be allowed".

3.	The project proponent has not attached the application filed with CGWA for obtaining permission for abstraction of ground water.	The copy of acknowledgment of the submission of the Application form to obtain NOC from CGWA for ground water abstraction is submitted
4.	The project proponent has not submitted permission from the competent authority regarding disposal of Municipal Solid Waste to be generated from the project.	The organic waste convertor will be installed for the treatment of bio-degradable waste. However, for the disposal of non-biodegradable waste; the necessary agreement will be done with the authorized vendor
5.	The project proponent has proposed that wastewater generated from the project @ 56 KLD will be treated in the common STP of 600 KLD to be provided by M/s Vividha Infrastructure Pvt Ltd. It is therefore, required confirmation from M/s Vividha Infrastructure Pvt Ltd. that sufficient capacity will be available for treatment and disposal effluent to be generated from your project.	As per the EC letter obtained for the Super Mega Industrial Estate by M/s Vividha Infrastructure Pvt Ltd. ; the STP of capacity 600 KLD will be installed. Further, the confirmation from M/s Vividha Infrastructure Pvt Ltd. to provide the facility of sewage treatment (56 KLD) will be obtained before the commencement of the construction work
6.	The status of STP to be provided by M/s Vividha Infrastructure Pvt Ltd. and details there upon to be submitted. In case, the arrangement and disposal is yet to be made operational, provide the alternate plan for the effluent to be generated from your project.	The STP is yet to be installed at the project site by M/s Vividha Infrastructure. The proposed warehouse/logistics/ industrial assembling light engineering park will be made operational after the installation of STP at the project site.

The case was considered by the SEAC in its 182nd meeting held on 03.08.2019 and the same was attended by the following on behalf of the project proponent:

- (iii) Sh. Nitin Gawli, Senior Vice President on behalf of the project proponent.
- (iv) Sh. Shekhar Upadhyaya, M/s Aplinka Solutions & Technologies Pvt. Ltd., A-68, Sector- 64, Noida, Uttar Pradesh.

Sh. Nitin Gawli submitted an authority letter wherein, he has been authorized by the Director of the promoter company to sign all forms, documents, applications, intimations, deeds, undertakings, affidavits, including giving certified true copy of documents and to undertake all formalities as may be required. The said authority letter was taken on record by SEAC.

SEAC was apprised that Environmental Engineer, PPCB, Regional Office, Patiala was requested vide e-mail dated 08.05.2019, 10.07.2019 and 18.07.2019 to send the report on the following:

1. Construction status at the site along with physical structures within 500m radius of the site including the status of industries if any
2. As to whether the site of the project is meeting with the siting guidelines framed by Punjab Pollution Control Board for such type of projects.

Environmental Engineer, PPCB, Regional Office, Patiala vide letter no. 2924 dated 19/7/2019 has intimated that no construction activity has started. Only demarcation of the site has been done by burjis. No industry falls within the radius of 500 m of the project. The village Mehtabgarh falls within 500 m from the boundary of the site. Also, no project specific siting criteria has been notified by the Board. Apparently, the site is meeting with the general siting criteria as per policy of the Board. A detailed report in this regard may be obtained from the revenue authorities (SDMRajpura) as per policy of the Board dated 30.04.2013. The photographs of the project taken during the visit



are as under:

The said letter was taken on record by the SEAC.

SEAC allowed the project proponent to present the salient features of the project and the Environment consultant of the promoter company presented the same as under:

1)	Activity or Item No. as per EIA Notification, 2006 (in schedule)	8(a): Building & Construction Project. Area less than 50 ha or /and built up area less than 1,50,000 sqm
	Category as per EIA	Category B2

	Notification, 2006 (in schedule)																					
2)	Requirement of Public consultation	Not required being Building Construction Project under B2 category.																				
3)	Requirement of EIA	Not required being B2 category project.																				
4)	Applicability of GC	Not applicable being Building Construction Project under B2 category project.																				
5)	Name and Location of the project	Warehouse/Logistics/ Industrial Assembling Light Engineering located at Plot No. 8, Super Mega Industrial Estate at revenue estate of Village Chamaru & Mehtabgargh, Tehsil Rajpura, Distt Patiala, Punjab to be developed by M/s Ishanvi Industrial & Logistics Park Pvt. Ltd.																				
6)	Total cost of the project	164.58 crores																				
7)	Total Plot area, Built-up Area and Green area	The details of the group housing project is as under: <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Description</th> <th>Details</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Total Project land Area</td> <td>1,91,011.79 sqm.</td> </tr> <tr> <td>2.</td> <td>Net Plot area</td> <td>1,90,607.78 sqm.</td> </tr> <tr> <td>3.</td> <td>Built-up Area</td> <td>1,17,616.79 sqm.</td> </tr> <tr> <td>4.</td> <td>Green Area</td> <td>39,903.73 sqm.</td> </tr> <tr> <td>5.</td> <td>Parking</td> <td>15,370.25 sqm.</td> </tr> </tbody> </table>	Sr. No.	Description	Details	1.	Total Project land Area	1,91,011.79 sqm.	2.	Net Plot area	1,90,607.78 sqm.	3.	Built-up Area	1,17,616.79 sqm.	4.	Green Area	39,903.73 sqm.	5.	Parking	15,370.25 sqm.		
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8)	Population (when fully inhabited)	2300 Persons.																				
9)	Water Requirements & source	<table border="1"> <thead> <tr> <th>S. No.</th> <th>Season</th> <th>Fresh water (KLD)</th> <th>Treated water (KLD)</th> <th>Total water (KLD)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Summer</td> <td>42</td> <td>103</td> <td>145</td> </tr> <tr> <td>2.</td> <td>Winter</td> <td>42</td> <td>63</td> <td>105</td> </tr> <tr> <td>3.</td> <td>Rainy</td> <td>42</td> <td>43</td> <td>85</td> </tr> </tbody> </table> <p>Treated waste water from nearby STP will be used in construction phase (Approx. 50 KLD)</p>	S. No.	Season	Fresh water (KLD)	Treated water (KLD)	Total water (KLD)	1.	Summer	42	103	145	2.	Winter	42	63	105	3.	Rainy	42	43	85
S. No.	Season	Fresh water (KLD)	Treated water (KLD)	Total water (KLD)																		
1.	Summer	42	103	145																		
2.	Winter	42	63	105																		
3.	Rainy	42	43	85																		

10)	Disposal Arrangement of Waste water	<p>56 KLD of wastewater will be generated, which will be treated in Common STP of 600 KLD capacity to be provided by M/s Vividha Infrastructure Pvt. Ltd. for Super Mega Industrial Estate. During summer, 103 KLD of treated effluent from common STP will be taken, during winter 63 KLD and during rainy season 43 KLD will be taken.</p> <table border="1" data-bbox="735 504 1465 763"> <thead> <tr> <th data-bbox="735 504 810 663">S. No.</th> <th data-bbox="815 504 954 663">Season</th> <th data-bbox="959 504 1145 663">For Flushing purposes (KLD)</th> <th data-bbox="1150 504 1465 663">Green Area (KLD) Treated water (Total including Fresh Water)</th> </tr> </thead> <tbody> <tr> <td data-bbox="735 669 810 696">1.</td> <td data-bbox="815 669 954 696">Summer</td> <td data-bbox="959 669 1145 696">23</td> <td data-bbox="1150 669 1465 696">80</td> </tr> <tr> <td data-bbox="735 703 810 730">2.</td> <td data-bbox="815 703 954 730">Winter</td> <td data-bbox="959 703 1145 730">23</td> <td data-bbox="1150 703 1465 730">40</td> </tr> <tr> <td data-bbox="735 736 810 763">3.</td> <td data-bbox="815 736 954 763">Rainy</td> <td data-bbox="959 736 1145 763">23</td> <td data-bbox="1150 736 1465 763">20</td> </tr> </tbody> </table> <p>During construction phase, septic tank will be provided.</p>	S. No.	Season	For Flushing purposes (KLD)	Green Area (KLD) Treated water (Total including Fresh Water)	1.	Summer	23	80	2.	Winter	23	40	3.	Rainy	23	20
S. No.	Season	For Flushing purposes (KLD)	Green Area (KLD) Treated water (Total including Fresh Water)															
1.	Summer	23	80															
2.	Winter	23	40															
3.	Rainy	23	20															
11)	Rain water recharging detail	4305.178 m ³ /hour of rain water volume will be recharged. The rain water harvesting tanks will be provided.																
12)	Solid waste generation and its disposal	<p>a) 546.972 kg/day</p> <p>b) Solid wastes will be appropriately segregated as Bio-degradable and non- bio-degradable as per MSW Rules, 2016.</p> <p>c) Bio-degradable waste will be handled as per the MSW Rules, 2016.</p> <p>d) Horticulture waste is proposed to be composted and will be used for gardening purpose.</p> <p>e) Recyclable waste like paper, plastic, metal will be sold to recyclers.</p>																
13)	Hazardous Waste	The project will generate used oil from DG sets which will be covered under category 5.1 of Schedule-1 of Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016. It will be managed as per the provisions of Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016.																

14)	Energy Requirements & Saving	<p>a) 2.5 MVA from State Power Supply. b) 4 x 140 KVA, 12 x 110 and 1 x 62.5 DG sets with canopy as standby arrangements will be provided. c) LED will be used in common areas. d) Solar water heater arrangements. e) The orientation of the building will be done in such a way that maximum daylight is available. f) Land scape and green areas are well spaced so as to cool the surrounding environment, which will reduce energy consumption.</p>									
15)	Environment Management Plan along with Budgetary break up phase wise and responsibility to implement	<p>The budgetary breakup phase wise of the EMP is as under:</p> <table border="1" data-bbox="738 719 1449 1070"> <thead> <tr> <th data-bbox="738 719 946 943">Description</th> <th data-bbox="946 719 1169 943">Capital Cost</th> <th data-bbox="1169 719 1449 943">Recurring Cost including the monitoring charges (per annum)</th> </tr> </thead> <tbody> <tr> <td data-bbox="738 943 946 1003">Construction</td> <td data-bbox="946 943 1169 1003">Rs. 54.0 lacs</td> <td data-bbox="1169 943 1449 1003">Rs.5.75 Lacs</td> </tr> <tr> <td data-bbox="738 1003 946 1070">Operation</td> <td data-bbox="946 1003 1169 1070">Rs. 141.5 lacs</td> <td data-bbox="1169 1003 1449 1070">Rs.19.0 Lac</td> </tr> </tbody> </table>	Description	Capital Cost	Recurring Cost including the monitoring charges (per annum)	Construction	Rs. 54.0 lacs	Rs.5.75 Lacs	Operation	Rs. 141.5 lacs	Rs.19.0 Lac
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Construction	Rs. 54.0 lacs	Rs.5.75 Lacs									
Operation	Rs. 141.5 lacs	Rs.19.0 Lac									
16)	CER activities alongwith budgetary break up and responsibility to implement	<p>The CER programme will be implemented in the following steps</p> <ol style="list-style-type: none"> 1. Floating of RFP/tender for CER implementation 2. Finalization of CER implementation organisation 3. Memorandum of Understanding and award of CER Project 4. Monitoring & Evaluation 5. Reporting <p>CER Implementation Area:</p> <p>The Proposed Corporate Environmental Responsibility Programme (CER) will be restricted to the following five settlements (affected area) around the proposed project.</p> <ol style="list-style-type: none"> 1 Mehtabgarh Village 2 Chamru 3 Alampur 4 Thuha 5 Gardi Nagar 									

		<p>CER activities:</p> <p>The activities proposed under CER shall be worked out based on social need assessment. The important CER Programme includes following.</p> <ul style="list-style-type: none"> • Infrastructure creation for drinking water supply & sanitation (WATSAN) in schools • Toilet construction under swacch bharat mission for BPL families • Road and drainage repair & maintenance in village panchayat • Plantation in community areas in close coordination of village panchayat <p>A- Infrastructure creation for drinking water supply & sanitation (WATSAN) in schools: The safe drinking water and sanitation are the most important needs came out during interaction with villagers. The ground water of the project villages is not fit for drinking and is hard water. The proponent proposes to install the aqua guard and water filtration machines in the primary and secondary schools (both private and govt).</p> <p>B- Toilet construction under Swacch Bharat mission for BPL families:- Open defecation is still a widely prevalent practice among rural poor (BPL families). The project proponents propose to identity the needy BPL families in association with panchayat and construct the toilet for them.</p> <p>C- Road and drainage repair & maintenance in village panchayat : The condition of roads and drainages in the nearby</p>
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		<p>villages are pathetic. The project proponent proposes to undertake the road and drainage repair task in close association with village panchayat.</p> <p>D-Plantation in Community Areas in close association with village panchayat: The plantation is must for climate amelioration and fresh air. The project proponent proposes to conduct the plantation drive in village commons and along the village roads. This activity will be carried out with close collaboration of village panchayat and local communities.</p>
7)	Other important facts	<p>➤ The type of the products to be stored in project is given below:</p> <ol style="list-style-type: none"> 1. Automotive-Spare parts & accessories 2. IT Hardware 3. Packaging 4. FMCG Retail Products 5. Ready-to-assemble furniture, fixtures & appliances 6. Engineering Products 7. Non-Agriculture Raw Produce 8. Ready made Garments 9. Cosmetics, Pharmaceutical & Healthcare Products 10. Finished Electronic goods 11. Consumer Durables

		<p>12. Finsihed FoodProducts 13. Books andPaper 14. Schedule-II & III Chemicals with threshold limit</p> <ul style="list-style-type: none"> ➤ The proposed Warehouse/Logistics/Industrial Assembling Light Engineering Warehouse/Logistics/Industrial Assembling Light Engineering project is located inside the Integrated Industrial Estates namely "Super Mega Indutrial Estate" by M/s Vividha Infratructure Pvt Ltd. at Village Chamaru & Mehtabgargh, Tehsil Rajpura, Distt Patiala, Punjab which has already been accorded with the Environment Clearance by SEIAA, Punjab vide letter no. SEIAA/2018/643 dated 24.5.2018. ➤ NH-1isapproximately1kmfromtheprojectsite. ➤ The project proponent has submitted copy of acknowledgment of the submission of the Application form to obtain NOC from CGWA for ground water abstraction.
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SEAC asked the project proponent and his Environmental Consultant to clarify the following observations to which he replied as under: -

Sr. No.	Observations	Reply submitted by the project proponent and his Environmental Consultant
1.	As to whether the permission from Deptt. of Forest under the Forest (Conservation) Act, 1980 and Wildlife (Protection) Act, 1972 has been obtained.	There is no forest land is involved at the project site.
2.	As to whether, the plans have been approved by the Competent Authority or still are Conceptual plans. If so, is there any change from the conceptual plans.	At present, they are having conceptual plan.
3.	Whether online application for obtaining NOC for abstraction of ground water has been applied CGWA?	Online application has been submitted on the portal of CGWA for obtaining permission for abstraction of ground water and a copy of the same has been submitted.

4.	There is possibilities of storing hazardous waste/ hazardous goods at site. Even the process of the firms may include generation of industrial effluent/ emissions. How the PP shall ensure that these types of waste storage /effluent /emission generating manufacturing process shall not be allowed since the application has been applied under 8(a) category-Building and Construction projects.	They will not allow the firms to store any hazardous waste / hazardous goods. Besides warehouse/go-downs, assembly type manufacturing units under white or green category with no industrial effluent and no emissions (except DG sets) will be established.
5.	Whether the trees have been proposed in the green belt or only parks/lawns will be provided.	39903.73 sqm. plantation area to be developed and maintained. Trees will be provided all along the boundary wall-
6.	What are the arrangements proposed for rain water harvesting.	Two no. storm water harvesting tanks of capacity 2520 cum and 1800 cum shall be provided.
7.	To ease out the traffic congestion due to setting up of the project, the project proponent shall explore the possibility of mass transportation.	The project proponent shall take up the matter with the other project partners located in the complex of M/s Vividha Infrastructure Pvt. Ltd. to explore the possibility of mass transportation for the staff / workers for the proposed projects so as to reduce the traffic burden within the premises as well as on the approach roads.
8.	Who will be responsible for the maintenance of organic waste composter proposed by the project proponent	The project proponent intimated that they will maintain the organic waste composter and submitted an undertaking dated 03/08/2019 in this regard.
9.	The project proponent should submit the CER activities proportionate with the time schedule for construction phase.	The project proponent agreed and submitted revised CER proportionate with the construction phase time schedule. The details of the same are given as under:

S. No.	Activities	1st Year	2nd Year	3rd Year	4th Year	Total cost(in lac)
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1	Infrastructure creation for drinking water supply & sanitation (WATSAN) in schools	3.00/-	3.00/-	3.00/-	3.00/-	12.00/-
2	Toilet construction under swacchbharat mission for BPL families	3.00/-	3.00/-	3.00/-	3.00/-	12.00/-
3	Road and drainage repair & maintenance in village panchayat	3.00/-	3.00/-	3.00/-	3.00/-	12.00/-
4	Plantation in community areas in close coordination of village panchayat	3.35/-	3.35/-	3.35/-	3.35/-	13.40/-
Total CER cost for 1 settlement		12.35/-	12.35/-	12.35/-	12.35/-	49.40/-
Total cost CER for 5 settlements		61.75/-	61.75/-	61.75/-	61.75/-	247.00/-
10	The village to be adopted by the project proponent under CER activity shall be the one which has not been adopted earlier by any other project.	The project proponent agreed to it.				

SEAC took a copy of presentation along with reply given by the project proponent and his environmental consultant on record.

After 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 establishment of a Warehouse project located at village Chamaru and Mehtabgarh, Tehsil Rajpura, Distt. Patiala, Punjab having built up area of 117616.79 sqm in total land area of 191011.79 sqm namely "Ishanavi Industrial & Logistics Park", 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, conditions:

EC Conditions:**Special Condition:**

The project proponent shall not give this logistic park or part thereof to any firm or any person or any industry to store any hazardous chemical/ hazardous waste or for any such activity that may result in generation of any trade effluent or emission or hazardous waste (except emission from DG sets in controlled conditions).

I. Statutory compliance:

- i) The project proponent shall neither allow any firm to store any hazardous waste / hazardous goods / e-waste inside the project site nor allow any firm to generate industrial effluent / emissions at the project site except the emission from the operation of DG sets.
- ii) 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 byelaws.
- iii) 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.
- iv) The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
- v) The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- vi) The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board / Committee.

- vii) The project proponent shall obtain the necessary permission for drawl of ground water/ surface water required for the project from the competent authority.
- viii) 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.
- ix) 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.
- x) 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.
- xi) The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
- xii) 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.
- xiii) 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.
- xiv) 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.
- xv) 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 carry out 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 meter height). 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) Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
- vii) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- viii) Wet jet shall be provided for grinding and stone cutting.
- ix) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- x) All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.

- xi) 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.
- xii) 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.
- xiii) For indoor air quality the ventilation provisions as per National Building Code of India.

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 145 KL/day, out of which 42 KL /day shall be met through own tubewell and remaining through recycling of treated waste water from the STP installed by M/s Vividha Infrastructure Pvt. Ltd. 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 56 KL/day, which will be treated in a STP of capacity 600 KLD on installed by M/s Vividha Infrastructure Pvt. Ltd. As proposed, reuse of treated wastewater and discharge of surplus treated wastewater shall be as under:

S.No.	Season	For Flushing purposes (KLD)	Green Area (KLD) Treated water (Total including Fresh Water)
1.	Summer	23	80
2.	Winter	23	40
3.	Rainy	23	20

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 waste water generated from swimming pool(s) if to be provided shall not be discharged and the same shall be reused within the premises for purposes such as horticulture, HVAC etc.
- viii) 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.
- ix) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
- x) At least 20% of the open spaces as required by the local building bye-Laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
- xi) 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.
- xii) 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 i.e. (Tower/Mall) or in a common place in the project premises.
- xiii) 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.
- xiv) The project proponent will provide 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 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

- xv) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- xvi) The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Two no. storm water harvesting tanks of capacity 2520 cum and 1800 cum shall be provided as proposed by the project proponent.
- xvii) A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up 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. The ground water shall not be withdrawn without approval from the Competent Authority.
- xviii) All recharge should be limited to shallow aquifer.
- xix) 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.
- xx) 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.
- xxi) 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.

- xxii) Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
- xxiii) 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, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
- xxiv) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxv) 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 CFLs/ LED 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. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

VI. Waste Management

- i) A certificate from the competent authority handling municipal solid wastes, 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. A minimum of one tree for every 80 sqm of total project land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. 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 residential 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.
- v) The project proponent shall explore the possibility of providing the facility for mass transportation jointly with other project proponents of M/s Vividha Infrastructure Pvt. Ltd for the staff/workers in the project to reduce the additional traffic burden within the premises as well as on approach roads of the project.

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 Assessment (HIRA) and Disaster Management Plan shall be implemented.
- iv) 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.
- v) Occupational health surveillance of the workers shall be done on a regular basis.
- vi) A First Aid Room shall be provided in the project both during construction and operations of the project.

X. Corporate Environment Responsibility

- 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. The project proponent shall adhere to the commitments made in the proposal for CER activities for spending at least minimum amount of Rs. 247 Lacs towards following CER activities. The details are given below: -

S. No.	Activities	1st Year	2nd Year	3rd Year	4th Year	Total cost(in lac)
1	Infrastructure creation for drinking water supply & sanitation (WATSAN) in schools	3.00/-	3.00/-	3.00/-	3.00/-	12.00/-
2	Toilet construction under swacchbharat mission for BPL families	3.00/-	3.00/-	3.00/-	3.00/-	12.00/-
3	Road and drainage repair & maintenance in village panchayat	3.00/-	3.00/-	3.00/-	3.00/-	12.00/-
4	Plantation in community areas in close coordination of village panchayat	3.35/-	3.35/-	3.35/-	3.35/-	13.40/-
Total CER cost for 1 settlement		12.35/-	12.35/-	12.35/-	12.35/-	49.40/-
Total cost CER for 5 settlements		61.75/-	61.75/-	61.75/-	61.75/-	247.00/-

However, CER activities shall strictly be in accordance with the activities listed out in the OM dated 01.05.2018 and as per the following proposal submitted by the project proponent. The amount to be spent on CER activities shall be proportionate to the amount spent on project & such activities shall run parallel

to the project execution. All the activities must be completed with the completion of the project.

- 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 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 account and not to be diverted for any other purpose. The project proponent shall spend minimum amount of Rs 195.5 Lacs towards capital cost and Rs 5.75 Lacs/annum towards recurring cost in Construction phase of the project and shall spend minimum amount of Rs 19.0 lacs/annum towards recurring cost in operation phase of the project. The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of environmental management plan is transferred to the occupier/resident's society under proper MOU under intimation to SEIAA, Punjab. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six-Monthly Compliance Report.
- iv) The villages to be adopted by the project proponent for implementation under the CER activities shall be the ones which have not been adopted

earlier by any other 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 Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
 - xiv) The 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 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.

The case was considered by the SEIAA in its 156th meeting held on 15.11.2019 and the same was attended by the following on behalf of the project proponent:

- (i) Sh. Nitin Gawli, Senior Vice President on behalf of the project proponent.
- (ii) Sh. Shekhar Upadhyaya, M/s Aplinka Solutions & Technologies Pvt. Ltd., A-68, Sector- 64, Noida, Uttar Pradesh.

Sh. Nitin Gawli submitted an authority letter wherein, he has been authorized by the Director of the promoter company to sign all forms, documents, applications, intimations, deeds, undertakings, affidavits, including giving certified true copy of documents and to undertake all formalities as may be required. The said authority letter was taken on record by SEIAA.

Environmental Consultant of the promoter company presented the salient features of the project and requested for grant of environmental clearance.

SEIAA observed that Punjab Pollution Control Board has issued office order no. 315 dated 05.07.2018, the relevant extract is reproduced as under:

- i) If the residential colony/commercial complex/construction project is proposed to be established within the municipal limits of a City/Town of the State and it proposes to discharge its entire sewage into the municipal sewer, then the promoter of the residential colony shall install adequate and appropriate individual sewage treatment plant. The project proponent shall make arrangements to re-use the treated effluent for flushing purposes and/or for watering of green areas in the project premises. Only the surplus treated waste water shall be discharged into the MC sewer.
- ii) If the residential colony/commercial complex/construction project is proposed to be established outside the municipal limits of a City/Town of the State or

jurisdiction of any other development authority, then the individual colonizer shall provide adequate and appropriate STP to treat its waste water and shall make arrangements to reuse the treated waste water for flushing purposes and to discharge the remaining treated effluent onto land for plantation/irrigation purposes.

Further, the Hon'ble NGT in CA No. 199 of 2014 titled as Almitra H. Patel &Anr. Vs. Union of India & Ors. & Kudrat Sandhu Vs. Govt. of NCT & Ors has passed certain directions on 24.04.2017 and relevant part of the said order is reproduced as under

"Therefore, we hereby direct that no plans for building of constitution over 10,000 Sqm area which will cover for construction of any commercial, industrial and even residential area would be sanctioned by any legal authority in the entire country unless such sanction plan duly provided for setting up of an STP which shall bring sewage and domestic discharge within the prescribed parameters. "

In view of above said Board's order dated 05.07.2018 as well as direction dated 24.04.2017 passed by Hon'ble NGT in OA no. 199 of 2014 titles as Almitra H. Patel &Anr. Vs. Union of India &Ors. &Kudrat Sandhu Vs. Govt. of NCT &Ors, the Promoter company is required to install STP.

To the said observation, the project proponent agreed to install a separate STP and submitted an undertaking dated 15.11.2019 to the effect that the project proponent would install an STP of 70 KLD capacity and the project would be a Zero Liquid Discharge project. The project proponent also submitted the revised water balance.

SEIAA further observed that the project proponent has proposed to install two no. tanks for rain water harvesting and has not proposed any rain water recharging pit. To this observation, the project proponent submitted an undertaking dated 15.11.2019 mentioning the calculations for rain water recharging pits and proposed to provide 24 no. of rain water recharging pits.

A copy of presentation and undertaking submitted by the project proponent was taken on record.

During discussions, representative of the promoter company agreed to comply with fully all the conditions as mentioned by SEAC.

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.

Therefore, the Authority decided to accept the recommendations of SEAC and grant environmental clearance for establishment of Warehouse/Logistics/Industrial Estate having built up area of 117616.79 sqm in total land area of 191011.79 sqm located in the revenue estate of village Chamaru & Mehtabgarh, Tehsil Rajpura, Distt. Patiala developed by M/s Ishanavi Industrial & Logistics Park Pvt. Ltd as per the details mentioned in Form 1, 1A, EMP & subsequent presentations/ clarifications made by the project proponent and his Environmental Consultant, proposed measures and with the following amendments in the conditions as proposed by SEAC:

Conditions to be amended as under:

Condition no. v-a), xvi), xxii) and xxiii) of III. Water quality monitoring and preservation

v) a)The total wastewater generation from the project will be 56 KL/day, which will be treated in a STP of capacity 70 KLD based on MBBR technology to be installed within the project premises (50 KLD treated wastewater will be available at the outlet of STP). Also, the project proponent shall achieve the Zero Liquid Discharge. As proposed, reuse of treated wastewater and discharge of surplus treated wastewater shall be as under:

S.No.	Season	For Flushing purposes (KLD)	Green Area (KLD) Treated water (Total including Fresh Water)
1.	Summer	23	80 KLD (53 KLD will be met from M/s Vividha Infrastructure Pvt. Ltd.)
2.	Winter	23	40 KLD (13 KLD will be met from M/s Vividha Infrastructure Pvt. Ltd)
3.	Rainy	23	27

xvi) The CGWA provisions on rain water harvesting should be followed. Rain water harvesting recharge pits (24 Nos) /storage tanks shall be provided for ground water recharging as per the CGWB norms.

xxii) Sewage shall be treated in the STP with tertiary treatment. STP shall be installed in phased manner viz a viz in module system designed in a such a way so as to efficiently treat the waste water with increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. No treated water shall be disposed in to storm water drain.

xxiii) 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, cooling tower, and other end-uses. Natural treatment systems shall be promoted.

Item No.156.03: Application for obtaining Environmental Clearance (EC) under EIA notification dated 14.09.2006 for establishment of a Commercial project namely "HLP Galleria" located at Sector-62, Mohali, Distt. SAS Nagar by M/s KCB INFRA (Proposal No. SIA/PB/MIS/101416/2019).

SEIAA observed as under:

M/s KCB INFRA has filed an application for obtaining Environment Clearance under EIA notification, 2006 for establishment of a Commercial project namely "HLP Galleria" at Sector-62, Mohali, Distt. SAS Nagar, Punjab.

The case was considered by the SEAC in its 182nd meeting held on 03.08.2019 and the same was attended by the following on behalf of the project proponent:

- (i) Sh. Raj Kumar, Vice President (Projects) Partner.
- (ii) Sh. Sital Singh, EIA-co-ordinator cum CEO, M/s CPTL Pvt. Ltd., Mohali, Environment Consultant of the promoter company.

Sh. Raj Kumar, Vice President has been authorized by Partners of the promoter company to submit any reply, documents on behalf of company. Any commitment made be him during the presentation will be binding / acceptable to the company. The said authority letter was taken on record by SEAC.

SEAC was apprised that Environmental Engineer, PPCB, Regional Office, SAS Nagar was requested vide email dated 08.05.2019:

1. Construction status at the site along with physical structures within 500 mt radius of the site including the status of industries if any
2. To verify the as to whether any (i) Protected Areas notified under the Wild Life (Protection) Act, 1972, (ii) Critically Polluted areas as notified by the Central Pollution Control Board from time to time, (iii) Notified Eco-sensitive areas, (iv) inter-State boundaries and international boundaries falls within 5 km radius from the boundary of the project site
3. As to whether the site of the project is meeting with the siting guidelines farmed by Punjab Pollution Control Board for such type of projects.

Environmental Engineer, PPCB, Regional Office, SAS Nagar vide letter no. SPL 38 dated 03.08. 2019 has intimated that the site of the subject cited project was visited by AEE of Regional Office, Regional Office, SAS Nagar on 24.07.2019 and Sh. Deepak Gupta was contacted and he showed the site of the project. It was observed that no construction work has been started by the promoter company. The boundary has been demarcated with iron sheet, Cosmo Hospital is adjoining the site. Many existing residential projects are there and upcoming residential/commercial many construction projects are within the 500 m various of the proposed site. It was observed that there is no industry such as rice sheller/saila plant/brick kiln/stone crushing/ screening cum washing unit/hot mix plant/cement unit etc. within a radius of 500 m. There is no air polluting industry within a radius of 100 m from the boundary of the project site and there is no MAH industry within a radius of 250 m radius from the boundary of the proposed site. Therefore, the site of the project is conforming to the siting guidelines laid down by the Govt. of Punjab, Department of Science Technology and Environment vide order dated 25/07/2008 as amended on 30/10/2009.As regards to distance of site of the project from the stipulation of general condition, the Environmental Engineer, PPCB, Regional Office, SAS Nagar is unable to comment in the absence of proper reports from the concerned departments i.e. report regarding protected area and notified eco-sensitive area from the Dept. of Forest & Wildlife Preservation and Interstate and International boundaries from the revenue authorities (concerned SDM).

SEAC allowed the project proponent to present the salient features of the project and the Environment consultant of the promoter company presented the same as under:

1)	Activity or Item No. as per EIA Notification, 2006 (in schedule)	8(a): Building & Construction Project. Area less than 50 ha or /and built up area less than 1,50,000 sqm							
	Category as per EIA Notification, 2006 (in schedule)	Category B2							
2)	Requirement of Public consultation	Not required being Building Construction Project under B2 category.							
3)	Requirement of EIA	Not required being B2 category project.							
4)	Applicability of GC	Not applicable being Building Construction Project under B2 category project.							
5)	Name and Location of the project	"HLP Galleria" located at Sector-62, Mohali, Distt. SAS Nagar by M/s KCB INFRA							
6)	Total cost of the project	Rs. 219 crores,							
7)	Co-ordinates of the site	30,42'00.07"N, 76,43'35.55"E 30,41'57.27"N,76,43'38.11"E 30,41'53.89"N,76,43'25.58"E 30,41'50.31"N76,43'26.99"E							
8)	Total Plot area, Built-up Area and Green area	The details of the group housing project is as under:							
		<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>Land</td> <td>27073 sqm</td> </tr> <tr> <td>Built-up area</td> <td>99878 sqm</td> </tr> <tr> <td>Green area</td> <td>1120 sqm</td> </tr> </tbody> </table>	Description	Area	Land	27073 sqm	Built-up area	99878 sqm	Green area
Description	Area								
Land	27073 sqm								
Built-up area	99878 sqm								
Green area	1120 sqm								
9)	Population (when fully inhabited)	7645 persons							
10)	Water Requirements & source	Break up of water requirement	Source						
		1. Total: 10-12 KLD in construction phase. 2.Total: 138 KLD (in operation phase) (56 KLD fresh water) 3. For flushing purposes :82 KLD	1. Treated effluent from the STP of GMADA. 2. GMADA 3. Treated effluent.						

11)	Disposal Arrangement of Waste water	Total = 110 KLD, which will be treated in the STP of capacity 300 KLD to be installed in the project premises.																					
		<table border="1"> <thead> <tr> <th>S. No.</th> <th>Season</th> <th>For Flushing purposes (KLD)</th> <th>Green Area (KLD)</th> <th>Into sewer (KLD)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Summer</td> <td>82</td> <td>06</td> <td>22</td> </tr> <tr> <td>2.</td> <td>Winter</td> <td>82</td> <td>02</td> <td>26</td> </tr> <tr> <td>3.</td> <td>Rainy</td> <td>82</td> <td>01</td> <td>27</td> </tr> </tbody> </table>	S. No.	Season	For Flushing purposes (KLD)	Green Area (KLD)	Into sewer (KLD)	1.	Summer	82	06	22	2.	Winter	82	02	26	3.	Rainy	82	01	27	
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1.	Summer	82	06	22																			
2.	Winter	82	02	26																			
3.	Rainy	82	01	27																			
12)	Rain water recharging detail	13880 m3/year rainwater shall be recharged with adequate treatment and 13 no. rain water harvesting pits as per the norms of CGWA.																					
13)	Solid waste generation and its disposal	<p>1529 kg/day</p> <p>Solid wastes will be appropriately segregated at source as Bio-degradable and non- bio-degradable as per MSW Rules, 2016.</p> <p>Mechanical composter will be provided</p> <p>Non-biodegradable & recyclable waste will be sold to recyclers.</p>																					
14)	Hazardous Waste & E-waste	<p>1. Spent/used oil from DG sets will be sold to approved recyclers as per EPA, 1986.</p> <p>2. E-waste generated will be stored in an isolated room and will be sent to the manufacturers as per the EPA Rules.</p>																					
15)	Energy Requirements & Saving	<p>a) a) 5500 KW from PSPCL.</p> <p>b) b) 1x 500 KVA, 2 x240 KVA & 2x125 KVA (silent DG sets) Energy Saving measures:</p> <p>c) Solar Light 15 No = 37 KWHD</p> <p>d) Common area (700) lights replaced with LED= 378 KWHD</p> <p>e) Total Energy saved/day= 415 KWHD</p>																					
16)	Environment Management Plan along with Budgetary break up phase wise and responsibility to implement	<p>During construction phase GM will be responsible and during operation phase, GM Will be responsible for implementation of the EMP.The budgetary breakup phase wise of the EMP is as under:</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Capital Cost</th> <th>Recurring Cost including the monitoring charges (per annum)</th> </tr> </thead> <tbody> <tr> <td>Construction</td> <td>Rs. 106.50 lac</td> <td>Rs.9.95 Lacs</td> </tr> </tbody> </table>		Description	Capital Cost	Recurring Cost including the monitoring charges (per annum)	Construction	Rs. 106.50 lac	Rs.9.95 Lacs														
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Construction	Rs. 106.50 lac	Rs.9.95 Lacs																					

		Operation	-	Rs.12.60Lacs	
17)	CER activities along with budgetary break up and responsibility to implement	Director will be responsible for implementation of the CER activities. The details of the various CER activities, fund allocated and its completion schedule are as under:			
		Sr.no.	CER activities	Fund Allocated (Rs.) Lakhs	Time Schedule Start
		1.	Chatt village will adopted and the fund will be utilized for roads,, sewer, schools , shamshan ghatt etc.	132/-	March, 2021
18)	Other important facts	<ul style="list-style-type: none"> ➤ Land for mixed land use for site measuring 6.69 acres (27073.24 sqm) has been allotted by GMADA vide no. EO/2019/12045 dated 22/02/2019. ➤ In the said allotment letter, it has been mentioned that GMADA shall provide domestic water connection and the tertiary treated effluent to the allottee for use in flushing and gardening purposes. The allottee shall also be entitled for the sewer and storm water connection in the main sewer and storm network developed by GMADA. 			

SEAC asked the project proponent and his Environmental Consultant to clarify the following observations to which he replied as under: -

Sr. No.	Observations	Reply submitted by the project proponent and his Environmental Consultant
1.	As to whether the permission from Deptt. of Forest under the Forest (Conservation) Act, 1980 and Wildlife (Protection) Act, 1972 has been obtained.	No forest land is involved at the project site.
2.	Whether online application for obtaining NOC for abstraction of	No permission from CGWA is required as the fresh water supply will be met through the GMADA supply.

	ground water has been applied CGWA?	
3.	What will be the treatment proposal for the sewage expected from the labours / employees during the construction phase?	Septic tank will be provided for the treatment of waste water generated during construction phase.
4.	As to whether provision for segregating grey and black streams of waste water and separate treatment for both the streams and utilization has been made.	No segregation is required being a commercial project.
5.	Whether provision of module system shall be kept during installation of STP?	No, as it is a commercial project and the occupancy is likely to be achieved in a short span.
6.	The PP shall earmark the specific location for which the CER funds to be utilized.	The project proponent submitted an undertaking dated 03.08.2019 to the effect that Govt. High school at village Chhatt will be adopted and amount of Rs. 132 lakhs will be utilised to provide trees, rainwater harvesting, solar power generation, library, laboratory etc.
7.	As to whether, the plans have been approved by the Competent Authority or still are Conceptual plans. If so, is there any change from the conceptual plans.	At present, they are having conceptual plan.
8.	The project proponent has proposed 13 no. rainwater harvesting bores, which are not in consonance to the formula devised by the MoEF&CC for minimum one recharge bore per 5,000 square meters of built up area.	The project has a total area of 99878 Sqm. According to the built up area formula minimum recharge bores required are 20. The project proponent assured to provide recharge bores as per the guidelines issued by the MoEF&CC.

SEAC took a copy of presentation along with reply given by the project proponent and his environmental consultant on record.

After 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 establishment of

commercial project namely " HLP Galleria" having built up area 99878 sqm in total land area of 27073 sqm at Sector-62, Mohali, Distt. SAS Nagar, 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, conditions:

Standard EC Conditions:

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 byelaws.
- 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 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 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 proponent shall 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.
- xii) The project site shall conform to the suitability as prescribed under the provisions laid down under the master plan of respective city/ town. For that, the project proponent shall 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.
- xiii) 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.
- xiv) 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 to 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). 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) Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.

- vii) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- viii) Wet jet shall be provided for grinding and stone cutting.
- ix) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- x) All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- xi) 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.
- xii) 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.
- xiii) For indoor air quality the ventilation provisions as per National Building Code of India.

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 138 KL/day, out of which 56 KL /day shall be met through GMADA supply and remaining through recycling of treated waste water. 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 110 KL/day, which will be treated in STP of capacity @300 KLD on SBR technology within the project premises. As proposed, reuse of treated wastewater and discharge of surplus treated wastewater shall be as under:-

S. No.	Season	For Flushing purposes (KLD)	Green Area (KLD)	Into sewer (KLD)
1.	Summer	82	6	22
2.	Winter	82	2	26
3.	Rainy	82	1	27

- 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 waste water generated from swimming pool(s) shall not be discharged and the same shall be reused within the premises for purposes such as horticulture, HVAC etc.
- viii) 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.
- ix) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
- x) At least 20% of the open spaces as required by the local building bye-Laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
- xi) 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.
- xii) 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 i.e. (Tower/Mall) or in a common place in the project premises.
- xiii) 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.

- xiv) The project proponent will provide 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 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

- xv) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- xvi) The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits (20 Nos) /storage tanks shall be provided for ground water recharging as per the CGWB norms.
- xvii) A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up 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. The ground water shall not be withdrawn without approval from the Competent Authority.
- xviii) All recharge should be limited to shallow aquifer.
- xix) 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.

- xx) 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.
- xxi) 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.
- xxii) Sewage shall be treated in the STP with tertiary treatment. STP shall be installed in phased manner viz a viz in module system designed in a such a way so as to efficiently treat the waste water with increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
- xxiii) No sewage or untreated effluent water would be discharged through storm water drains. xix. 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, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
- xxiv) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxv) 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 CFLs/ LED 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. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

VI. Waste Management

- i) A certificate from the competent authority handling municipal solid wastes, 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) Chute system, 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. A minimum of one tree for every 80 sqm of total project land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. 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 residential land use.

VIII. Transport

- vii) 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.
- viii) 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.
- ix) 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.

- x) 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 Assessment (HJRA) and Disaster Management Plan shall be implemented.
- iv) 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.
- v) Occupational health surveillance of the workers shall be done on a regular basis.
- vi) A First Aid Room shall be provided in the project both during construction and operations of the project.

X. Corporate Environment Responsibility

- 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. The project proponent shall adhere to the commitments made in the proposal for CER activities for spending at least minimum amount of Rs. 132 Lakhs has been kept reserved for completing the CER activities as per OM dated 01.05.2018. The project proponent shall adopt Govt. High school at village Chhatt and amount of Rs. 132 lakhs will be utilised to provide trees, rainwater harvesting, solar power generation, library, laboratory etc.
- ii) However, CER activities shall strictly be in accordance with the activities listed out in the OM dated 01.05.2018 and as per the following proposal submitted by the project proponent. The amount to be spent on CER activities shall be proportionate to the amount spent on project & such activities shall run parallel to the project execution. All the activities must be completed with the completion of the project.
- iii) 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.

- iv) 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.
- v) Action plan for implementing EMP and environmental conditions along with 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 account and not to be diverted for any other purpose. The project proponent shall spend minimum amount of 106.5 lacs towards capital cost and 9.95 lacs/annum towards recurring cost in Construction phase of the project and shall spend minimum amount of Rs. 12.60 lacs towards recurring cost in operation phase of the project. The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of environmental management plan is transferred to the occupier/residents society under proper MOU under intimation to SEIAA, Punjab. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

XI. Validity

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

XII. Miscellaneous

- i) The project proponent 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 land allotment letter for mixed land use for site measuring 6.69 acres (27073.24 sqm) issued by GMADA vide no. EO/2019/12045 dated 22/02/2019.
- 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 Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- xiv) The 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 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.

The case was placed in the 156th meeting of SEIAA on 15.11.2019

and it was attended by the following:

- (i) Sh. Raj Kumar, Vice President (Projects) Partner.
- (ii) Sh. Sital Singh, EIA-co-ordinator cum CEO, M/s CPTL Pvt. Ltd., Mohali, Environment Consultant of the promoter company.

Sh. Raj Kumar submitted an authority letter dated 14.11.2019, where in, Sh. Raj Kumar S/o Sh. Dalip Chand, Vice President and Sh. Deepak Gupta S/o Late Sh. Hadyal Gupta, Environmental Advisor, has been authorized by Partners of the promoter company to submit any reply, documents on behalf of company. Any commitment made by them during the presentation will be binding / acceptable to the company. The said authority letter was taken on record by SEIAA.

Environmental Consultant of the promoter company presented the salient features of the project and requested for grant of environmental clearance.

During discussions, representative of the promoter company agreed to comply with fully all the conditions as mentioned by SEAC.

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. A copy of presentation was taken on record by SEIAA.

Therefore, the Authority decided to accept the recommendations of SEAC and grant environmental clearance for establishment of a Commercial project namely "HLP Galleria" having built up area of 99878 sqm in total land area of 27073 sqm located at Sector-62, Mohali, Distt. SAS Nagar to be developed by M/s KCB

INFRA as per the details mentioned in Form 1, 1A, EMP & subsequent presentations/ clarifications made by the project proponent and his Environmental Consultant, proposed measures and with the following amendments in the conditions as proposed by SEAC:

Conditions to be amended as under:

Condition no. xvi), xxii) and xxiii) of III. Water quality monitoring and preservation

xvi) The CGWA provisions on rain water harvesting should be followed. Rain water harvesting recharge pits (20 Nos) /storage tanks shall be provided for ground water recharging as per the CGWB norms.

xxii) Sewage shall be treated in the STP with tertiary treatment. STP shall be installed in phased manner viz-a-viz in module system designed in a such a way so as to efficiently treat the waste water with increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. No treated water shall be disposed in to municipal storm water drain.

xxiii) 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, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.

Item No.156.04: Application for obtaining Environmental Clearance (EC) under EIA notification dated 14.09.2006 for establishment of a Commercial project namely "GUILDFORD SQUARE" by Chandigarh Builders & Promoters located at Zirakpur, Tehsil DeraBassi, Distt. SAS Nagar (Proposal No. SIA/PB/MIS/101664/2019).

SEIAA observed as under:

M/s Chandigarh Builders & Promoters has filed an application for obtaining Environment Clearance under EIA notification, 2006 for establishment of a Commercial project namely "GUILDFORD SQUARE" at Zirakpur, Tehsil DeraBassi, Distt. SAS Nagar, Punjab.

The case was considered by the SEAC in its 182nd meeting held on 03.08.2019 and the same was attended by the following on behalf of the project proponent:

- (i) Sh. Pawan Bansal, Partner of the promoter company.
- (ii) Sh. Sital Singh, EIA-co-ordinator cum CEO, M/s CPTL Pvt. Ltd., Mohali, Environment Consultant of the promoter company.

SEAC was apprised that Environmental Engineer, PPCB, Regional Office, SAS Nagar was requested vide email dated 18.07.2019:

1. Construction status at the site along with physical structures within 500 mt radius of the site including the status of industries if any
2. As to whether the site of the project is meeting with the siting guidelines framed by Punjab Pollution Control Board for such type of projects.

SEAC was apprised that Environmental Engineer, PPCB, SAS Nagar, vide letter no. 4151 dated 30/7/2019 has intimated that no construction work has been started by the promoter company and boundary has been demarcated by the iron sheets. However, a security room has been constructed on the front of the site. As per the report, the security room land is owned by the owners but is not part of the project. The site is surrounded by empty land on one side wherein some construction was carried out. On the other side, the site of M/s GBP group exists. No construction on the site of M/s GBP is also there. On the front PR-7 is there. No other physical structure exists within a radius of 500 m from the project site. As per the report received from the Environmental Engineer, PPCB, SAS Nagar, there is no industry such as rice sheller/ saila plant/ brick kiln/ stone crushing/ screening-cum-washing unit/ hot mix plant/ cement unit etc. within a radius of 500m. There is no air polluting industry within a radius of 100 m from the boundary of the project site and there is no MAH industry within a radius of 250m from the boundary of the project site. Therefore, the site of the project is conforming to the siting guidelines laid down by the Govt. of Punjab, Department of Science, Technology and Environment vide order dated 25/07/2008 as amended on 30/10/2009. The Environmental Engineer, PPCB, SAS Nagar has intimated that as regards to distance of the site of the project from the stipulation of general condition, no comments can be given in absence of proper reports from the concerned departments i.e. report regarding protected area and notified eco-sensitive area from the Dept. of

Forest & Wildlife Preservation and Interstate and International boundaries from the revenue authorities (concerned SDM).

SEAC allowed the project proponent to present the salient features of the project and the Environment consultant of the promoter company presented the same as under:

1)	Activity or Item No. as per EIA Notification, 2006 (in schedule)	8(a): Building & Construction Project. Area less than 50 ha or /and built up area less than 1,50,000 sqm	
	Category as per EIA Notification, 2006 (in schedule)	Category B2	
2)	Requirement of Public consultation	Not required being Building Construction Project under B2 category.	
3)	Requirement of EIA	Not required being B2 category project.	
4)	Applicability of GC	Not applicable being Building Construction Project under B2 category project.	
5)	Name and Location of the project	Guildford Square by Chandigarh Builders & Promoters located at Zirakpur	
6)	Total cost of the project	16.25 Crores	
7)	Co-ordinates of the site	30°37'01.77"N - 30°37'06.21"N 30°37'05.74"N - 30°48'59.58"N 76°48'10.52"E - 76°48'11.17"E 76°00'48.31"E - 76°48'14.27"E	
8)	Total Plot area, Built-up Area and Green area	The details of the group housing project is as under:	
		Description	Area
		Land	11695.46 sqm
		Built-up area	25479.36 sqm
	Green area	800 sqm	
9)	Population (when fully inhabited)	1525 persons	
10)	Water Requirements & source	Break up of water requirement	Source
		1. Total: 10-12 KLD in construction phase.	1. Treated effluent from the STP of MC, Zirakpur.
		2.Total: 39 KLD (in operation phase) (15 KLD fresh water)	2. Groundwater (Main source)
	3. For flushing	3. Treated wastewater	

		purposes : 24 KLD																					
11)	Disposal Arrangement of Waste water	Total = 28 KLD, which will be treated in the STP of capacity 50 KLD based on SBR Technology to be installed in the project premises.	<table border="1"> <thead> <tr> <th>S. No.</th> <th>Season</th> <th>For Flushing purposes (KLD)</th> <th>Green Area (KLD)</th> <th>Into sewer (KLD)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Summer</td> <td>24</td> <td>4</td> <td>0</td> </tr> <tr> <td>2.</td> <td>Winter</td> <td>24</td> <td>3</td> <td>0</td> </tr> <tr> <td>3.</td> <td>Rainy</td> <td>24</td> <td>1</td> <td>0</td> </tr> </tbody> </table>	S. No.	Season	For Flushing purposes (KLD)	Green Area (KLD)	Into sewer (KLD)	1.	Summer	24	4	0	2.	Winter	24	3	0	3.	Rainy	24	1	0
S. No.	Season	For Flushing purposes (KLD)	Green Area (KLD)	Into sewer (KLD)																			
1.	Summer	24	4	0																			
2.	Winter	24	3	0																			
3.	Rainy	24	1	0																			
12)	Rain water recharging detail	7016 m ³ /year rainwater shall be recharged with adequate treatment as per the norms of CGWA.																					
13)	Solid waste generation and its disposal	<ul style="list-style-type: none"> a) 505 kg/day b) Solid wastes will be appropriately segregated at source as Bio-degradable and non- bio-degradable as per MSW Rules, 2016. c) Mechanical composter will be provided d) Non-biodegradable & recyclable waste will be sold to recyclers. 																					
14)	Hazardous Waste & E-waste	<ul style="list-style-type: none"> 1. Spent/used oil from DG sets will be sold to approved recyclers as per EPA, 1986. 2. E-waste generated will be stored in an isolated room and will be sent to the manufacturers as per the EPA Rules. 																					
15)	Energy Requirements & Saving	<ul style="list-style-type: none"> a) 4500 KW from PSPCL. I Distribution <ul style="list-style-type: none"> 1.Internal Lighting Load = 1250KW 2.Outer Lighting Load = 150KW 3.Power Load = 3100KW II SAVING:- <ul style="list-style-type: none"> i)Saving on light points by using 30W LED instead of 40 W tubes @ 25%= 312KW ii) By using solar energy for outer Lighting Savers @ 100%= 150 KW <p style="text-align: right;">TOTAL = 462 KW Saving %age =10.2 %</p>																					
16)	Environment Management Plan along with Budgetary break up phase wise and responsibility to implement	<p>During construction phase GM will be responsible and during operation phase, Partner will be responsible for implementation of the EMP till the handing over of the project to MC/ the association of the residents. The budgetary breakup phase wise of the EMP is as under:</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Capital Cost</th> <th>Recurring Cost including the</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Description	Capital Cost	Recurring Cost including the																		
Description	Capital Cost	Recurring Cost including the																					

				monitoring charges (per annum)		
				Construction	Rs. 27.0lac	Rs.7.90 Lacs
				Operation	-	Rs.9.90 Lacs
17)	CER activities along with budgetary break up and responsibility to implement			<ol style="list-style-type: none"> 1. Rs 5 lacs for providing Solar Power Plant of 10 KW & 10 No. Solar Light in Government Elementary School, Shatabgarh. This activity will be Started within one year of grant of EC. 2. Rs 3 Lac Development of Greenbelt by plantation inside the school premises. This activity will be started with 24 months of grant of EC. 3. Rs 0.25 lac for Distribution of School Uniform & Books to BPL Students This activity will be started within one year of grant of EC. 4. Rs 1.5 lac Construction of Rain Water Harvesting Pit. This activity will be started within 24 months of grant of EC. 		
18)	Other important facts			<ul style="list-style-type: none"> ➤ CLU has been obtained from Invest Punjab for an area of 2.89 acres vide Ref no. 1808837009 for commercial purposes. ➤ MC, Zirakpur vide its letter no. 325 dated 15/10/2018 has given certificate regarding disposal of Municipal Solid Waste. 		

SEAC asked the project proponent and his Environmental Consultant to clarify the following observations to which he replied as under: -

Sr. No.	Observations	Reply submitted by the project proponent and his Environmental Consultant
1.	As to whether the permission from Deptt. of Forest under the Forest (Conservation) Act, 1980 and Wildlife (Protection) Act, 1972 has been obtained.	No forest land is involved at the project site.
2.	Whether online application for obtaining NOC for abstraction of ground water has been applied CGWA?	Online application has been submitted on the portal of CGWA for obtaining permission for abstraction of ground water and a copy of the same has been submitted.

3.	As to whether the land use of the area is permissible for the establishment of the project for which EC has been applied as per the provisions of Master Plan of the city.	CLU has been obtained from Invest Punjab vide Ref no. 1808837009 for total land area of 2.89 acres for commercial purposes.
3.	What will be the treatment proposal for the sewage expected from the labours / employees during the construction phase?	Septic tank will be provided for the treatment of waste water generated during construction phase.
4.	The project proponent has not mentioned the number of rain water harvesting bores. Further, these should be in consonance to the formula devised by the MoEF&CC for minimum one recharge bore per 5,000 square meters of built up area.	The project has a total area of 25479.36 Sqm. According to the built up area formula minimum recharge bores required are 5. The project proponent assured to provide recharge bores as per the guidelines issued by the MoEF&CC.
5.	Whether the project proponent is proposing CER activities in accordance to the OM dated 01.05.2018. If yes, then how much % has been kept reserved for the proposed activities as per the said OM?	<ol style="list-style-type: none"> 1. Rs 5 lacs for providing Solar Power Plant of 10 KW & 10 No. Solar Light in Government Elementary School, Shatabgarh. This activity will be Started within one year of grant of EC. 2. Rs 3 Lac Development of Greenbelt by plantation inside the school premises. This activity will be started with 24 months of grant of EC. 3. Rs 0.25 lac for Distribution of School Uniform & Books to BPL Students This activity will be started within one year of grant of EC. 4. Rs 1.5 lac Construction of Rain Water Harvesting Pit. This activity will be started within 24 months of grant of EC.
7.	As to whether, the plans have been approved by the Competent Authority or still are Conceptual plans. If so, is there any change from the conceptual plans.	At present, they are having conceptual plan.
8.	As to whether provision for segregating grey and black streams of waste water and separate treatment for both the streams and utilization has been made.	No segregation is required being a commercial project.

9.	Whether provision of module system shall be kept during installation of STP?	No, as it is a commercial project.
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SEAC took a copy of presentation along with reply given by the project proponent and his environmental consultant on record.

After 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 establishment of commercial project namely " GUILDFORD SQUARE" having built up area 25479.36 sqm in total land area of 11695.46 sqm at Zirakpur, Distt. SAS Nagar, 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, conditions:

Standard EC Conditions:

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 byelaws.
- 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 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 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 proponent shall 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.
- xii) The project site shall conform to the suitability as prescribed under the provisions laid down under the master plan of respective city/ town. For that, the project proponent shall 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.
- xiii) 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.
- xiv) The project proponent shall get the layout plans approved from the Competent Authority for the activities / establishments to be set up at project site consummate to 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 PM_{2.5}) 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 meter height). 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) Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
- vii) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- viii) Wet jet shall be provided for grinding and stone cutting.
- ix) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- x) All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- xi) 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.
- xii) 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.
- xiii) For indoor air quality the ventilation provisions as per National Building Code of India.

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-swaales, 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 39 KL/day, out of which 15 KL /day shall be met through GMADA supply and remaining through recycling of treated waste water. Total fresh water use shall not exceed the proposed requirement as provided in the project details.
- v) a)The total wastewater generation from the project will be 28 KL/day, which will be treated in STP of capacity @50 KLD on SBR technology within the project premises. As proposed, reuse of treated wastewater and discharge of surplus treated wastewater shall be as under:-

S. No.	Season	For Flushing purposes (KLD)	Green Area (KLD)	Into sewer (KLD)
1.	Summer	24	4	0
2.	Winter	24	3	0
3.	Rainy	24	1	0

- 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 waste water generated from swimming pool(s) shall not be discharged and the same shall be reused within the premises for purposes such as horticulture, HVAC etc.
- viii) 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.
- ix) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
- x) At least 20% of the open spaces as required by the local building bye-Laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.

- xi) 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.
- xii) 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 i.e. (Tower/Mall) or in a common place in the project premises.
- xiii) 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.
- xiv) The project proponent will provide 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 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

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

- xvi) The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits (05 Nos) /storage tanks shall be provided for ground water recharging as per the CGWB norms.
- xvii) A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up 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. The ground water shall not be withdrawn without approval from the Competent Authority.
- xviii) All recharge should be limited to shallow aquifer.
- xix) 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.
- xx) 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.
- xxi) 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.
- xxii) Sewage shall be treated in the STP with tertiary treatment. STP shall be installed in phased manner viz a viz in module system designed in a such a way so as to efficiently treat the waste water with increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
- xxiii) No sewage or untreated effluent water would be discharged through storm water drains. xix. 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, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
- xxiv) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxv) 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 CFLs/ LED 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. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

VI. Waste Management

- i) A certificate from the competent authority handling municipal solid wastes, 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. A minimum of one tree for every 80 sqm of total project land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. 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 residential 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 Assessment (HJRA) and Disaster Management Plan shall be implemented.
- iv) 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.
- v) Occupational health surveillance of the workers shall be done on a regular basis.
- vi) A First Aid Room shall be provided in the project both during construction and operations of the project.

X. Corporate Environment Responsibility

- 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. The project proponent shall adhere to the commitments made in the proposal for CER activities for spending at least minimum amount of

Rs. 9.75 Lakhs (approx. 0.6%) has been kept reserved for completing the following CER activities as per OM dated 01.05.2018:

S.No.	Activities	Cost(Rs. in lakhs)	Recurring cost (Annually) (Rs. Lakhs)	Timeline
1.	Providing Solar Power Plant of 10 KW & 10 No. Solar Light in Government Elementary School, Satabgarh.	5.00	0.10	Within one year of grant of EC.
2.	Development of green belt by plantation inside the school premises.	3.00	0.10	Within 24 months of grant of EC
3.	Distribution of School Uniform & Books to BPL students.	0.25	--	Within one year of grant of EC.
4.	Construction of Rain Water Harvesting Pit	1.50	0.15	Within 24 months of grant of EC.
Total		9.75	0.35	

- ii) However, CER activities shall strictly be in accordance with the activities listed out in the OM dated 01.05.2018 and as per the following proposal submitted by the project proponent. The amount to be spent on CER activities shall be proportionate to the amount spent on project & such activities shall run parallel to the project execution. All the activities must be completed with the completion of the project.
- iii) 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.

- iv) 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.
- v) Action plan for implementing EMP and environmental conditions along with 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 account and not to be diverted for any other purpose. The project proponent shall spend minimum amount of Rs 27.0 Lacs towards capital cost and Rs 7.90 Lacs/annum towards recurring cost in Construction phase of the project and shall spend minimum amount of Rs 9.90 Lacs/annum towards recurring cost in operation phase of the project. The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of environmental management plan is transferred to the occupier/residents society under proper MOU under intimation to SEIAA, Punjab. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

XI. Validity

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

XII. Miscellaneous

- i) The project proponent 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 obtained from Invest Punjab for an area of 2.89 acres vide Ref no. 1808837009.
- 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 Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- xiv) The 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 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.

The case was placed in the 156th meeting of SEIAA on 15.11.2019 and it was attended by the following:

- (i) Sh. Hem Raj, Partner of the promoter company.
- (ii) Sh. Sital Singh, EIA-co-ordinator cum CEO, M/s CPTL Pvt. Ltd., Mohali, Environment Consultant of the promoter company.

Sh. Deepak Gupta, Environmental Advisor submitted an authority letter dated 14.11.2019 in which he has been authorized by the Partner of the to submit any reply, documents on behalf of company. Any commitment made by him during the presentation will be binding / acceptable to the company. The said letter was taken on record by SEIAA.

Environmental Consultant of the promoter company presented the salient features of the project and requested for grant of environmental clearance.

SEIAA observed that the project proponent should provide an additional storage tank of 5 KLD for the storage of treated wastewater, for taking into account the requirement of green area as per winter and rainy season, to which, the project proponent agreed.

During discussions, representative of the promoter company agreed to comply with fully all the conditions as mentioned by SEAC. A copy of presentation was taken on record by SEIAA.

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.

Therefore, the Authority decided to accept the recommendations of SEAC and grant environmental clearance for establishment Commercial project namely "GUILDFORD SQUARE" having built up area 25479.36 sqm in total land area of 11695.46 sqm to be developed by Chandigarh Builders & Promoters located at Zirakpur, Tehsil Dera Bassi, Distt. SAS Nagaras per the details mentioned in Form 1, 1A, EMP & subsequent presentations/ clarifications made by the project proponent and his Environmental Consultant, proposed measures and with the following amendments in the conditions as proposed by SEAC:

Conditions to be amended as under:

Condition no. v-b), xvi), xxii) and xxiii) of III. Water quality monitoring and preservation

- v) b) Storage tank of at least 5 KLD capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for

construction purposes.

- xvi) The CGWA provisions on rain water harvesting should be followed. Rain water harvesting recharge pits (5 Nos) /storage tanks shall be provided for ground water recharging as per the CGWB norms.
- xxii) Sewage shall be treated in the STP with tertiary treatment. STP shall be installed in phased manner viz a viz in module system designed in a such a way so as to efficiently treat the waste water with increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. No treated water shall be disposed in to municipal stormwater drain.
- xxiii) 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, cooling tower, and other end-uses. Natural treatment systems shall be promoted.

Item No.156.05: Application for obtaining Environmental Clearance (EC) under EIA notification dated 14.09.2006 for establishment of a Group Housing Project namely "HI-GREENS" located at Zirakpur, Tehsil Dera Bassi, Distt. SAS Nagar by M/s MRS Developers (Proposal No. SIA/PB/MIS/102139/2019).

SEIAA observed as under:

M/s MRS Developers has filed an application for obtaining Environment Clearance under EIA notification, 2006 for establishment of a Group Housing Project namely "HI-GREENS" at Zirakpur, Tehsil DeraBassi, Distt. SAS Nagar, Punjab.

The case was considered by the SEAC in its 182nd meeting held on 03.08.2019 and the same was attended by the following on behalf of the project proponent:

- (i) Sh. Kewal Krishan, Partner of the project proponent.
- (ii) Sh. Sital Singh, EIA-co-ordinator cum CEO, M/s CPTL Pvt. Ltd., Mohali, Environment Consultant of the promoter company.

SEAC was apprised that Environmental Engineer, PPCB, Regional Office, SAS Nagar was requested vide email dated 29.07.2019:

1. Construction status at the site along with physical structures within 500 m radius of the site including the status of industries if any
2. As to whether the site of the project is meeting with the siting guidelines farmed by Punjab Pollution Control Board for such type of projects.

SEAC was apprised that Environmental Engineer, PPCB, SAS Nagar, vide letter no. 4271 dated 02/08/2019 has intimated that the site of the subject cited project was visited by AEE of Regional Office, SAS Nagar on 24.07.2019 and Sh. Kewal Garg was contacted and he showed the site of the project. It was observed that no construction work has been started by the promoter company. However the promoter company was carrying the construction work of the boundary wall with bricks. It was observed that there is no industry such as rice sheller/saila plant/brick kiln/stone crushing/ screening cum washing unit/hot mix plant/cement unit etc. within a radius of 500 m. There is no air polluting industry within a radius of 100 m from the boundary of the project site and there is no MAH industry within a radius of 250 m radius from the boundary of the proposed site. Therefore, the site of the project is conforming to the siting guidelines laid down by the Govt. of Punjab, Department of Science Technology and Environment vide order dated 25/07/2008 as amended on 30/10/2009. As regards to distance of site of the project from the stipulation of general condition, Environmental Engineer, PPCB, SAS Nagar was unable to comment in absence of proper reports from the concerned departments i.e. report regarding protected area and notified eco-sensitive area from the Dept. of Forest & Wildlife Preservation and Interstate and International boundaries from the revenue authorities (concerned SDM).

SEAC allowed the project proponent to present the salient features of the project and the Environment consultant of the promoter company presented the same as under:

1)	Activity or Item No. as per EIA Notification, 2006 (in schedule)	8(a): Building & Construction Project. Area less than 50 ha or /and built up area less than 1,50,000 sqm
	Category as per EIA Notification, 2006 (in schedule)	Category B2
2)	Requirement of Public consultation	Not required being Building Construction Project under B2 category.

3)	Requirement of EIA	Not required being B2 category project.				
4)	Applicability of GC	Not applicable being Building Construction Project under B2 category project.				
5)	Name and Location of the project	HI GREENSby MRS Developers				
6)	Total cost of the project	25 Cr.				
7)	Co-ordinates of the site	30,38'36.44" N 76,51'15.19" E 30,38,36.28" N 76,51'18.35" E 30,38'34.28" N 76,51,18.20" E 30,38'34.34" N 76,51'15.05" E				
8)	Total Plot area, Built-up Area and Green area	The details of the group housing project is as under:				
		Description	Area			
		Land area	12188 sqm			
		Built-up area	27754sqm			
		Green area	4455sqm			
9)	Population (when fully inhabited)	920 persons				
10)	Water Requirements & source	Break up of water requirement	Source			
		1. Total: 10-12 KLD in construction phase.	1. Treated effluent from the STP of MC, Zirkapur.			
		2.Total: 124 KLD (in operation phase) (83 KLD fresh water)	2. Groundwater (Main source)			
		3. Flushing : 41 KLD	3. Treated wastewater			
11)	Disposal Arrangement of Waste water	Total = 100 KLD, which will be treated in the STP of capacity 160 KLD to be installed in the project premises.				
		S. No.	Season	For Flushing purposes (KLD)		
		Green Area (KLD)	Into sewer (KLD)			
		1.	Summer	41	25	34
		2.	Winter	41	11	48
		3.	Rainy	41	03	56
		Black stream 60% of the total generation = 90 KLD Grey Stream 40 % of the total generation = 60 KLD STP for Black Stream 100 KLD on SBR Technology STP for Grey stream 60 KLD on MBBR technology.				
12)	Rain water recharging detail	5257 m3/year rainwater shall be recharged with				

		adequate treatment as per the norms of CGWA. 5 no. of rainwater harvesting pits to be provided.		
13)	Solid waste generation and its disposal	a) 368 kg/day b) Solid wastes will be appropriately segregated at source as Bio-degradable and non- bio-degradable as per MSW Rules, 2016. c) Mechanical composter will be provided d) Non-biodegradable & recyclable waste will be sold to recyclers. e) Chute system will be provided to segregate the waste.		
14)	Hazardous Waste & E-waste	1. Spent/used oil from DG sets will be sold to approved recyclers as per EPA, 1986. 2. E-waste generated will be stored in an isolated room and will be sent to the manufacturers as per the EPA Rules.		
15)	Energy Requirements & Saving	a) 7000 KW from PSPCL. b) 1x 240 KVA & 1 x125 KVA (silent DG sets) Energy Saving measures: <ul style="list-style-type: none"> Solar Light 10 No= 15 KWHD Common area (250) lights replaced with LED = 135 KWHD Solar water heater for the total water required = 500 Ltr Total Energy saved/day 15+135 = 150 KWHD c) Solar power generation area on rooftop = 1278 sqm Approximate power generation = 127 KW		
16)	Environment Management Plan along with Budgetary break up phase wise and responsibility to implement	During construction phase, GM will be responsible and during operation phase, Partner will be responsible for implementation of the EMP, till the handing over of the project to MC or to the association of the residents. The budgetary breakup phase wise of the EMP is as under:		
		Description	Capital Cost	Recurring Cost including the monitoring charges (per annum)
		Construction	Rs. 71.50 lac	Rs.11.90 Lacs
	Operation	-	Rs.16.40 Lacs	
17)	CER activities along with budgetary break up and responsibility to implement	Partner will be responsible for implementation of the CER activities. The details of the various CER activities, fund allocated and its completion schedule are as under:		
		Sr. No.	CER activities	Fund Alloca

			ted (Rs.)		
		1	450 trees to be plants in village, Sanouli activity to be started in July 2020.	5lakh	Started on 01/06/2020 upto 31/05/2022
		2	Rain water harvesting in Village School, Sanouli, Tree plantation around the boundary, solar power generation 10 KW	10lakh	April, 2021
		Total = Rs. 15lakh			
18)	Other important facts	<ul style="list-style-type: none"> ➤ CLU has been granted vide no. 6240 dated 02/03/2019 for the purpose of residential group housing. ➤ The MC Zirakpur has issued the certificate vide letter no.1208 dated 26/03/2019 to the effect that facility of the sewer is not available for the project and the work pertaining to the water supply and laying of sewer is under progress. The project proponent can connect the sewer to the Municipal Council sewer to discharge 170 KLD treated waste water after depositing requisite charges to the Municipal Council and getting the map approved on completion of the project. ➤ The MC, Zirakpur has issued certificate vide letter no 1209 dated 26/03/2019 to the effect that they will handle the MSW generated from the project scientifically as per the SWM Rules,2016 after completion of the project. The cost to manage the handling of waste will be borne by the company. 			

SEAC asked the project proponent and his Environmental Consultant to clarify the following observations to which he replied as under: -

Sr. No.	Observations	Reply submitted by the project proponent and his Environmental Consultant
7.	As to whether the permission from Deptt. of Forest under the Forest (Conservation) Act, 1980 and Wildlife (Protection) Act, 1972 has been obtained.	No forest land is involved at the project site.

8.	Whether online application for obtaining NOC for abstraction of ground water has been applied CGWA?	The application has been submitted with the CGWA.
9.	What will be the treatment proposal for the sewage expected from the labours / employees during the construction phase?	Septic tank will be provided for the treatment of waste water generated during construction phase.
10.	As to whether provision for segregating grey and black streams of waste water and separate treatment for both the streams and utilization has been made.	Two no. ETPs will be provided for the separate treatment of grey and black wastewater. Details are given as under: Black stream 60% of the total generation = 90 KLD Grey Stream 40 % of the total generation = 60 KLD STP for Black Stream 100 KLD on SBR Technology STP for Grey stream 60 KLD on MBBR technology.
11.	Whether provision of module system shall be kept during installation of STP?	Yes. Module system for the STP of capacity 100 KLD (2x50 KLD each) and 60 KLD (2x30 KLD each) will be provided.
12.	a. How far main sewer is located from the project site?	a. 615 m.
	b. Whether permission has been obtained for the connection to the main sewer for discharge of treated wastewater.	b. The MC Zirakpur has issued the certificate vide letter no.1208 dated 26/03/2019 to the effect that facility of the sewer is not available for the project and the work pertaining to the water supply and laying of sewer is under progress. The project proponent can connect the sewer to the Municipal Council sewer to discharge 170 KLD treated waste water after depositing requisite charges to the Municipal Council and getting the map approved on completion of the project.
	c. If the MC is unable to lay down the sewer, what will be the proposal of the project proponent?	c. The land (in which sewer is to be laid down) belongs to the MC, Zirakpur and in case MC fails to provide the sewer before start of the project, then sewer will be laid at own cost.

	d. To this, SEAC asked the project proponent that no occupancy shall be allowed in the project till the sewer connection of the project is made with the main sewer of the Municipal Council.	d. The project proponent agreed to this point.				
13.	The calculations for rainwater harvesting pits were found incorrect. The project proponent should provide additional pits for Rain Water Harvesting and revised details along with calculations.	The project proponent submitted proposal for 6 Rain Water Harvesting Pits after showing the revised calculations.				
14.	The project proponent shall submit CER activity by proposing toilet and water coolers in the place of activity proposed for tree plantation.	S. No.	Proposed activity	CER	Amount (INR)	Likely date of completion
		1.	Toilets and water coolers in village school, sanouli		5 lakh	April, 2021
		2.	Activities to be carried out in village school, Sanouli Rain water harvesting, Tree plantation around the boundary, solar power generation 10 KW		10 lakh	April, 2021
		Total = Rs. 15 lakh				

SEAC took a copy of presentation along with reply given by the project proponent and his environmental consultant on record.

After 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 establishment of group housing project namely " HI-GREENS" having built up area 27754 sqm in total land area of 12188 sqm at Zirakpur, Distt. SAS Nagar, Punjabas per the details mentioned in the Form 1, 1A, EMP & subsequent presentation / clarifications made by the project proponent and his consultant with, proposed measures, conditions:

Standard EC Conditions:

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 byelaws.

- 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 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 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 proponent shall 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.
- xii) 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.
- xiii) 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.
- xiv) The project proponent shall get the layout plans approved from the Competent Authority for the activities / establishments to be set up at project

site consummate to 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 PM_{2.5}) 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 meter height). 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) Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
- vii) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- viii) Wet jet shall be provided for grinding and stone cutting.
- ix) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- x) All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- xi) 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.

- xii) 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.
- xiii) For indoor air quality the ventilation provisions as per National Building Code of India.

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 124 KL/day, out of which 83 KL /day shall be met through groundwater and remaining through recycling of treated waste water. 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 100 KL/day, which will be treated in STPs of capacity 90 KLD on SBR technology for black stream and 60 KLD on MBBR Technology within the project premises. As proposed, reuse of treated wastewater and discharge of surplus treated wastewater shall be as under:-

S. No.	Season	For Flushing purposes (KLD)	Green Area (KLD)	Into sewer* (KLD)
1.	Summer	41	25	34
2.	Winter	41	11	48
3.	Rainy	41	3	56

* Note- In case Municipal Council, Zirakpur, fails to connect main sewer to project site sewer, then, project proponent shall provide sewer at its own cost.

- b) Both STPs shall be designed on module system for the STP of capacity 100 KLD (2x50 KLD each) and 60 KLD (2x30 KLD each).
- c)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.
- d) 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 waste water generated from swimming pool(s) shall not be discharged and the same shall be reused within the premises for purposes such as horticulture, HVAC etc.
- viii) 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.
- ix) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
- x) At least 20% of the open spaces as required by the local building bye-Laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
- xi) 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.
- xii) 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 i.e. (Tower/Mall) or in a common place in the project premises.
- xiii) 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.
- xiv) Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.

- xv) The project proponent will provide 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 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

- xvi) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- xvii) The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits (06 Nos) /storage tanks shall be provided for ground water recharging as per the CGWB norms.
- xviii) A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up 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. The ground water shall not be withdrawn without approval from the Competent Authority.
- xix) All recharge should be limited to shallow aquifer.
- xx) 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.
- xxi) 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.

- xxii) 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.
- xxiii) Sewage shall be treated in the STP with tertiary treatment. STP shall be installed in phased manner viz a viz in module system designed in a such a way so as to efficiently treat the waste water with increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
- xxiv) 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, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
- xxv) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxvi) 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

- iv) 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.
- v) Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
- vi) Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

V. Energy Conservation measures

- vii) Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
- viii) Outdoor and common area lighting shall be LED.
- ix) Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased. day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
- x) Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
- xi) Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1 % of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
- xii) 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. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

VI. Waste Management

- i) A certificate from the competent authority handling municipal solid wastes, 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) Chute system, 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

- ii) 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).
- iii) 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. A minimum of one tree for every 80 sqm of total project land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. 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.
- iv) 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.
- v) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It

should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

- vi) The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.
- vii) The green belt along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential 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.
 - e) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
 - f) Traffic calming measures.
 - g) Proper design of entry and exit points.
 - h) Parking norms as per local 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 Assessment (HJRA) and Disaster Management Plan shall be implemented.
- iv) 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.
- v) Occupational health surveillance of the workers shall be done on a regular basis.
- vi) A First Aid Room shall be provided in the project both during construction and operations of the project.

X. Corporate Environment Responsibility

- 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. The project proponent shall adhere to the commitments made in the proposal for CER activities for spending at least minimum amount of Rs. 15.00 Lakhs (approx. 0.6%) has been kept reserved for completing the CER activities as per OM dated 01.05.2018.
- ii) However, CER activities shall strictly be in accordance with the activities listed out in the OM dated 01.05.2018 and as per the following proposal submitted by the project proponent. The amount to be spent on CER activities shall be proportionate to the amount spent on project & such activities shall run parallel to the project execution. All the activities must be completed with the completion of the project.
- iii) 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.
- iv) 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.

- v) Action plan for implementing EMP and environmental conditions along with 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 account and not to be diverted for any other purpose. The project proponent shall spend minimum amount of Rs 71.50 Lacs towards capital cost and Rs 11.90 Lacs/annum towards recurring cost in Construction phase of the project and shall spend minimum amount of Rs 16.40 Lacs/annum towards recurring cost in operation phase of the project. The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of environmental management plan is transferred to the occupier/residents society under proper MOU under intimation to SEIAA, Punjab. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

XI. Validity

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

XII. Miscellaneous

- i) The project proponent 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.
- i) The project proponent shall comply with the conditions of CLU obtained vide no. 6240 dated 02/03/2019.
- ii) 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.
- iii) 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.
- iv) 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.
- v) 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.

- vi) 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.
- vii) 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.
- viii) The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- ix) 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.
- x) 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).
- xi) 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.
- xii) The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- xiii) The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- xiv) The Regional Office of this Ministry 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.
- xv) 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.
- xvi) 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.

The case was considered by the SEIAA in its 156th meeting held on 15.11.2019 and the same was attended by the following on behalf of the project proponent:

- (i) Sh. Kewal Krishan, Partner of the project proponent.
- (ii) Sh. Sital Singh, EIA-co-ordinator cum CEO, M/s CPTL Pvt. Ltd., Mohali, Environment Consultant of the promoter company.

Sh. Deepak Gupta, Environmental Advisor submitted an authority letter dated 15.11.2019 in which he has been authorized by the Partner of the to submit any reply, documents on behalf of company. Any commitment made by him during the presentation will be binding / acceptable to the company. The said letter was taken on record by SEIAA.

During discussions, representative of the promoter company agreed to comply with fully all the conditions as mentioned by SEAC.

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.

Therefore, the Authority decided to accept the recommendations of SEAC and grant environmental clearance for establishment of Group Housing project namely "HI-Greens" having built-up area 27754 sqm in total land area of 12188 sqm to be developed by Chandigarh Builders & Promoters located at Zirakpur, Tehsil Dera Bassi, Distt. SAS Nagar as per the details mentioned in Form 1, 1A, EMP & subsequent presentations/ clarifications made by the project proponent and his Environmental Consultant, proposed measures and with the following amendments in the conditions as proposed by SEAC and one additional condition given as under:

Conditions to be amended as under:

Condition no. xvii) and xxiii) of III. Water quality monitoring and preservation

xvii) The CGWA provisions on rain water harvesting should be followed. Rain water harvesting recharge pits (6 Nos) /storage tanks shall be provided for ground water recharging as per the CGWB norms.

xxiii) Sewage shall be treated in the STP with tertiary treatment. STP shall be installed in phased manner viz a viz in module system designed in a such a way so as to

efficiently treat the waste water with increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. No treated water shall be disposed in to municipal stormwater drain.

Item No. 156.06: Application for amendment in the environmental clearance granted under EIA notification dated 14.09.2006 for the Group Housing Project namely "GROUP HOUSING" AT Sector 119, SAS Nagar, Mohali by M/s Flamboyant Developers (P) Ltd. (Proposal no. SIA/PB/NCP/35856/2015).

SEIAA observed as under: -

The project proponent has filed an application for amendment in the Environment Clearance granted under EIA notification, 2006 for the Group Housing Project namely "GROUP HOUSING" AT Sector 119, SAS Nagar, Mohali by M/s Flamboyant Developers (P) Ltd. Earlier the project proponent was granted Environmental Clearance vide letter no. 8051 dated 16/12/2015 under the EIA notification, 2006 for the construction of group housing project at Sector-119, SAS Nagar, Mohali.

The case was considered by the SEAC in its 182nd meeting held on 03.08.2019 and the same was attended by the following on behalf of the project proponent:

- (i) Sh. Rajesh Rajase kharan, Director of the promoter company.
- (ii) Sh. Sital Singh, EIA-co-ordinator cum CEO, M/s CPTL Pvt. Ltd., Mohali, Environment Consultant of the promoter company.

SEAC queried the project proponent regarding the proposed amendment. In reply to this, the project proponent presented the amendments as under:

1)	Activity or Item No. as per EIA Notification, 2006 (in schedule)	8(a): Building & Construction Project. Area less than 50 ha or /and built up area less than 1,50,000 sqm
	Category as per EIA Notification, 2006 (in schedule)	Category B2
2)	Requirement of Public consultation	Not required being Building Construction Project under B2 category.
3)	Requirement of EIA	Not required being B2 category project.

4)	Applicability of GC	Not applicable being Building Construction Project under B2 category project.			
5)	Name and Location of the project	Flamboyant developers (P) LTD" located at Mohali			
6)	Total cost of the project	Rs. 175 Crores.			
7)	Co-ordinates of the site	30.731230 N 76.699460 E			
8)	Total Plot area, Built-up Area, Green area and no of flats etc.	The details of the group housing project is as under:			
		Description	Existing	Proposed change	After amendme nt
		Land	40481 sqm	-18223	22258
		Built-up area	157993 sqm	-80627	77366
		Green area	--	--	6606
		Total no of flats	726	-506	220
		STP capacity	450 KLD	-250 KLD	200 KLD
9)	Population (when fully inhabited)	3630 – 2380 =1250 persons			
10)	Water Requirements & source	Break up of water requirement		Source	
		Total: 157 KLD (544-387) in operation phase (107 KLD fresh water. Total: 10 KLD in construction phase. Flushing purpose: 50 KLD		1. Groundwater (Main source). 2. Treated effluent from the STP of GMADA.	
11)	Disposal Arrangement of Waste water	Total = 125 KLD(435-310), which will be treated in the STP of capacity 200 KLD to be installed in the project premises.			
		S. No.	Season	For Flushing purposes (KLD)	Green Area (KLD)
		1.	Summer	50	36
		2.	Winter	50	10
		3.	Rainy	50	3
12)	Rain water recharging detail	9261 m3/year rain water will be collected and/or 9 no. of recharging pits will be provided to recharge the rooftop rainwater of buildings after treatment through oil & Grease traps			

13)	Solid waste generation and its disposal	<p>e) 470 (1452-982) kg/day</p> <p>f) Solid wastes will be appropriately segregated at source as Bio-degradable and non- bio-degradable as per MSW Rules, 2016.</p> <p>g) Mechanical composter will be provided.</p> <p>h) Non-biodegradable & recyclable waste will be sold to recyclers.</p> <p>i) Chute system will be provided.</p>									
14)	Hazardous Waste & E-waste	<p>1. Spent/used oil from DG sets will be sold to approved recyclers as per EPA, 1986.</p> <p>2. E-waste generated will be stored in an isolated room and will be sent to the manufacturers as per the EPA Rules.</p>									
15)	Energy Requirements & Saving	<p>g) 4000(Earlier) – 1965(amendment) = 2035 KW from PSPCL.</p> <p>h) 1x 500 KVA, 2 x240 KVA & 1x125 KVA and 1x</p> <p>i) 500 KVA (silent DG sets) Energy Saving measures:</p> <p>j) Solar Light 20 No = 30 KWHD</p> <p>k) Common area (200) lights replaced with LED = 108 KWHD</p> <p>l) Power generation of 40 KW on roof top.</p>									
16)	Environment Management Plan along with Budgetary break up phase wise and responsibility to implement	<p>GM, Projects will be responsible in the construction phase and Director of the promoter company will be responsible for implementation of the EMP in the operation phase till the handing over of the project to the MC/ GMADA (whosoever takes over the project) or to the association of residents.</p> <p>The budgetary breakup phase wise of the EMP is as under:</p> <table border="1" data-bbox="799 1352 1469 1688"> <thead> <tr> <th data-bbox="799 1352 1015 1565">Description</th> <th data-bbox="1015 1352 1198 1565">Capital Cost</th> <th data-bbox="1198 1352 1469 1565">Recurring Cost including the monitoring charges (per annum)</th> </tr> </thead> <tbody> <tr> <td data-bbox="799 1565 1015 1632">Construction</td> <td data-bbox="1015 1565 1198 1632">127 lac</td> <td data-bbox="1198 1565 1469 1632">11.5</td> </tr> <tr> <td data-bbox="799 1632 1015 1688">Operation</td> <td data-bbox="1015 1632 1198 1688">--</td> <td data-bbox="1198 1632 1469 1688">17.0</td> </tr> </tbody> </table>	Description	Capital Cost	Recurring Cost including the monitoring charges (per annum)	Construction	127 lac	11.5	Operation	--	17.0
Description	Capital Cost	Recurring Cost including the monitoring charges (per annum)									
Construction	127 lac	11.5									
Operation	--	17.0									
17)	CER activities along with budgetary break up and responsibility to implement	<p>As per the earlier EC, the Director of promoter company was bound to utilize Rs. 20 Lakhs fir providing toilets for girls in the nearby schools.</p> <p>Now, as per the OM dated 01.05.2018, the CER activities and fund allocated is proposed asunder:</p> <table border="1" data-bbox="799 1944 1485 2024"> <thead> <tr> <th data-bbox="799 1944 1075 2024">Proposed CER activity</th> <th data-bbox="1075 1944 1219 2024">Amount (INR)</th> <th data-bbox="1219 1944 1485 2024">Likely date of completion</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Proposed CER activity	Amount (INR)	Likely date of completion						
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		Adoption of govt. school at village matour, Mohali, Repair of road, Solar power generation, Paint, Toiles, RWH etc.	1.05 cr	Started after 6 months and every year 25 lacs will be utilized
18)	Other important facts	<ul style="list-style-type: none"> ➤ All the environmental monitoring parameter are within permissible limits prescribed for such type of projects ➤ The project has already been accorded EC by SEIAA 		

SEAC asked the project proponent and his Environmental Consultant to clarify the following observations to which he replied as under: -

Sr. No.	Observations	Reply submitted by the project proponent and his Environmental Consultant
1.	What is the status of the construction.	Construction is yet to be started.
2.	As to whether the permission from Deptt. of Forest under the Forest (Conservation) Act, 1980 and Wildlife (Protection) Act, 1972 has been obtained.	NOC from Deptt. of Forest has already been obtained vide letter no. 10328 dated 04/03/2016 wherein it has been mentioned that land is neither involved under the section 4 & 5 of PLPA, 1900 nor under any forest area for its service road/ approach road. A copy of NOC has already been submitted.
3.	Whether online application for obtaining NOC for abstraction of ground water has been applied CGWA?	The application has been submitted with the CGWA.
4.	As to whether, the plans have been approved by the Competent Authority or still are Conceptual plans.	At present, they are having only conceptual plan.
5.	a) What is the mode of disposal of treated wastewater and how it is different from the mode of disposal for	a) Earlier, Environmental Clearance was obtained with the proposal of discharging treated wastewater @272 KLD(Maximum) into sewer during rainy season. Now, there is no change in the mode of discharging treated wastewater into sewer, however, the quantity of treated wastewater has been reduced to 72 KLD(Maximum) during rainy season.

	which earlier EC was granted.																					
	b) What is the current status of laying of sewer in the area?	b) Presently, GMADA has not laid down the sewer in the area. The project proponent further submitted that the EC has already been granted to him with the proposal of discharging treated wastewater into sewer. Now he has applied only for the amendment and thus no alternative arrangement has been suggested. To this SEAC was not satisfied with the reply submitted by the project proponent.																				
	c) How the 72 KLD of treated wastewater will be disposed off in the absence of sewer since, the sewer has not been laid by GMADA for the past so many years.	c)Project proponent submitted that they had proposed a school in an area of 0.5 acres of land and as per norms 40% is the permissible ground coverage. They will develop 0.25 acres of land as per karnal technology to utilize the treated wastewater as per the norms till they get the sewer connection. They have submitted an undertaking to the effect that they will utilize the remaining quantity of the treated wastewater for construction purposes in their projects and their sister concerned projects till they get the sewer connection. Further, the project proponent submitted the revised water balance as per the details given below: <table border="1" data-bbox="641 1160 1385 1467"> <thead> <tr> <th>S. No.</th> <th>Season</th> <th>For Flushing purposes (KLD)</th> <th>Green Area (KLD)</th> <th>For construction purposes (KLD)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Summer</td> <td>50</td> <td>51</td> <td>11</td> </tr> <tr> <td>2.</td> <td>Winter</td> <td>50</td> <td>25</td> <td>37</td> </tr> <tr> <td>3.</td> <td>Rainy</td> <td>50</td> <td>14</td> <td>48</td> </tr> </tbody> </table>	S. No.	Season	For Flushing purposes (KLD)	Green Area (KLD)	For construction purposes (KLD)	1.	Summer	50	51	11	2.	Winter	50	25	37	3.	Rainy	50	14	48
S. No.	Season	For Flushing purposes (KLD)	Green Area (KLD)	For construction purposes (KLD)																		
1.	Summer	50	51	11																		
2.	Winter	50	25	37																		
3.	Rainy	50	14	48																		
6.	As to whether provision for segregating grey and black streams of waste water and separate treatment for both the streams and utilization has been made.	Two no. ETPs will be provided for the separate treatment of grey and black wastewater. Details are given as under: Black stream 60% of the total generation = 120 KLD Grey Stream 40 % of the total generation = 80 KLD STP for Black Stream 120 KLD on SBR Technology STP for Grey stream 80 KLD on MBBR technology.																				
7.	Whether provision of module system shall be kept during installation of STP?	Yes. Module system for the STP of capacity 200 KLD (2x60 KLD each based on SBR technology and 2x40 KLD each based on MBBR) will be provided.																				
8.	The project proponent has	The project has a total area of 77366 Sqm. According to the built up area formula minimum recharge bores																				

	proposed 09 no. rainwater harvesting bores, which are not in consonance to the formula devised by the MoEFCC for minimum one recharge bore per 5,000 square meters of built up area.	required are 15.5=16. The project proponent assured to provide recharge bores as per the guidelines issued by the MoEFCC.		
9. For CER activities, only Rs. 20.00 lacs has been reserved which are not inconsonance with the OM dated 1.5.2018	The proposed amount and CER activities will be as under:			
	Proposed CER activity	Amount (INR)	Likely date of completion	
	Adoption of govt. school at village Matour, Mohali, Repair of road, Solar power generation, Paint, Toiles, RWH etc.	1.05 cr	Started after 6 months and every year 25 lacs will be utilized	

SEAC took a copy of presentation along with reply given by the project proponent and his environmental consultant on record.

The project proponent also requested to amend the condition regarding provisioning of the chute system for the collection of the municipal solid waste as they have now proposed door to door collection and segregation by providing extra manpower. He also informed that chute system does not work properly as the waste bag gets torn in the path down the line and waste gets scattered. SEAC agreed to the same.

After 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 amend environmental clearance granted earlier vide no. 8051 dated 16/12/2015 for establishment of Group Housing Project with amended built up area 77366 sqm in total land area of 22258 sqm at Sector 119, Badmajra, 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, conditions:

Standard EC Conditions:

Special Condition

This amendment is issued in the supersession of Environmental Clearance granted earlier vide no. 8051 dated 16/12/2015.

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 byelaws.
- 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 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 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 proponent shall 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.
- xii) 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.

- xiii) 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.
- xiv) The project proponent shall get the layout plans approved from the Competent Authority for the activities / establishments to be set up at project site consummate to 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 PM_{2.5}) 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 meter height). 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) Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
- vii) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- viii) Wet jet shall be provided for grinding and stone cutting.
- ix) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.

- x) All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- xi) 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.
- xii) 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.
- xiii) For indoor air quality the ventilation provisions as per National Building Code of India.

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 157 KL/day, out of which 107 KL /day shall be met through own tubewell and remaining 50 KL/day through recycling of treated waste water.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 125 KL/day, which will be treated in STP of capacity @200 KLD on SBR technology within the project premises. As proposed, reuse of treated wastewater and discharge of surplus treated wastewater shall be as under:-

S. No.	Season	For Flushing purposes (KLD)	Green Area (KLD)	Into sewer*
1.	Summer	50	51	39
2.	Winter	50	25	65
3.	Rainy	50	14	72

- b) STP shall be designed on module system for the STP of capacity 200 KLD (2x60 KLD each based on SBR Technology) and 80 KLD (2x40 KLD each based on MBBR Technology).
- c) *Till the laying of public sewer by GMADA in the area, the project proponent shall utilize the treated effluent (proposed for public sewer disposal) to the

- plantation as per Karnal Technology in 0.25 Acres of school land and remaining for the construction activities of this project as well as for the other projects of sister concern in the area.
- d) Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.
 - e) During construction phase, the project proponent shall ensure that the waste water being generated from the labour quarters/toilets shall be treated and disposed in environment friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately 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 waste water generated from swimming pool(s) shall not be discharged and the same shall be reused within the premises for purposes such as horticulture, HVAC etc.
 - viii) 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.
 - ix) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
 - x) At least 20% of the open spaces as required by the local building bye-Laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
 - xi) 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.
 - xii) 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 i.e. (Tower/Mall) or in a common place in the project premises.
 - xiii) 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.

- xiv) Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
- xv) The project proponent will provide 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 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

- xvi) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- xvii) The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits (16 Nos) /storage tanks shall be provided for ground water recharging as per the CGWB norms.
- xviii) A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up 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. The ground water shall not be withdrawn without approval from the Competent Authority.
- xix) All recharge should be limited to shallow aquifer.
 - xx) 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.
 - xxi) 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.
 - xxii) 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.
 - xxiii) Sewage shall be treated in the STP with tertiary treatment. STP shall be installed in phased manner viz a viz in module system designed in a such a way so as to efficiently treat the waste water with increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
 - xxiv) No sewage or untreated effluent water would be discharged through storm water drains. xix. 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, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
 - xxv) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
 - xxvi) 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 CFLs/ LED 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. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

VI. Waste Management

- i) A certificate from the competent authority handling municipal solid wastes, 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 neighbouring 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. A minimum of one tree for every 80 sqm of total project land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. 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 residential 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.
- i) 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.
- ii) 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.

- iii) 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 Assessment (HJRA) and Disaster Management Plan shall be implemented.
- iv) 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.
- v) Occupational health surveillance of the workers shall be done on a regular basis.
- vi) A First Aid Room shall be provided in the project both during construction and operations of the project.

X. Corporate Environment Responsibility

- 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. The project proponent shall adhere to the commitments made in the proposal for CER activities for spending at least minimum amount of Rs. 105 Lakhs (approx. 0.6%) has been kept reserved for completing following CER activities as per OM dated 01.05.2018:

Proposed CER activity	Amount (INR)	Likely date of completion
Adoption of govt. school at village Matour, Mohali, Repair of road, Solar power generation, Paint, Toiles, RWH etc.	1.05 cr	Started after 6 months and every year 25 lacs will be utilized

- ii) However, CER activities shall strictly be in accordance with the activities listed out in the OM dated 01.05.2018 and as per the following proposal submitted by the project proponent. The amount to be spent on CER activities shall be proportionate to the amount spent on project & such

- activities shall run parallel to the project execution. All the activities must be completed with the completion of the project.
- iii) 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.
 - iv) 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.
 - v) Action plan for implementing EMP and environmental conditions along with 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 account and not to be diverted for any other purpose. The project proponent shall spend minimum amount of Rs 127 Lacs towards capital cost and Rs 11.5 Lacs/annum towards recurring cost in Construction phase of the project including the environmental monitoring cost and shall spend minimum amount of Rs 17.0 Lacs/annum towards 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 environmental management plan is transferred to the occupier/residents society under proper MOU under intimation to SEIAA, Punjab. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

XI. Validity

- i) This environmental clearance will be valid upto 15/12/2022 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 Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
 - xiv) The 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 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.

The case was placed in the 156th meeting of SEIAA on 15.11.2019 and it was attended by the following:

- (i) Sh. Arvind Verma, GM (Projects) and Sh. Vineet Saluja, Head Regulatory Approvals, of the promoter company.
- (ii) Sh. Sital Singh, EIA-co-ordinator cum CEO, M/s CPTL Pvt. Ltd., Mohali, Environment Consultant of the promoter company.

The representative of the promoter company submitted an authority letter dated 11.11.2019, wherein, Sh. Arvind Verma S/o Sh. A.C. Verma, Sh. Vineet Saluja S/o Sh. V.K. Saluja Sh. Deepak Gupta S/o Late Sh. Hardyal Gupta, Environmental Advisor of the Company have been authorized by the Director of the promoter company to submit any reply, documents on behalf of company. Any commitment made by them during the presentation will be binding / acceptable to the company. The said letter was taken on record by SEAC.

Environmental Consultant of the promoter company presented the salient features of the project and requested for grant of environmental clearance.

During discussions, representative of the promoter company agreed to comply with fully all the conditions as mentioned by SEAC. A copy of presentation was taken on record by SEIAA.

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.

Therefore, the Authority decided to accept the recommendations of SEAC and grant environmental clearance for the amendment of the Group Housing Project namely "GROUP HOUSING" having built-up area 77366 sqm in total land area of 22258 sqm at Sector 119, SAS Nagar, Mohali by M/s Flamboyant Developers (P) Ltd.as per the details mentioned in Form 1, 1A, EMP & subsequent presentations/ clarifications made by the project proponent and his Environmental Consultant, proposed measures and with the following amendments in the conditions as proposed by SEAC:

Conditions to be amended as under:

Condition no. v), xvii), xxiii) and xxiv) of III. Water quality monitoring and preservation

- v) a) The total wastewater generation from the project will be 125 KL/day, which will be treated in STP of capacity @200 KLD on SBR technology within the project premises. As proposed, reuse of treated wastewater and discharge of surplus treated wastewater shall be as under:-

S. No.	Season	For Flushing purposes (KLD)	Green Area (KLD)	Into sewer*
1.	Summer	50	36	39
2.	Winter	50	10	65
3.	Rainy	50	03	72

- b) STP shall be designed on module system for the STP of capacity 200 KLD (2x60 KLD each based on SBR Technology) and 80 KLD (2x40 KLD each based on MBBR Technology).

*Till the laying of public sewer by GMADA in the area, the project proponent shall utilize the treated effluent (proposed for public sewer disposal) to the plantation as per Karnal Technology in 0.25 Acres of school land and remaining for the construction activities of this project as well as for the other projects of sister concern in the area.

- c) 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.

- d) 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

- xvii) The CGWA provisions on rain water harvesting should be followed. Rain water harvesting recharge pits (16 Nos) /storage tanks shall be provided for ground water recharging as per the CGWB norms.
- xxiii) Sewage shall be treated in the STP with tertiary treatment. STP shall be installed in phased manner viz a viz in module system designed in a such a way so as to efficiently treat the waste water with increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. No treated water shall be disposed in to municipal stormwater drain.
- xxiv) 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, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.

Item No.156.07: Application for obtaining Environmental Clearance (EC) under EIA notification dated 14.09.2006 for establishment of a Commercial project-cum-hotel namely "North View Park" located at village Singhpura, Tehsil Dera Bassi, Distt. SAS Nagar by M/s BB Developers (Proposal No. SIA/PB/MIS/105408/2019).

SEIAA observed as under:

M/s BB Developers has filed an application for obtaining Environment Clearance under EIA notification, 2006 for establishment of a Commercial cum Hotel project namely "North View Park" at village Singhpura, Tehsil DeraBassi, Distt. SAS Nagar, Punjab.

The case was considered by the SEAC in its 182nd meeting held on 03.08.2019 and the same was attended by the following on behalf of the project proponent:

- (i) Sh. Sahil Modi, Partner of the promoter company.
- (ii) Sh. Sital Singh, EIA-co-ordinator cum CEO, M/s CPTL Pvt. Ltd., Mohali, Environment Consultant of the promoter company.

SEAC was apprised that Environmental Engineer, PPCB, Regional Office, SAS Nagar was requested vide email dated 18.07.2019:

1. Construction status at the site along with physical structures within 500 mt radius of the site including the status of industries if any
2. As to whether the site of the project is meeting with the siting guidelines farmed by Punjab Pollution Control Board for such type of projects.

Environmental Engineer, PPCB, SAS Nagar, vide letter no. 4269 dated 02/08/2019 has intimated that the site of the subject cited project was visited by AEE of Regional Office, SAS Nagar on 24.07.2019 and Sh. Ram Sharan Modi, Partner was contacted and he showed the site of the project site and the details are as under:

1. It is pertinent to mention here that the promoter company has already obtained 'Consent to Establish' from the Board for the commercial project.
2. The construction status of the existing blocks and the proposed expansion is as under:

Sr. No.	Block	Existing configuration	Proposed configuration	Present construction.
1.	Block-1	B+LG+UG+3 floors	B+LG+UG+4 floors	Presently construction is carried upto 2 nd floor.
2.	Block-2	B+LG+UG+2 floors	B+LG+UG+4 floors	Construction carried upto 1 st floor.
3.	Block-3	B+LG+UG+2 floors	B+LG+UG+4 floors	Construction upto 1 st floor.
4.	Block-4	B+LG+UG	No change	Construction upto upper ground floor.

No construction work of the STP has yet been started. The proposed site is surrounded by various commercial and residential buildings on all sides. It was observed that there is no industry such as rice sheller/saila plant/brick kiln/stone crushing/ screening cum washing unit/hot mix plant/cement unit etc. within a radius of 500 m. There is no air polluting industry within a radius of 100 m from the boundary of the project site and there is no MAH industry within a radius of 250 m radius from the boundary of the proposed site. Therefore, the site of the project is conforming to the siting guidelines laid down by the Govt. of Punjab, Department of Science Technology and Environment vide order dated 25/07/2008 as amended

on 30/10/2009. As regards to distance of site of the project from the stipulation of general condition, Environmental Engineer, PPCB, SAS Nagar was unable to comment in absence of proper reports from the concerned departments i.e. report regarding protected area and notified eco-sensitive area from the Dept. of Forest & Wildlife Preservation and Interstate and International boundaries from the revenue authorities (concerned SDM).

SEAC perused the report and observed that no construction work for the expansion part of the project has been started. SEAC also observed that the project proponent had already obtained the Consent to Establish under the Water (Prevention and Control of Pollution) Act, 1974 and Air (Prevention and Control of Pollution) Act, 1981 from Invest Punjab vide no. PBIP/PPCB/2018/CTE-268 dated 09/07/2018 which had expired on 08/07/2019 for establishment of commercial project having plot area of 1.76 acres and built up area 18,834.90 sqm, which is less than 20,000 sqm and not covered under the EIA notification, 14/09/2006.

The project proponent has intimated that consent to establish and EC are independent entities. He added that the extension invalidity of consent to establish (NOC) was not applied as the industry has gone for expansion for which this application applied for obtaining EC. He assured to submit revised application for obtaining consent to establish (NOC) with the Punjab Pollution Control Board, shortly.

SEAC allowed the project proponent to present the salient features of the project and the Environment consultant of the promoter company presented the same as under:

	1) Activity or Item No. as per EIA Notification, 2006 (in schedule)	8(a): Building & Construction Project. Area less than 50 ha or /and built up area less than 1,50,000 sqm
	Category as per EIA Notification, 2006 (in schedule)	Category B2
2)	Requirement of Public consultation	Not required being Building Construction Project under B2 category.
3)	Requirement of EIA	Not required being B2 category project.

4)	Applicability of GC	Not applicable being Building Construction Project under B2 category project.			
5)	Name and Location of the project	"North View park" located at village Singhapura, Zirakpur, Tehsil DeraBassi, Distt. SAS Nagar			
6)	Total cost of the project	Existing	New	total	
		35 Cr.	7 Cr.	42 Cr.	
7)	Co-ordinates of the site	30,37,37.98" N 76,49'24.75"E 30,37,34.89" N 76,49'24.66"E 30,37,37.89" N 76,49'22.42"E 30,37,34.99" N 76,49'24.26"E			
8)	Total Plot area, Built-up Area and Green area	The details of the group housing project is as under:			
		Descriptio n	Existing	Addition al	Total
		Land	6600 sqm	---	6600 sqm
		Built-up area	18834.9 sqm	4715.10 sqm	23550 sqm
Green area	444 sqm	---	444 sqm		
9)	Population (when fully inhabited)	1818+332=2150 persons			
10)	Water Requirements & source	Break up of water requirement	Source		
		1. Total: 10-12 KLD in construction phase. 2.Total: 49 KLD (in operation phase) (23 KLD fresh water) 3. Flushing purposes @ 26 KLD	1. Treated effluent from the STP of MC, Zirkapur 2. Groundwater (Main source) 3. Treated waste water		

11)	Disposal Arrangement of Waste water	Total = 39 KLD, which will be treated in the STP of capacity 50 KLD to be installed in the project premises.																				
		<table border="1"> <thead> <tr> <th data-bbox="815 342 890 477">S. No</th> <th data-bbox="890 342 1031 477">Season</th> <th data-bbox="1031 342 1190 477">For Flushing purposes (KLD)</th> <th data-bbox="1190 342 1310 477">Green Area (KLD)</th> <th data-bbox="1310 342 1436 477">Into sewer (KLD)</th> </tr> </thead> <tbody> <tr> <td data-bbox="815 477 890 510">1.</td> <td data-bbox="890 477 1031 510">Summer</td> <td data-bbox="1031 477 1190 510">26</td> <td data-bbox="1190 477 1310 510">3</td> <td data-bbox="1310 477 1436 510">10</td> </tr> <tr> <td data-bbox="815 510 890 544">2.</td> <td data-bbox="890 510 1031 544">Winter</td> <td data-bbox="1031 510 1190 544">26</td> <td data-bbox="1190 510 1310 544">1</td> <td data-bbox="1310 510 1436 544">12</td> </tr> <tr> <td data-bbox="815 544 890 589">3.</td> <td data-bbox="890 544 1031 589">Rainy</td> <td data-bbox="1031 544 1190 589">26</td> <td data-bbox="1190 544 1310 589">0</td> <td data-bbox="1310 544 1436 589">13</td> </tr> </tbody> </table>	S. No	Season	For Flushing purposes (KLD)	Green Area (KLD)	Into sewer (KLD)	1.	Summer	26	3	10	2.	Winter	26	1	12	3.	Rainy	26	0	13
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2.	Winter	26	1	12																		
3.	Rainy	26	0	13																		
12)	Rain water recharging detail	3453m ³ /year rainwater shall be recharged with adequate treatment as per the norms of CGWA.																				
13)	Solid waste generation and its disposal	<p>a) 442 kg/day</p> <p>b) Solid wastes will be appropriately segregated at source as Bio-degradable and non- bio-degradable as per MSW Rules, 2016.</p> <p>c) Mechanical composter will be provided</p> <p>d) Non-biodegradable & recyclable waste will be sold to recyclers.</p>																				
14)	Hazardous Waste & E-waste	<p>1. Spent/used oil from DG sets will be sold to approved recyclers as per EPA, 1986.</p> <p>2. E-waste generated will be stored in an isolated room and will be sent to the manufacturers as per the EPA Rules.</p>																				
15)	Energy Requirements & Saving	<p>a) 1800 KW from PSPCL.</p> <p>b) 1x 500 KVA & 1 x240 KVA (silent DG sets)</p> <p>Energy Saving measures:</p> <ul style="list-style-type: none"> • Solar Light 10 No = 15 KWHD • Common area (300) lights replaced with LED = 162 KWHD • Total Energy saved/day = 177 KWHD 																				
16)	Environment Management Plan along with Budgetary break up phase wise and responsibility to implement	<p>During construction and operation phase, GM (Projects) will be responsible for implementation of the EMP.The budgetary breakup phase wise of the EMP is as under:</p> <table border="1"> <thead> <tr> <th data-bbox="815 1731 1015 1921">Description</th> <th data-bbox="1015 1731 1190 1921">Capital Cost</th> <th data-bbox="1190 1731 1436 1921">Recurring Cost including the monitoring charges (per annum)</th> </tr> </thead> <tbody> <tr> <td data-bbox="815 1921 1015 1998">Construction</td> <td data-bbox="1015 1921 1190 1998">Rs. 73.50 lac</td> <td data-bbox="1190 1921 1436 1998">Rs.11.90 Lacs</td> </tr> </tbody> </table>	Description	Capital Cost	Recurring Cost including the monitoring charges (per annum)	Construction	Rs. 73.50 lac	Rs.11.90 Lacs														
Description	Capital Cost	Recurring Cost including the monitoring charges (per annum)																				
Construction	Rs. 73.50 lac	Rs.11.90 Lacs																				

		Operation	-	Rs.15.40 Lacs
17)	CER activities along with budgetary break up and responsibility to implement	<p>The project proponent submitted the revised CER as under -:</p> <ol style="list-style-type: none"> 1. Rs 6 lacs for providing Toilets, water cooler and trees all around the boundary wall of school. This activities will be Started on 01/07/2020 upto 31/05/2022 2. Rs 2 Lac for providing Rain water harvesting in Village School, bhankarpur. This activity will be started in April 2021 3. Rs 7 lac for providing Solar power generation in the School Bhankarpur 10 KW. This activity will be started in April 2021 4. Rs 3 lac for providing Laboratory equipment for school. This activity will be started in March 2021 5. RS 7 Lacs for providing Library in school . This activity will be started in May 2021 		
18)	Other important facts	<ul style="list-style-type: none"> ➤ The project proponent has obtained CLU of 1.63 acres issued by Punjab Bureau of investment promotion GoP vide ref. no. 1804199464. The CLU is issued for commercial purposes. ➤ The MC Zirakpur, has issued the certificate vide letter no.3248 dated 07/05/2019 to the effect that facility of the sewer is available for the commercial project. The project proponent can connect the sewer to the Municipal Council sewer to discharge 40 KLD treated waste water after depositing requisite charges to the Municipal Council and getting the map approved on completion of the project, ➤ The MC, Zirakpur has issued certificate vide letter no 3249 dated 07/05/2019 to the effect that they will handle the MSW generated from the project scientifically as per the SWM Rules,2016 after completion of the project. The cost to manage the handling of waste will be borne by the company. 		

SEAC asked the project proponent and his Environmental Consultant to clarify the following observations to which he replied as under: -

Sr. No.	Observations	Reply submitted by the project proponent and his Environmental Consultant
1.	As to whether the permission from Deptt. of Forest under the Forest (Conservation) Act, 1980 and Wildlife (Protection) Act, 1972 has been obtained.	NOC from the Divisional Forest Officer, SAS Nagar has been obtained vide no. FCA/1053 dated 08/05/2018, wherein, it was mentioned that no forest land is involved in the project.
2.	Whether online application for obtaining NOC for abstraction of ground water has been applied CGWA?	Online application has been submitted on the portal of CGWA for obtaining permission for abstraction of ground water and a copy of the same has been submitted.
3.	What will be the treatment proposal for the sewage expected from the labours / employees during the construction phase?	Septic tank will be provided for the treatment of waste water generated during construction phase.
4.	As to whether provision for segregating grey and black streams of waste water and separate treatment for both the streams and utilization has been made.	No requirement being commercial project.
5.	As to whether the 5 no. rain water harvesting pits are sufficient w.r.t. calculation devised by MoEF&CC against the built up area parameter	The project proponent submitted that the total built up area of the project is 23550 Sqm. Accordingly, 5 no. pits proposed by the project proponent are sufficient.
6.	Whether the existing structure is safe after the proposed expansion in the project considering that the industry is adding new floors to the project?	The project proponent has submitted that MRM INFRA-NIRMAAN PVT. LTD., has certified that the project has designed the foundation of the building to withstand the load of basement + 6 storey's and hence can be considered safe for construction of the basement + 6 storey's building. Present project has six storeys consisting of lower ground floor, upper ground floor, first floor, second floor, third floor and the fourth floor and the structurally safe.
7.	The project proponent shall submit CER activity by proposing toilet and	The revised CER activities as per the OM dated 01.05.2018 are as under:

water coolers in the place of activity proposed for tree plantation.			
Sr. No.	Proposed CER activity	Amount (INR) in lakhs	Likely date of completion
1.	Providing Toilets, water cooler and trees all around the boundary wall of school.	6 Lakhs	Started on 01/07/2020 upto 31/05/2022
2.	Rain water harvesting in Village School, bhankarpur	2 Lakhs	April, 2021
3.	Providing Solar power generation in the School Bhankarpur 10 KW	7 Lakhs	April, 2021
4.	Providing Laboratory equipment for school	3 Lakhs	March, 2021
5.	Providing Library in school	7 Lakhs	May, 2021
Total		25 Lakhs	

SEAC took a copy of presentation along with reply given by the project proponent and his environmental consultant on record.

After 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 establishment of commercial project-cum-hotel namely "North View Park" having built up area 23550sqm in total land area of 6600sqm at village Singhpura, Tehsil Dera Bassi, Distt. SAS Nagar, Punjabas per the details mentioned in the Form 1, 1A, EMP & subsequent presentation / clarifications made by the project proponent and his consultant with, proposed measures, conditions:

Standard EC Conditions:

II. 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 byelaws.
- 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 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 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 proponent shall 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.
- xii) The project site shall conform to the suitability as prescribed under the provisions laid down under the master plan of respective city/ town. For that, the project proponent shall 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.
- xiii) 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.
- xiv) The project proponent shall get the layout plans approved from the Competent Authority for the activities / establishments to be set up at project site consummate to 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 PM_{2.5}) 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 meter height). 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) Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
- vii) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- viii) Wet jet shall be provided for grinding and stone cutting.
- ix) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- x) All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- xi) 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.
- xii) 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.

- xiii) For indoor air quality the ventilation provisions as per National Building Code of India.

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 49 KL/day, out of which 23 KL /day shall be met through GMADA supply and remaining through recycling of treated waste water. 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 39 KL/day, which will be treated in STP of capacity @50 KLD within the project premises. As proposed, reuse of treated wastewater and discharge of surplus treated wastewater shall be as under:-

S. No.	Season	For Flushing purposes (KLD)	Green Area (KLD)	Into sewer (KLD)
1.	Summer	26	3	10
2.	Winter	26	1	12
3.	Rainy	26	0	13

- 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 waste water generated from swimming pool(s) shall not be discharged and the same shall be reused within the premises for purposes such as horticulture, HVAC etc.
- viii) 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.

- ix) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
- x) At least 20% of the open spaces as required by the local building bye-Laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
- xi) 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.
- xii) 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 i.e. (Tower/Mall) or in a common place in the project premises.
- xiii) 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.
- xiv) The project proponent will provide 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 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	Green with

	other activity except plantation) from the STP treating grey water	strips
g)	Storm water	Orange Color

- xv) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- xvi) The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits (05 Nos) /storage tanks shall be provided for ground water recharging as per the CGWB norms.
- xvii) A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up 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. The ground water shall not be withdrawn without approval from the Competent Authority.
- xviii) All recharge should be limited to shallow aquifer.
- xix) 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.
- xx) 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.
- xxi) 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.
- xxii) Sewage shall be treated in the STP with tertiary treatment. STP shall be installed in phased manner viz a viz in module system designed in a such a way so as to efficiently treat the waste water with increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
- xxiii) No sewage or untreated effluent water would be discharged through storm water drains. xix. 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, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.

- xxiv) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxv) 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 CFLs/ LED 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. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

VI. Waste Management

- i) A certificate from the competent authority handling municipal solid wastes, 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. A minimum of one tree for every 80 sqm of total project land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. 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 residential 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 Assessment (HJRA) and Disaster Management Plan shall be implemented.
- iv) 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.
- v) Occupational health surveillance of the workers shall be done on a regular basis.
- vi) A First Aid Room shall be provided in the project both during construction and operations of the project.

X. Corporate Environment Responsibility

- 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. The project proponent shall adhere to the commitments made in the proposal for CER

activities for spending atleast minimum amount of Rs. 25 Lakhs (approx. 0.6%) has been kept reserved for completing following CER activities as per OM dated 01.05.2018:

Sr. No.	Proposed CER activity	Amount (INR) in lakhs	Likely date of completion
1.	Providing Toilets, water cooler and trees all around the boundary wall of school.	6 Lakhs	Started on 01/07/2020 upto 31/05/2022
2.	Rain water harvesting in Village School, bhankarpur	2 Lakhs	April, 2021
3.	Providing Solar power generation in the School Bhankarpur 10 KW	7 Lakhs	April, 2021
4.	Providing Laboratory equipment for school	3 Lakhs	March, 2021
5.	Providing Library in school	7 Lakhs	May, 2021
Total		25 Lakhs	

- ii) However, CER activities shall strictly be in accordance with the activities listed out in the OM dated 01.05.2018 and as per the following proposal submitted by the project proponent. The amount to be spent on CER activities shall be proportionate to the amount spent on project & such activities shall run parallel to the project execution. All the activities must be completed with the completion of the project.
- iii) 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.
- iv) 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.
- v) Action plan for implementing EMP and environmental conditions along with 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 account and not to be diverted for any other purpose. The project proponent shall spend minimum amount of Rs 73.50 Lacs towards capital cost and Rs 11.90 Lacs/annum towards recurring cost in Construction phase of the project and

shall spend minimum amount of Rs 15.40 Lacs/annum towards recurring cost in operation phase of the project. The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of environmental management plan is transferred to the occupier/residents society under proper MOU under intimation to SEIAA, Punjab. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

XI. Validity

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

XII. Miscellaneous

- i) The project proponent 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 obtained vide ref. no. 1804199464 for 1.63 acres issued by Punjab Bureau of investment promotion GoP.
- 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 Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
 - xiv) The 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 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.

The case was considered by the SEIAA in its 156th meeting held on 15.11.2019 and the same was attended by the following on behalf of the project proponent:

- (i) Sh. Sahil Modi, Partner of the promoter company.
- (ii) Sh. Sital Singh, EIA-co-ordinator cum CEO, M/s CPTL Pvt. Ltd., Mohali, Environment Consultant of the promoter company.

Sh. Sahil Modi submitted an authority letter wherein, Sh. Deepak Gupta S/o Late Sh. Hardyal Gupta, Environmental Advisor of the Company has been authorized by the partners of the promoter company to submit any reply, documents on behalf of company. Any commitment made by him during the presentation will be binding / acceptable to the company. The said letter was taken on record by SEIAA.

Environmental Consultant of the promoter company presented the salient features of the project and requested for grant of environmental clearance.

During discussions, representative of the promoter company agreed to comply with fully all the conditions as mentioned by SEAC.

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. A copy of presentation was taken on record by SEIAA.

Therefore, the Authority decided to accept the recommendations of SEAC and grant environmental clearance for establishment of a Commercial project-cum-hotel namely "North View Park" having built up area 23550 sqm in total land area of 6600 sqm located in the revenue estate of village Singhpura, Tehsil Dera Bassi, Distt. SAS Nagar to be developed by M/s BB Developers as per the details mentioned in Form 1, 1A, EMP & subsequent presentations/ clarifications made by the project proponent and his Environmental Consultant, proposed measures andwith the following amendments in the conditions as proposed by SEAC and one additional condition given as under:

Conditions to be amended as under:

Condition no. xvi), xxii) and xxiii) of III. Water quality monitoring and preservation

- xvi) The CGWA provisions on rain water harvesting should be followed. Rain water harvesting recharge pits (5 Nos) /storage tanks shall be provided for ground water recharging as per the CGWB norms.
- xxii) Sewage shall be treated in the STP with tertiary treatment. STP shall be installed in phased manner viz a viz in module system designed in a such a way so as to efficiently treat the waste water with increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/re-used for

flushing, AC make up water and gardening. No treated water shall be disposed in to municipal stormwater drain.

- xxiii) 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, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.

Item No.156.08: Application for obtaining Environmental Clearance (EC) under EIA notification dated 14.09.2006 for establishment of a Commercial project namely "Social Square" at Zirakpur- Patiala Road, VIP Road, SAS Nagar, Punjab by M/s Home and Land Planners LLP. (Proposal No. SIA/PB/NCP/81260/2018).

SEIAA observed as under:

The project proponent has filed an application for obtaining Environment Clearance under EIA notification, 2006 for establishment of a Commercial project namely "Social Square" at Zirakpur-Patiala Road, VIP Road, SAS Nagar, Punjab by M/s Home and Land Planners LLP.

Earlier, the case was considered by the SEAC in its 179th meeting held on 02.05.2019 and the same was attended by the following on behalf of the project proponent: -

- (i) Sh. Charanjit Singh, Director of the project proponent.
- (ii) Dr. Sandeep Garg, EIA-co-ordinator, M/s Eco Laboratories Pvt. Ltd., Mohali, Environment Consultant of the promoter company.

SEAC was apprised that Environmental Engineer, PPCB, Regional Office, SAS Nagar was requested vide email dated 20.03.2019 and reminder dated 29.03.2019 to send the report on the following:

1. Construction status at the site along with physical structures within 500 mt radius of the site including the status of industries if any.
2. To verify the as to whether any (i) Protected Areas notified under the Wild Life (Protection) Act, 1972, (ii) Critically Polluted areas as notified by the

Central Pollution Control Board from time to time, (iii) Notified Eco-sensitive areas, (iv) inter-State boundaries and international boundaries falls within 5 km radius from the boundary of the project site

3. As to whether the site of the project is meeting with the siting guidelines framed by Punjab Pollution Control Board for such type of projects.

Environmental Engineer, PPCB, Regional Office, SAS Nagar vide letter no.

2218 dated 01.05.2019 has sent the report which is reproduced as under:

"The site of the subject cited project was visited by AEE of his office on 25.03.2019. It was observed that no construction work has been started by the promoter company. However, building has been constructed there and boundary has been demarcated with iron sheets. The site was surrounded by agricultural on one side. On other side VIP road exists and on the front Zirakpur-Patiala road is there. Towards VIP road, small shops are there. There are commercial and residential buildings within 250 m from the site. It was observed that there is no industry such as rice sheller/ saila plant/ brick kiln / stone crushing/ screening cum washing unit/ hot mix plant/cement unit etc. with in a radius of 500m. There is no MAH industry within a radius of 250m radius from the boundary of the proposed site. Therefore, the site of the project is conforming to the siting guidelines laid down by the Govt. or Punjab, Department of Science Technology and Environment vide order dated 25/ 07/2008 as amended on 30/ 10/2009. As regards to distance of site of the project from the stipulation of general condition, this office is unable to comment in the absence of proper reports from the concerned departments i.e. report regarding protected area and notified eco-sensitive area from the Dept. of Forest & Wildlife Preservation and Interstate and International boundaries from the revenue authorities (concerned SDM)."

SEAC perused the visit report and observed that report of regional office is ambiguous. On one hand, it is being reported that no construction work has been started by the promoter company, whereas, on the other hand, it has been mentioned that a building has been constructed. SEAC also asked the project proponent to submit the copies of NOC from Forest Department for the approach road and CLU from Town and Country Planning Department so as to confirm land

use pattern. To this, the project proponent sought time to submit the same. After detailed deliberation, SEAC decided as under:

- (i) Regional Office of PPCB be asked to send the clear-cut report as to whether the project has carried out any construction at the project site and has violated the provisions of EIA notification, 14.09.2006 or not.
- (ii) Project proponent shall submit the copies of NOC from Forest Department regarding approach of road and CLU from the Town and Country Planning Department.

In compliance to decision no.(i), Environmental Engineer, PPCB, Regional Office, SAS Nagar vide letter no. 488 dated 14.06.2019 was asked to send the clear-cut report. In reply, Environmental Engineer, PPCB, Regional Office, SAS Nagar vide letter no.3065 dated 18.06.2019 has sent the report which was annexed with the agenda.

In compliance to decision no. (ii) mentioned above, Additional details were sought online on 10.06.2019 to which project proponent submitted the reply online. The copies of NOC from Forest Department regarding approach of road and CLU from the Town and Country Planning Department which were annexed with the agenda.

The case was considered by the SEAC in its 181st meeting held on 11.07.2019 and the same was attended by the following on behalf of the project proponent: -

- (i) Sh. Charanjit Singh, Director of the project proponent.
- (ii) Dr. Sandeep Garg, EIA-co-ordinator, M/s Eco Laboratories Pvt. Ltd., Mohali, Environment Consultant of the promoter company.

SEAC perused the report sent by the Environmental Engineer, PPCB, Regional Office, SAS Nagar and observed that no construction activity has been carried out. However, an office building has already been constructed in the premises. It has been clarified that the said structure is a porta cabin and promoter company has not carried out construction of any RCC & company has not started any digging work. The representative of the promoter company has informed that said porta cabin was not built by them. They had purchased the land with the existing structure at

site. The promotor company submitted a copy of an agreement dated 23.03.2018, wherein it has been mentioned that land measuring 11 bigha 17 biswa existing on Zirakpur- Patiala main highway, Village Nabha, has portacabin in it. Regional Office, SAS Nagar in nut shell has mentioned that it is temporary set up and can be demolished at later stage.

SEAC perused the agreement and was not satisfied with the submission/ document submitted by the project proponent to the Regional Office, SAS Nagar. To this, the project proponent claimed that the structure has not built by them and it is an old structure. SEAC asked the project proponent to submit a concrete documentary evidence which could establish the fact that the structure is old one and has not built by the promoter company. To this, the project proponent and his environmental consultant sought time and requested to consider the case in the next meeting of SEAC.

After deliberations, SEAC decided to accept the request of project proponent, defer the case and placed the same in the next meeting of SEAC as and when scheduled.

The case was again considered by the SEAC in its 182nd meeting held on 03.08.2019 and the same was attended by the following on behalf of the project proponent:

- (iii) Sh. Satish Katyal, Partner on behalf of the project proponent.
- (iv) Sh. Sandeep Garg, M/s Eco Laboratories & Consultants (P) Ltd., Mohali, Environment Consultant of the promoter company.

Sh. Satish Katyal submitted a copy of land Registry and affidavit of Sh. Charanjit Singh S/o Sh. Kulwant Singh to prove his contention in reference to the query raised by SEAC in the previous meeting to the effect that "land is purchased along with the porta cabin". Thus, said porta cabin was not built by the project proponent and it is an old structure. SEAC took the documents on record and was satisfied with the documentary evidence submitted by the project proponent

SEAC allowed the project proponent to present the salient features of the project and the Environment consultant of the promoter company presented the same as under:

1.	Category/Item No. (in schedule)	8(a): 'Building & Construction Project'				
2.	Name and Location of the project	Commercial project namely "Social Square" at Zirakpur-Patiala Road, VIP Road, SAS Nagar, Punjab				
3.	Total Plot area, Built-up Area and Green area	Total Plot Area	24,507.43 sq.m. i.e. 6.05 acres			
		Built-up Area	61,804.2 sq.m.			
		Green area	1775.43 sq.m.			
		Parking area (Proposed)	1129 ECS			
4.	Population	Estimated Population will be 6175 Persons.				
5.	Water Requirements & source	Break up of water requirements is as under:				
		1.	Total domestic water demand	427 KLD		
		2.	Flushing water demand	Treated wastewater from STP	126 KLD	
		3.	Total fresh water demand(1-2)	Tubewell	301 KLD	
6.	Disposal Arrangement of Waste water	171 KLD of black water and 171 KLD of grey water will be generated from the project which will be treated in STP of 200 KLD capacity based on MBBR Technology (skid mounted) and WWTP of 200 KLD capacity. Treated wastewater will be used for flushing purpose and landscaping.				
		S. No.	Season	For Flushing Purpose (KLD)	For Green area (KLD)	Into sewer (KLD)
		1.	Summer	126	10	198(158 KLD black water and 40 KLD gray water)

		2.	Winter	126	3	205(165 KLD black water and 40 KLD gray water)
		3.	Monsoon	126	1	215(175 KLD black water and 40 KLD graywater+infiltration(8 KLD)
7.	Rain water recharging detail	16 rain water recharging pits will be provided as per CGWA norms.				
8.	Solid waste generation and its disposal	During Operation Phase, about 1346 kg/day (@ 0.4 kg/capita/day for food court/restaurant and @ 0.2 kg/capita/day for floating) of solid waste will be generated. The solid waste shall be duly segregated into biodegradable and non-biodegradable components. A separate area will be earmarked for segregation of solid waste. Biodegradable waste will be composted in mechanical composter of 500 and 150 kg. Inert waste will be dumped to authorized dumping site. The recyclable waste shall be sold to resellers.				
9.	Hazardous Waste and E-waste	Used oil from DG sets will be sold to registered recyclers and E-waste will be disposed off as per the E-waste (Management) Amendment Rules, 2018				
10.	Energy Requirements & Saving	<ul style="list-style-type: none"> • Total Power requirement of 4650 kVA to be provided by Punjab State Power Corporation Limited. • Total 6 DG Sets (i.e. 2 DG Sets of 1500 KVA and 2 DG of 1010 KVA, 1 DG of 750 KVA and 1 DG of 320 kVA respectively) has been proposed for standby use for emergency purposes. • Solar panels have been proposed on the roof top of the tower. The total area covered by solar panels is 2185 sq.ft. (which is 30% of terrace area i.e. 7277 sq.m.) which will generate 218.5 KW of power generation. • 24 KW of energy will be saved by using LED instead of CFLs. 				
11.	Environment Management Plan along with Budgetary break up phase wise and responsibility to implement	Sh. Jasbir Singh (Partner) of M/s Home & Land Planners LLP will be responsible for implementation of EMP. For implementation of EMP, Rs. 205 lakhs as capital cost, Rs. 13.1 lakhs as recurring cost in construction phase including environmental monitoring cost, whereas in operation phase, Rs. 24 lakhs as recurring cost including environmental monitoring cost will be incurred.				

12.	CER activities along with budgetary break up and responsibility to implement	The details of CER activities proposed by the project proponent is as under:
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Sr, No.	Activities	Annual Expenditure in lakhs	Timeline (2019 to 2023)	Total expenditure in 5 years
1	Maintenance of VIP road as well as pavers in connecting roads	3.5	5	17.5
2	Maintenance of building and provision of new benches in Government Senior secondary School, Village Lohgarh	4	5	20
3	Providing solar lights on village Nabha rasta	-	One Time	20
4	Scholarship for 2 meritorious students of Village Nabha nominated by panchayat.	10	5	50
5	Adoption of animals at Chhatbir zoo for dietary requirement and Medical Treatment	2.7	5	13.5
6	Construction of Butterfly garden at Chhatbir Zoo with board and signages	-	One Time	30
7	Plantation in large size potted plants in parking areas, pedestrian pathways, etc	1	5	5
8	Provision of medicines & wheel chairs for disabled	2	5	10

	persons in Village Lohgarh			
	Total	23.2		166 lacs
13.	Other important facts	<ul style="list-style-type: none"> ➤ Change of Land Use (CLU) has been granted vide No. PBIP/LORC-1/1807926825 for site measuring 5.85 acres. ➤ The project proponent has submitted application no. 21-4/4671/PB/INF/2019 dated 08.01.2019 to Central Ground Water Authority (CGWA) to obtain permission for the abstraction of ground water. ➤ The ambient air, ambient noise, soil and ground water monitoring has been done for all the parameters as per the prescribed norms. The concentration of all the parameters is found within permissible limits. ➤ Municipal Council, Zirakpur has issued NOC for sewerage connection vide letter no. 2164 dated 13/03/2019. ➤ Municipal Council, Zirakpur has issued NOC for handling of Municipal Solid Waste vide letter no. 2177 dated 14/03/2019. ➤ Airport Authority of India issued vide letter no. WAC/S/6369/1/12W/ATS(2/19) dated 20/02/2019. ➤ PWD has issued NOC for road assess vide memo no. 196 dated 26/04/2019. 		

SEAC asked the project proponent and his Environmental Consultant to clarify the following observations to which he replied as under: -

Sr. No.	Observations	Reply submitted by the project proponent and his Environmental Consultant
1.	As to whether the permission from Deptt. of Forest under the Forest (Conservation) Act, 1980 and Wildlife (Protection) Act, 1972 has been obtained.	Yes, NOC from the Forest Department has been obtained vide letter no. FCA/3631 dated 28/08/2018.
2.	Whether online application for obtaining NOC for abstraction of ground water has been applied CGWA?	Application has been filed for fresh groundwater abstraction of 427 KLD and a copy of the same had already been submitted.
3.	As to whether, STP will be provided in module system considering the gradual occupancy in the project.	Yes, provision will be made to provide the STPs in module system to accommodate the gradual increase in the occupancy.
4.	As to whether, the rain water harvesting water pits are in	Yes, the total built up area of the project is 61804 Sqm. 16 no. pits have been

	consonance of the formula of at least one pit per 5000 Sqm. of builtup area devised by the MoEF&CC	proposed to be provided which will fulfill the requirements of MoEF&CC/CGWA.
5.	As to whether, the plans have been approved by the Competent Authority or still are Conceptual plans. If so, is there any change from the conceptual plans.	At present, they are having conceptual plan. They will get the layout plans approved from the Competent Authority for the activities / establishments proposed to be set up by them in this project for which EC applied.
6.	Whether online application for obtaining NOC for abstraction of ground water has been applied CGWA?	Online application has been submitted on the portal of CGWA for obtaining permission for abstraction of ground water and a copy of the same has been submitted.
7.	What will be the treatment proposal for the sewage expected from the labours / employees during the construction phase?	Septic tank will be provided for the treatment of waste water generated during construction phase. The treated effluent will be utilized for the green area/plantation.

SEAC observed that the project proponent has provided adequate and satisfactory clarifications to the observations raised by it.

Therefore, the Committee awarded '**Silver Grading**' to the project proposal and decided that case be forwarded to SEIAA with the recommendations to grant environmental clearance for establishment of commercial project namely " Social Square" having built up area 61804.2 sqm in total land area of 24,507 sqm located at Zirakpur-Patiala Road, VIP road, Distt. SAS Nagar, 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, conditions:

Standard EC Conditions:

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 byelaws.
- 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 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 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 consummate to 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 PM_{2.5}) 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 meter height). 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) Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
- vii) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- viii) Wet jet shall be provided for grinding and stone cutting.
- ix) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- x) All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- xi) 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.
- xii) 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.

- xiii) For indoor air quality the ventilation provisions as per National Building Code of India.

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 427 KL/day, out of which 301 KL /day shall be met through groundwater and remaining @ 126 KLD through recycling of treated waste water. Total fresh water use shall not exceed the proposed requirement as provided in the project details.
- v) a) The total waste water generation from the project will be 342 KL/day (171 KLD black water and 171 KLD grey water), which will be treated in STP of capacity @200 KLD on MBBR technology each for black water and grey water, within the project premises. As proposed, reuse of treated wastewater and discharge of surplus treated wastewater shall be as under:-

S. No.	Season	For Flushing purposes (KLD)	Green Area (KLD)	Into sewer (KLD)
1.	Summer	126	10	198(158 KLD black water and 40 KLD gray water)
2.	Winter	126	3	205(165 KLD black water and 40 KLD gray water)
3.	Rainy	126	1	215(175 KLD black water and 40 KLD gray water)

- 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 waste water generated from swimming pool(s) shall not be discharged and the same shall be reused within the premises for purposes such as horticulture, HVAC etc.
- viii) 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.
- ix) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
- x) At least 20% of the open spaces as required by the local building bye-Laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
- xi) 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.
- xii) 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 i.e. (Tower/Mall) or in a common place in the project premises.
- xiii) 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.

- xiv) Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
- xv) The project proponent will provide plumbing system for reuse of treated wastewater for flushing/ HVAC/ other purposes etc. and colour coding of different pipe lines carrying water/waste water from different sources / treated wastewater 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

- xvi) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- xvii) The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits (16 Nos) /storage tanks shall be provided for ground water recharging as per the CGWB norms.
- xviii) A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up 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. The ground water shall not be withdrawn without approval from the Competent Authority.
- xix) All recharge should be limited to shallow aquifer.

- xx) 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.
- xxi) 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.
- xxii) 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.
- xxiii) Sewage shall be treated in the STP with tertiary treatment. STP shall be installed in phased manner viz a viz in module system designed in a such a way so as to efficiently treat the waste water with increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
- xxiv) No sewage or untreated effluent water would be discharged through storm water drains. xix. 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, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
- xxv) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxvi) 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 CFLs/ LED 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. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

VI. Waste Management

- i) A certificate from the competent authority handling municipal solid wastes, 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. A minimum of one tree for every 80 sqm of total project land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. 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 residential 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 Assessment (HJRA) and Disaster Management Plan shall be implemented.
- iv) 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.
- v) Occupational health surveillance of the workers shall be done on a regular basis.
- vi) A First Aid Room shall be provided in the project both during construction and operations of the project.

X. Corporate Environment Responsibility

- 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. The project proponent shall adhere to the commitments made in the proposal for CER activities for spending at least minimum amount of Rs. 166 Lakhs (approx. 0.6%) has been kept reserved for completing the CER activities as per OM dated 01.05.2018. However, CER activities shall strictly be in accordance with the activities listed out in the OM dated 01.05.2018 and as per the following proposal submitted by the project proponent. The amount to be spent on CER activities shall be proportionate to the amount spent on project & such activities shall run parallel to the project execution. All the activities must be completed with the completion of the project.
- 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 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 account and

not to be diverted for any other purpose. The project proponent shall spend minimum amount of Rs 205 Lacs towards capital cost and Rs 13.10 Lacs/annum towards recurring cost in Construction phase of the project including the environmental monitoring cost and shall spend minimum amount of Rs 24 Lacs/annum towards recurring cost in operation phase of the project including the environment monitoring cost. The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of environmental management plan is transferred to the occupier/residents society under proper MOU under intimation to SEIAA, Punjab. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

XI. Validity

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

XII. Miscellaneous

- i) The project proponent 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 obtained vide letter Ref No. PBIP/LORC-1/1807926825.
- 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 Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- xiv) The 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 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.

The case was considered by the SEIAA in its 156th meeting held on 15.11.2019 and the same was attended by the following on behalf of the project proponent:

- (i) Sh. Charanjit Singh, Director of the project proponent.

- (ii) Dr. Sandeep Garg, EIA-co-ordinator, M/s Eco Laboratories Pvt. Ltd., Mohali, Environment Consultant of the promoter company.

Sh. Charanjit Singh, Director submitted an authority letter wherein, he has been authorized to sign all the documents in order to get Environmental Clearance for project. The said letter was taken on record by SEIAA.

Environmental Consultant of the promoter company presented the salient features of the project and requested for grant of environmental clearance.

During discussions, representative of the promoter company agreed to comply with fully all the conditions as mentioned by SEAC.

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. A copy of presentation was taken on record by SEIAA.

Therefore, the Authority decided to accept the recommendations of SEAC and grant environmental clearance for establishment of a Commercial project namely "Social Square" having built up area 61804.2 sqm in total land area of 24507 sqm at Zirakpur- Patiala Road, VIP Road, SAS Nagar, Punjab to be developed by M/s Home and Land Planners LLP as per the details mentioned in Form 1, 1A, EMP & subsequent presentations/ clarifications made by the project proponent and his Environmental Consultant, proposed measures and with the following amendments in the conditions as proposed by SEAC given as under:

Conditions to be amended as under:

Condition no. xvii), xxiii) and xxiv) of III. Water quality monitoring and preservation

- xvii) The CGWA provisions on rain water harvesting should be followed. Rain water harvesting recharge pits (16 Nos) /storage tanks shall be provided for ground water recharging as per the CGWB norms.
- xxiii) Sewage shall be treated in the STP with tertiary treatment. STP shall be installed in phased manner viz a viz in module system designed in a such a way so as to efficiently treat the waste water with increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. No treated water shall be disposed in to municipal stormwater drain.
- xxiv) 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, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted

Item No. 156.09: Application for issuance of Terms of Reference (ToRs) for carrying out EIA study for obtaining Environmental clearance under EIA notification dated 14.09.2006 for expansion of the project namely Chitkara University, Rajpura, Patiala (Punjab) located at H. B. No. 262 & 263 Jhansla & Fatehpur Garhi Rajpura, Distt. Patiala, Punjab by M/s Chitkara Educational Trust, 1097, SECTOR 18-C, Chandigarh. (Proposal No. SEIAA/ PB/ NCP/35596/ 2019)

1.0 Brief History of the case

The Committee in 184th meeting held on 21.09.2019 apprised that the project proponent has filed an application for issuance of Terms of Reference (TORs) under category 8 (b) for carrying out EIA study for obtaining Environmental clearance under EIA notification dated 14.09.2006 for expansion of the project namely Chitkara University, Rajpura, Patiala (Punjab) located at H. B. No. 262 & 263 Jhansla & Fatehpur Garhi Rajpura, Distt. Patiala, Punjab. The project proponent has deposited requisite fee Rs 127000/- as per the Govt. Notification dated 27.06.2019.

2.0 Deliberation during the meeting

The meeting was attended by the authorized representative of project proponent and Environment Consultant. SEAC was apprised that PPCB vide letter no 3990 dated 20.09.2019 informed that the project proponent has not started any construction at proposed site. The project proponent has obtained CLU of the additional area of 11.63 acres, 11.64 acres and 1.0118 acres for educational purpose. The land use of the additional area is agricultural as per Master Plan of Rajpura, which has been converted to educational now. No rice shellers / stone crushers and brick kilns / cement plants / cement grinding units / hot mix plants falls within 500 meters of the proposed site. The project is meeting siting guidelines issued by the Board vide Letter No. 4426-29 dated 05.02.2009. In reply to the

queries raised by members of SEAC, Environment consultant of the project proponent informed that:

- i) Permission has been obtained from Deptt. of Forest vide letter no 1869 dated 24.05.2010 for diversion of forest land (0.0169 Ha)for approach Road
- ii) No part of the project site falls under the area covered under Punjab Land Preservation Act (PLPA), 1900 or located near to PLPA area.
- iii) Project does not fall within 10 km of eco-sensitive area/ National park/Wild Life Sanctuary.

3.0 Recommendation

After detailed deliberations, SEAC decided to categorise the project into category 8(b) and recommended the case be forwarded to SEIAA to issue the TORs to M/s Chitkara Educational Trust as prescribed in the **Annexure-1** so that the project proponent and his environmental consultant submits the EIA report.

Annexure-1

A. Construction stage

1. The project falls under category B-1 under item 8(b) Township and Area Development projects and shall carry out an Environmental Impact Assessment Study for the entire site area (core zone) and an area of 10 kms radius around the project site (buffer zone) shall be conducted in addition to study already carried out from March 2019 to May 2019.
2. 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.
3. 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.
4. Examine baseline environmental quality along with projected incremental load due to the project.
5. 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. However, the project proponent has to fill the prescribed field data sheets (available on website of SEIAA i.e. www.seiaapunjab.co.in) which are required to be attached with the analysis reports alongwith exact location of sampling / monitoring point marked on the layout map.
6. Examine and submit the details of the environmental impacts due to change of land use and land cover including aspects such as hydrological characteristics, imperviousness of land and drainage pattern being altered.

7. Examine the green belt development in 33 % area with not less than 1,500 trees per ha. giving details of species, width of plantation, planting schedule post plantation and 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
8. Submit the details of the trees to be felled for the project.
9. Submit the present land use and permission required for any conversion such as forest, agriculture etc
10. Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart.
11. Examine and submit impact due to ground water abstraction on ambient ground water on ambient ground water.
12. Examine soil characteristics and depth of ground water table for rainwater harvesting.
13. Examine and submit the details of the environmental impacts at the stage of construction of boundaries & fencing including its impact on the pattern of natural drainage and flooding pattern and barriers being constructed for restricting wildlife movement into project area.
14. Examine and submit the details of the environmental impacts due to leveling and landscaping including aspects such as excavation & filling of soil, clearing of vegetation, change of topography, development of plantation, green belt, lawns & parks and development of impervious areas.
15. Examine and submit the details of the environmental impacts due to excavation, transportation and filling of earth including aspects such as excavation, filling, sourcing, transportation and disposal of soil.
16. Examine and submit the details of the construction material to be used at the construction stage including aspects such as quarries and transportation, stone crushing and screening, mining & transportation of sand, soil excavation, transportation and filling.
17. Examine and submit the impacts being caused due to transportation of construction materials and men such as increase in traffic and load on public transportation facility, destruction and damage of transportation infrastructure, increase of risk due to road accident, pollution caused due to dust and tail pipe emissions and consumption of fuel by transport vehicles. A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.
18. Examine and submit the details of the temporary housing and amenities to be created and used by the work force including aspects such as water supply, electrical energy and fuel supply.
19. Examine and submit the details of the environmental impacts at the stage of creation of roads, transportation facility and other physical infrastructure including aspects such as use of construction materials, excavation and /or

- filling of soil, generation of construction waste, creation of impervious surfaces, noise & suspended dust pollution and accidental risk.
20. Examine and submit the details of the noise pollution, air pollution, consumption of fuel and generation of scrap being caused due to operation and maintenance of construction machinery and equipment.
 21. Examine and submit the details of the source and supply of water for construction activity.
 22. Examine and submit the details of the source and quantity of power for construction activity.
 23. Examine and submit the details of the fuel consumption, noise pollution, emissions of the exhaust gas, engine & coolant oil and batteries being discarded due to captive and emergency power generation.
 24. Examine and submit the details of the handling of wastewater during construction including the domestic wastewater being generated from amenities.
 25. Examine and submit the details of the environmental impacts at the stage of development of residential buildings, commercial, institutional and industrial infrastructure including aspects such as construction materials to be used, earth work (excavation and/or soil filling), generation of construction waste, lighting, HVAC units, waste generation from packaging, residual paints and chemicals and their cans, Generation of wooden, glass, metal and other scrap materials, plumbing and sanitary waste generation, creation of impervious surfaces, noise pollution, suspended dust pollution and risk of accidents.
 26. Examine and submit the details of the environmental impacts due to the laying of the water supply system including aspects such as use of piping, fittings and pumps, water pumping stations, earth work and water treatment plant.
 27. Examine and submit the details of the environmental impacts due to the laying of the sewerage and sewage treatment and disposal system including aspects such as use of construction material, piping, fittings and pumps, earth work, laying of sewers & manholes, sewage pumping stations and sewage treatment plant.
 28. Examine and submit the details of the environmental impacts due to the laying of the storm water drainage system including aspects such as use of construction material, piping, fittings and pumps, earth work, storm drains, storm water inlets and catch basins and storm water outfalls.
 29. Examine and submit the details of the environmental impacts due to the electrical power system and street lighting to be provided including aspects such as construction materials to be used, distribution lines, cables, control panels, transformers and meters.

30. 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.
31. 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.

B. Operation stage

1. Examine and submit the details of the environmental impacts due to the residential, commercial, institutional, industrial, recreational, social, cultural & religious activities to be carried out.
2. Examine and submit the details of the environmental impacts due to the facilities to be provided such as water supply, electrical power supply, fuel supply & consumption including LPG, transportation and communication.
3. Examine and submit the details of the environmental impacts due to the sewerage & sewage treatment and its disposal systems and storm water & its drainage system.
4. Examine and submit the details of the environmental impacts caused due to the generation of captive power & emergency power.
5. Submit the details of the management & handling of municipal solid waste, e- waste, hazardous waste, scrap, estate management, construction and demolition waste management.
6. Submit the details of the socio economic impact due to the employment to be generated from the household activities.
7. 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.

C. General

1. Other details 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, should also be attended.
2. Environmental aspects identified under some of the project activities may not be comprehensive and some of the significant aspects under some of the activities of the project in question might not have been identified. All such environmental aspects may be added to the list.
3. Some of the activities with their associated environmental aspects of the project in question might be of significant magnitude and not included in the list project activities. All such activities may be added to the list of project activities.
4. The project proponent may add additional project activities and environmental aspects, if any, fill the impact matrix (copy attached) and carryout significance analysis for identifying the significant environmental

aspects. Scale, sensitivity and duration of impacts; type, size and frequency of environmental aspects; applicable legal requirements; and concerns of interested parties and local public may be used as the basis for the significance analysis of the environmental aspects.

5. In the EIA study each of the environmental aspects listed in the TOR should be quantified, their positive and negative impacts on different areas of impacts should be identified and assessed and the results of such assessment should be reported in the EIA report.
6. In the Environment Management Plan, management of each of the significant environmental aspects (with identified and assessed significant environmental impacts) for mitigating the impacts should be objectively stated.
7. Submit Roles and responsibility of the developer etc. for compliance of environmental regulations under the provisions of EP Act.
8. Ground water classification as per the Central Ground Water Authority.
9. Environment Management Plan should include technical and institutional aspects for pre-treatment by constituent units.
10. Environmental Management Plan should be accompanied with Environmental Monitoring Plan and environmental cost and benefit assessment. The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.
11. Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.
12. Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.
13. Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given
14. 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.
15. Does the Environment policy prescribe for standard operating process / 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.
16. 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.
17. 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 should be detailed in the EIA report.

18. Delineate the concrete proposal regarding activities to be undertaken under Corporate Environmental Responsibility indicating various activities to be undertaken as per the provision of OM dated 01.05.2018, proportionate provisions of funds for the same, the period for which the same is to be implemented and the person(s) responsible for the implementation of the same

Additional TOR

- 1) 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)
- 2) Submit Layout plan duly approved by the Competent Authority / Conceptual plan of the project
- 3) Submit 500 meter 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.
- 4) 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) Fire fighting equipment layout
 - vii) First aid room
 - viii) Location of Tubewells
 - ix) DG Sets and Transformers
 - x) Any other utilities
- 7) Submit the plan for installation of own STP on module basis of adequate capacity at site and treat the waste water generated from the project till the sewer line is not laid by competent authority.
- 8) Submit detail of every components (water details, waste water details, solid waste, energy requirement etc.) in the format of existing, proposed and after expansion.
- 9) Submit the existing building plan may be got super imposed with the proposed building plan and be marked in different colors. Submit colored drawing on Appropriate readable size.
- 10) Specify the adequacy of internal water supply system, sewer line and STP for the proposed expansion/revision
- 11) The project proponent shall submit proper index with page numbering.
- 12) Submit the field data sheets as prescribed by SEIAA, Punjab which are available on the official website of SEIAA, Punjab along with exact location of sampling / monitoring point marked on the layout map should be filled at the time of sample collection/monitoring by the Lab and should be attached with the water, air, noise & soil monitoring reports

13) Submit a 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.

14) 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

Validity of TORs

'Terms of Reference' will be valid for a period of three years from its issuance. The project proponent should prepare rapid EIA / EMP Report for its project based on above Terms of Reference and submit the same to the SEIAA for its appraisal.

The case was considered by the SEIAA in its 156th meeting held on 15.11.2019 and the same was attended by the following on behalf of the project proponent:

- (i) Sh.S.C.Sharma, Registrar of the Chitkara University and Sh. Kamal Kishore, Director (Projects).
- (ii) Sh. Sital Singh, EIA-co-ordinator cum CEO, M/s CPTL Pvt. Ltd., Mohali, Environment Consultant of the promoter company.

The representative of the project proponent submitted the authority letters by which they have been authorised to attend the meeting. The said letter was taken on record by SEIAA.

Environmental Consultant of the promoter company presented the salient features of the project and requested for issuance of ToRs.

SEIAA observed that the built up area of the existing project is 148515.7 sqm and it is very much near to the threshold limit of 1.5 lakh sqm beyond which Environmental Clearance is required to be obtained. SEIAA queried to the project proponent to submit any documentary proof regarding the built up area of the existing project at present is 148515.7 sqm. In reply to the query, the project proponent submitted a copy of the letter issued by SEIAA bearing no. 1545 dated 04.02.2016, wherein, it has been mentioned that as per the findings of the sub-committee constituted by SEAC, the total built-up area of the institute was less than 1.5 lakh sqm. The said letter was taken on record by SEIAA.

During discussions, representative of the promoter company agreed to comply with fully all the conditions as mentioned by SEAC.

The SEIAA observed that the case stands recommended by SEAC. The SEIAA looked into the details of the case and was satisfied with the same. A copy of presentation was taken on record by SEIAA.

Therefore, the Authority decided to accept the recommendations of SEAC and decided to issue ToRs as proposed by SEAC for carrying out EIA study for obtaining Environmental clearance under EIA notification dated 14.09.2006 for expansion of the project namely Chitkara University, Rajpura, Patiala (Punjab) having built up area 275298.3 sqm (after expansion) in land area of 256805 sqm, located at H. B. No. 262 & 263 Jhansla & Fatehpur Garhi Rajpura, Distt. Patiala, Punjab.

Item No. 156.10: Application for obtaining Environmental Clearance (EC) under EIA notification dated 14.09.2006 for establishment of a Commercial Project located at Mohali, Distt. SAS Nagar by M/s Remigate Softwares Developers India Pvt. Ltd., (Proposal No. SIA/PB/MIS/109848/2019).

1.0 Background

The Committee in 184th meeting held on 21.09.2019 apprised that the project proponent submitted application for establishment of a Commercial Project having built up area 20540 sqm & land measuring 4578.192 sqm located at Mohali, Distt. SAS Nagar. The project falls under category 8(a) project and the promoter company

has deposited requisite fee of Rs. 41080/- as per the Govt. Notification dated 27/06/2019.

2.0 Deliberation during the meeting

The meeting was attended by the authorized representative of the project proponent and Environmental Consultant. PPCB vide letter no 5576 dated 17/09/2019 informed that no construction activity has been started by the project proponent and site is confirming to the siting guidelines as laid down by the Govt of Punjab, Department of Science, Technology and Environment. In reply to the queries raised by members of SEAC, Environment consultant of the project proponent informed that:

- i) The project site was allotted by GMADA vide letter no. 4774 dated 29.01.2016.
- ii) No diversion of forest land is involved in the project.
- iii) No part of the project site falls under the area covered under Punjab Land Preservation Act (PLPA), 1900 or located near to PLPA area.
- iv) Project does not fall within 10 km of eco-sensitive area/ National park/Wild Life Sanctuary.
- v) GMADA has issued the certificate vide letter no.1225 dated 28/06/2019 to the effect that facilities of the water supply and sewer is available for the commercial project. Further, the treated waste water may be discharged into sewer after depositing requisite charges to the GMADA.
- vi) STP of 50 KLD capacity proposed to be installed in the project premises.
- vii) Mechanical composter (2 Nos) of adequate capacity proposed for the treatment for Biodegradable waste.
- viii) Recharging pits (2 no.) proposed for recharge the rooftop rainwater of buildings as per CGWA guidelines.
- ix) Used oil from DG sets proposed to be sold to registered recyclers and E-waste will be disposed off as per the E-waste (Management) Amendment Rules, 2018
- x) List of activities to be carried out under Corporate Environment Responsibility (CER) as per OM dated 01/05/2018 issued by MoEF& CC, Govt. of India.

3.0 Recommendation

After detailed deliberations, SEAC decided to award '**Silver Grading**' to the project proposal and to forward the application to SEIAA with the recommendations to grant environmental clearance to M/s Remigate Softwares Developers India Pvt. Ltd. For the commercial project, as per the details mentioned in the Form 1, 1A, EMP & subsequent presentation / clarifications made by the project proponent and his consultant, subject to fulfillment of conditions as per **Annexure-2**.

Annexure-2

II. 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 byelaws.
- 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 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 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 proponent shall 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.

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 PM_{2.5}) 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 meter height). 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) Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
- vii) Wet jet shall be provided for grinding and stone cutting.
- viii) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- ix) All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly

disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.

- x) 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.
- xi) 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.
- xii) For indoor air quality the ventilation provisions as per National Building Code of India.

III. Water quality monitoring and preservation

- i) The natural drain system should be maintained for ensuring unrestricted flow of water. 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.
- ii) Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- iii) Out of total water requirement of 38 KLD, fresh water use shall not exceed the proposed requirement of 21 KLD and remaining 17 KLD will be met through recycling of treated wastewater as provided in the project details.
- iv) The wastewater generation from the project will be 30 KLD at average occupancy of multiplex, which will be treated in a STP based on SBR technology to be installed within the project premises. However, the STP shall be designed for at least 50 KLD capacity to accommodate the wastewater treatment at full occupancy. As proposed, in the summer season, the project proponent shall utilize 16 KLD of treated wastewater for flushing purpose, 01 KLD for irrigation of green area and remaining 13 KLD will be discharged to MC sewer. In winter & rainy season, 16 KLD of treated wastewater will be used for flushing purpose and remaining 14 KLD will be discharged to MC sewer. Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.
- vi) 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 waste water generated from swimming pool(s), if provided, shall not be discharged and the same shall be reused within the premises for purposes such as horticulture, HVAC etc.
 - viii) 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.
 - ix) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
 - x) At least 20% of the open spaces as required by the local building bye-Laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
 - xi) 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.
 - xii) The respective project proponent shall discourage the installation of R.O. plants 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 i.e. (Tower/Mall) or in a common place in the project premises.
 - xiii) The project proponent shall adopt new/innovative technologies like low flow flushing systems, use of low flow faucet tap aerators, urinals with electronic sensor system /water less urinals / twin flush cisterns/ sensor based alarming system for overhead water storage tanks for water conservation and shall incorporate the same in the building plan as part of the environmental management plans.
 - xiv)
 - xv) In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done
 - xvi) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
 - xvii) The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model

- Building Byelaws, 2016. Rain water harvesting recharge pits (2 nos) /storage tanks shall be provided for ground water recharging as per the CGWB norms.
- xviii) A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up 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. The ground water shall not be withdrawn without approval from the Competent Authority.
 - xix) All recharge should be limited to shallow aquifer.
 - xx) 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.
 - xxi) 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.
 - xxii) 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.
 - xxiii) Sewage shall be treated in the STP with tertiary treatment. STP shall be installed in phased manner viz a viz in module system designed in a such a way so as to accommodate the lesser effluent receipts during the initial phase of lower occupancy and gradual increase of population and waste water quantities. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
 - xxiv) No sewage or untreated effluent water would be discharged through storm water drains.
 - xxv) 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, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.

- xxvi) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxvii) 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 CFLs/ LED 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 utilising 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. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

VI. Waste Management

- i) A certificate from the competent authority handling municipal solid wastes, 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 wall of the project shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety.
- iii) A minimum of one tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. 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.
- iv) 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.
- v) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
- vi) The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.

- vii) The green belt along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential 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.
 - e) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
 - f) Traffic calming measures.
 - g) Proper design of entry and exit points.
 - h) Parking norms as per local 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 Assessment (HIRA) and Disaster Management Plan shall be implemented.
- iv) 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.
- v) Occupational health surveillance of the workers shall be done on a regular basis.
- vi) A First Aid Room shall be provided in the project both during construction and operations of the project.

X. Corporate Environment Responsibility

- 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. The project proponent shall adhere to the commitments made in the proposal for CER activities for spending at least Rs. 40 Lacs towards following CER activities:
 - a) Provision and maintenance of solar street/road lights (30 nos.) in Village-Sohana by March 2021 by spending amount of Rs 6.0 Lakhs
 - b) Renovation of Cremation place, landscaping, shed, etc. of Village Sohana by December, 2022 by spending amount of Rs 10.0 Lakhs
 - c) Provision for rain water harvesting system, solar power generation unit in Village- Sohana government school by December, 2022 by spending amount of Rs 12.0 Lakhs
 - d) 500 trees to be planted each in the village Ballomajra and Balyali by May 2022 by spending amount of Rs 12.0 Lakhs.

The amount to be spent on CER activities shall be proportionate to the amount spent on project & such activities shall run parallel to the project execution. All the activities must be completed with the completion of the project.

- 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 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 account and not to be diverted for any other purpose. As proposed in the project, the project proponent shall spend minimum amount of Rs 47.5 Lacs towards capital cost and Rs 6.45Lacs / annum towards recurring cost in construction phase of the project and shall spend minimum amount of Rs 10.40 Lacs/ annum towards recurring cost in operation phase of the project, as per the details given below:-

a) Capital cost during construction phase:

- i) Medical cum First Aid @ Rs. 0.50 lakhs
- ii) Toilets for sanitation system @ Rs. 2.0 lakhs
- iii) Wind breaking curtains @ 8.0 lakhs
- iv) Sprinklers for suppression dust @ 2.0 lakhs

b) Recurring cost during construction phase (Per Annum) :

- i) Medical cum First Aid @ Rs. 1.0 lakhs
- ii) Toilets for sanitation system @ Rs. 1.5 lakhs
- iii) Wind breaking curtains @ 1.0 lakhs
- iv) Sprinklers for suppression dust @ 1.0 lakhs
- v) Ambient Air Monitoring @ 0.50 lakhs
- vi) Drinking water @ 1.20 lakhs.
- vii) Noise level monitoring @ 0.25 lakhs

c) Capital cost during operation phase:

- i) Sewage Treatment Plant @ Rs. 15.0 lakhs
- ii) Solid waste segregation & disposal @ Rs. 8.0 lakhs
- iii) Green belt including grass coverage @ 4.0 lakhs
- iv) RWHP @ 8.0 lakhs

d) Recurring cost during operation phase (Per Annum) :

- i) Sewage Treatment Plant @ Rs. 4.5 lakhs
- ii) Solid waste segregation & disposal @ Rs. 2.5 lakhs
- iii) Green belt including grass coverage @ 1.0 lakhs
- iv) RWHP @ 0.50 lakhs
- v) Ambient Air Monitoring @ 0.20 lakhs
- vi) Drinking water @ 1.20 lakhs.
- vii) Noise level monitoring @ 0.10 lakhs
- viii) Treated Effluent Monitoring @ 0.60 lakhs

The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of environmental management plan is transferred to the occupier/residents society under proper MOU under intimation to SEIAA, Punjab. Year wise progress of

implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

XI. Validity

- i) This environmental clearance will be valid for a period of seven years from the date of 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 Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- xiv) The 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 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.

The case was considered by the SEIAA in its 156th meeting held on 15.11.2019 and the same was attended by the following on behalf of the project proponent:

- (i) Sh. Simarjit Bhogal (Consultant Infrastructure Projects) of the promoter company.
- (ii) Sh. Sital Singh, EIA-co-ordinator cum CEO, M/s CPTL Pvt. Ltd., Mohali, Environment Consultant of the promoter company.

The representative of the promoter company submitted an authority letter dated 11.11.2019, wherein, Sh. Simarjit Bhogal S/o Sh. H.S. Bhogal and Sh. Deepak Gupta S/o Late Sh. Hardyal Gupta, Environmental Advisor of the Company have been authorized by the Director of the promoter company to submit any reply, documents on behalf of company. Any commitment made by them during the

presentation will be binding / acceptable to the company. The said letter was taken on record by SEIAA.

Environmental Consultant of the promoter company presented the salient features of the project and requested for grant of environmental clearance.

During discussions, representative of the promoter company agreed to comply with fully all the conditions as mentioned by SEAC.

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. A copy of presentation was taken on record by SEIAA.

Therefore, the Authority decided to accept the recommendations of SEAC and grant environmental clearance for establishment of a Commercial Project having builtup area 20540 sqm and land area measuring 4578.192 sqm located at Mohali, Distt. SAS Nagar to be developed by M/s Remigate Softwares Developers India Pvt. Ltd.as per the details mentioned in Form 1, 1A, EMP & subsequent presentations/ clarifications made by the project proponent and his Environmental Consultant, proposed measures and with the following amendments in the conditions as proposed by SEAC given as under:

Conditions to be amended as under:

Condition no. xvii) and xxiii) of III. Water quality monitoring and preservation

- xvii) The CGWA provisions on rain water harvesting should be followed. Rain water harvesting recharge pits (2 Nos) /storage tanks shall be provided for ground water recharging as per the CGWB norms.
- xxiii) Sewage shall be treated in the STP with tertiary treatment. STP shall be installed in phased manner viz a viz in module system designed in a such a way so as to efficiently treat the waste water with increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. No treated water shall be disposed in to municipal stormwater drain.

Item No. 156.11: Application for obtaining Environmental Clearance (EC) under EIA notification dated 14.09.2006 for establishment of a Commercial Project namely "Prime cross" located at Zirakpur located at Zirakpur, Distt. SAS Nagar by M/s Primegate Developers Pvt Ltd. (Proposal No. SIA/PB/MIS/105481/2019)

1.0 Background

The Committee in 184th meeting held on 21.09.2019 apprised that M/s Primegate Developers Pvt. Ltd. has filed an application for obtaining Environmental Clearance (EC) under EIA notification dated 14.09.2006 for establishment of a Commercial Project namely "Prime cross" having built up area 27314 sqm and land measuring 7308.109 sqm located at Zirakpur located at Zirakpur, Distt. SAS Nagar. The project falls under category 8(a) and has deposited requisite fee of Rs. 54628/- as per the Govt. Notification dated 27/06/2019.

2.0 Deliberation during the meeting

The meeting was attended by the authorized representative of the project proponent and Environmental Consultant. The Committee was apprised that PPCB vide letter no 4267 dated 02/08/2019 informed that no construction work has been started by the project proponent and boundary has been demarcated with iron sheets and the project site is conforming to the siting guidelines as laid down by the Govt. of Punjab, Department of Science Technology and Environment vide order dated 25/07/2008 as amended on 30/10/2009. In reply to the queries raised by members of SEAC, Environment consultant of the project proponent informed that:

- i) The project proponent has obtained the CLU vide no. CLU/DDLG /PTL/2018 /23170 dated 30/11/2019 from the Competent Authority.
 - ii) No diversion of forest land is involved in the project.
 - iii) No part of the project site falls under the area covered under Punjab Land Preservation Act (PLPA), 1900 or located near to PLPA area.
 - iv) Project does not fall within 10 km of eco-sensitive area/ National park/Wild Life Sanctuary.
 - v) STP of 42 KLD capacity proposed to be installed in the project premises.
 - vi) The project proponent submitted letter no 2345 dated 19/09/2019 issued by MC, Zirakpur to the effect that the project proponent can connect the sewer to the Municipal Council sewer to discharge 11 KLD treated waste water meeting the standards as prescribed by PPCB, after payment of requisite charges and getting the map approved.
 - vii) Mechanical composter (2 Nos) of adequate capacity proposed for the treatment for Biodegradable waste.
 - viii) MC, Zirakpur has also issued certificate to the project proponent vide letter no 428 dated 15/05/2019 to the effect that they will handle the MSW (non-bio degradable and non-recyclable) generated from the

project scientifically as per the SWM Rules,2016 after completion of the project. The cost to manage the handling of waste will be borne by the company.

- ix) Recharging pits (3 no.) proposed for recharge the rooftop rainwater of buildings as per CGWA guidelines.
- x) Used oil from DG sets proposed to be sold to registered recyclers and E-waste will be disposed off as per the E-waste (Management) Amendment Rules, 2018
- xi) List of activities to be carried out under Corporate Environment Responsibility (CER) as per OM dated 01/05/2018 issued by MoEF& CC, Govt. of India.

3.0 Recommendation

After detailed deliberations, SEAC decided to award 'Silver Grading' to the project proposal and to forward the application to SEIAA with the recommendations to grant environmental clearance to M/s Primegate Developers Pvt. Ltd. for establishment of a Commercial Project, as per the details mentioned in the Form 1, 1A, EMP & subsequent presentation / clarifications made by the project proponent and his consultant subject to fulfillment of conditions as per **Annexure- 3**

Annexure-3

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 byelaws.
- 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 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 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 proponent shall 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.

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 PM_{2.5}) 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 meter height). 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) Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
- vii) Wet jet shall be provided for grinding and stone cutting.
- viii) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- ix) All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- x) 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.
- xi) 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.
- xii) For indoor air quality the ventilation provisions as per National Building Code of India.

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 52 KL/day, out of which 21 KL /day shall be met through own tubewell and remaining 31 KL/day through recycling of treated wastewater. Total fresh water use shall not exceed the proposed requirement as provided in the project details.
 - v) The wastewater generation from the project will be 42 KL/day at average occupancy of multiplex, which will be treated in a STP based on SBR technology to be installed within the project premises. However, the STP shall be designed for at least 100 KLD capacity to accommodate the wastewater treatment at full occupancy. As proposed, in the summer season, the project proponent shall utilize 31 KLD of treated wastewater for flushing purpose, 01 KLD for irrigation of green area and remaining 10 KLD will be discharged to MC sewer. In winter & rainy season, 31 KLD of treated wastewater will be used for flushing purpose and remaining 11 KLD will be discharged to MC sewer. Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.
 - vi) 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 waste water generated from swimming pool(s), if provided, shall not be discharged and the same shall be reused within the premises for purposes such as horticulture, HVAC etc.
 - viii) 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.
 - ix) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.

- x) At least 20% of the open spaces as required by the local building bye-Laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
- xi) 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.
- xii) The respective project proponent shall discourage the installation of R.O. plants 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 i.e. (Tower/Mall) or in a common place in the project premises.
- xiii) The project proponent shall adopt new/innovative technologies like low flow flushing systems, use of low flow faucet tap aerators, urinals with electronic sensor system /water less urinals / twin flush cisterns/ sensor based alarming system for overhead water storage tanks for water conservation and shall incorporate the same in the building plan as part of the environmental management plans.
- xiv) In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done
- xv) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- xvi) The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits (3 nos) /storage tanks shall be provided for ground water recharging as per the CGWB norms.
- xvii) A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up 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. The ground water shall not be withdrawn without approval from the Competent Authority.
- xviii) All recharge should be limited to shallow aquifer.
- xix) 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.

- xx) 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.
- xxi) 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.
- xxii) Sewage shall be treated in the STP with tertiary treatment. STP shall be installed in phased manner viz a viz in module system designed in a such a way so as to accommodate the lesser effluent receipts during the initial phase of lower occupancy and gradual increase of population and waste water quantities. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
- xxiii) No sewage or untreated effluent water would be discharged through storm water drains.
- xxiv) 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, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
- xxv) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxvi) 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 CFLs/ LED 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 utilising 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. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

VI. Waste Management

- i) A certificate from the competent authority handling municipal solid wastes, 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.
- iii) A minimum of one tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. 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.
- iv) 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.
- v) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
- vi) The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.
- vii) The green belt along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential 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 Assessment (HJRA) and Disaster Management Plan shall be implemented.
- iv) 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.
- v) Occupational health surveillance of the workers shall be done on a regular basis.
- vi) A First Aid Room shall be provided in the project both during construction and operations of the project.

X. Corporate Environment Responsibility

- 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. The project proponent shall adhere to the commitments made in the proposal for CER activities for spending atleast minimum amount of Rs. 25 Lacs towards following CER activities:
- a) Revenue road of village Singhpura will be paved by March 2020, by spending amount of Rs.5.0 Lakhs
 - b) School of village Bhabat, Zirakpur will be adopted and solar power unit of 10 KW, water cooler, Rain water harvesting pit shall be provided by December 2021 by spending amount of Rs. 11.0 Lakhs.
 - c) Zirakpur park at Dhakouli will be maintained for 3 Years by spending amount Rs.5.0 Lakhs.
 - d) Solar Street lights in villageSinghpura will be installed by spending amount Rs.4. Lakhs.

The amount to be spent on CER activities shall be proportionate to the amount spent on project & such activities shall run parallel to the project execution. All the activities must be completed with the completion of the project.

- 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 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 account and not to be diverted for any other purpose. The project proponent shall spend minimum amount of Rs 43.5 Lacs towards capital cost and Rs 6.75Lacs / annum towards recurring cost in Construction phase of the project and shall

spend minimum amount of Rs9.70 Lacs/ annum towards recurring cost in operation phase of the project, as per the detail given below:-

a) Capital cost during construction phase:

- i) Medical cum First Aid @ Rs. 0.50 lakhs
- ii) Toilets for sanitation system @ Rs. 1.0 lakhs
- iii) Wind breaking curtains @ 4.0 lakhs
- iv) Sprinklers for suppression dust @ 3.0 lakhs

b) Recurring cost during construction phase (Per Annum) :

- i) Medical cum First Aid @ Rs. 1.0 lakhs
- ii) Toilets for sanitation system @ Rs. 0.5 lakhs
- iii) Wind breaking curtains @ 2.0 lakhs
- iv) Sprinklers for suppression dust @ 1.0 lakhs
- v) Ambient Air Monitoring @ 0.90 lakhs
- vi) Drinking water @ 1.25 lakhs.
- vii) Noise level monitoring @ 0.10 lakhs

c) Capital cost during operation phase:

- i) Sewage Treatment Plant @ Rs. 20.0 lakhs
- ii) Solid waste segregation & disposal @ Rs. 5.0 lakhs
- iii) Rain water harvesting pits @ Rs. 10.0 lakhs

d) Recurring cost during operation phase (Per Annum) :

- i) Sewage Treatment Plant @ Rs. 4.5 lakhs
- ii) Solid waste segregation & disposal @ Rs. 2.0 lakhs
- iii) Rain water harvesting pits @ 0.50 lakhs
- iv) Ambient Air Monitoring @ 0.50 lakhs
- v) Drinking water @ 1.80 lakhs.
- vi) Noise level monitoring @ 0.10 lakhs
- vii) Treated Effluent Monitoring @ 0.30 lakhs

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

XI. Validity

- i) This environmental clearance will be valid for a period of seven years from the date of 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 condition 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 Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- xiv) The 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 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.

The case was considered by the SEIAA in its 156th meeting held on 15.11.2019 and the same was attended by the following on behalf of the project proponent:

- (i) Sh.Sahil Gupta, CEO of the promoter company.
- (ii) Sh. Sital Singh, EIA-co-ordinator cum CEO, M/s CPTL Pvt. Ltd., Mohali, Environment Consultant of the promoter company.

The representative of the promoter company submitted an authority letter, wherein, Sh. Sahil Gupta S/o Sh. Rakesh Kumar Gupta and Sh. Deepak Gupta S/o Late Sh. Hardyal Gupta, Environmental Advisor of the Company have been authorized by the Director of the promoter company to submit any reply, documents on behalf of company. Any commitment made by them during the presentation will be binding / acceptable to the company. The said letter was taken on record by SEIAA.

Environmental Consultant of the promoter company presented the salient features of the project and requested for grant of environmental clearance.

During discussions, representative of the promoter company agreed to comply with fully all the conditions as mentioned by SEAC.

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. A copy of presentation was taken on record by SEIAA.

Therefore, the Authority decided to accept the recommendations of SEAC and grant environmental clearance for establishment of a Commercial Project namely "Prime cross" having built up area 27314 sqm and land area measuring 7308.109 sqm located at Zirakpur located at Zirakpur, Distt. SAS Nagar to be developed by M/s Primegate Developers Pvt Ltd. as per the details mentioned in Form 1, 1A, EMP & subsequent presentations/ clarifications made by the project proponent and his Environmental Consultant, proposed measures and with the following amendments in the conditions as proposed by SEAC given as under:

Conditions to be amended as under:

Condition no. xvi) and xxii) of III. Water quality monitoring and preservation

- xvi) The CGWA provisions on rain water harvesting should be followed. Rain water harvesting recharge pits (3Nos) /storage tanks shall be provided for ground water recharging as per the CGWB norms.
- xxii) Sewage shall be treated in the STP with tertiary treatment. STP shall be installed in phased manner viz a viz in module system designed in a such a way so as to efficiently treat the waste water with increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. No treated water shall be disposed in to municipal stormwater drain.

Item No. 156.12: Application for obtaining Environmental Clearance (EC) under EIA notification dated 14.09.2006 for establishment of Warehouse Project (Freight Complex) in the revenue estate of village Rajgarh, Tehsil Rajpura, Distt. Patiala by M/s Pragati Warehouser Pvt Ltd., (Proposal No. SIA/PB/NCP/105880/2019).

1.0 Background

The Committee in 184th meeting held on 21.09.2019 apprised that the project proponent has filed an application for obtaining Environment Clearance under EIA notification, 2006 for the establishment of Warehouse Project (Freight Complex) having built up area 27584.31 sqm in total land area of 55374.74 sqm in the revenue estate of village Rajgarh, Tehsil Rajpura, Distt. Patiala. The promoter company has deposited the requisite fee Rs 55170/- as per notification dated 27/06/2019.

2.0 Deliberation during the meeting

The meeting was attended by the authorized representative of the project proponent and Environmental Consultant. The Committee was apprised that PPCB

vide email dated 12/09/2019 and 13/09/2019 informed that no construction activity has been started by the project proponent and the project site is confirming to the general siting guidelines as laid down by the Punjab Pollution Control Board as mentioned in the policy dated 30/04/2013. In reply to the queries raised by members of SEAC, Environment consultant of the project proponent informed that:

- i) CLU granted to the promoter company by the Department of Town & Country Planning vide Memo No. 690 – STP (P)/ SP-327 dated 05.03.2019.
- ii) No diversion of forest land is involved in the project.
- iii) No part of the project site falls under the area covered under PLPA,1900, or located near to PLPA area.
- iv) Project does not fall within 10 km of eco-sensitive area/ National park/Wild Life Sanctuary.
- v) The promoter company re-submitted a fresh water balance for both the winter and monsoon season and proposes to provide the treated wastewater for the construction activities and shall provide adequate arrangement to store the excess treated wastewater at the project site.
- vi) Wastewater (113 KLD) will be treated in the STP of capacity 140 KLD to be installed in the project premises.
- vii) Biodegradable waste shall be converted to manure through organic waste converter.
- viii) Recharging pits (14 no.) proposed for recharge the rooftop rainwater of buildings as per CGWA guidelines.
- ix) Used oil from DG sets proposed to be sold to registered recyclers and E-waste will be disposed of as per the E-waste (Management) Amendment Rules, 2018
- x) The project proponent submitted revised Corporate Environment Responsibility (CER) as per the Ministry's Office Memorandum F. No. 22-65/2017-IA.III dated 01/05/2018 and earmarked an amount of Rs. 45 Lakhs [@ 2% of project cost Rs. 22.44 Crore] under Corporate Environment Responsibility (CER).

3.0 Recommendation

After detailed deliberations, SEAC decided to award 'Silver Grading' to the project proposal and to forward the application to SEIAA with the recommendation to grant Environmental Clearance to M/s Pragati Warehouser Pvt Ltd. for the establishment of Warehouse Project (Freight Complex) having built up area 27584.31 sqm in total land area of 55374.74 sqm in the revenue estate of village Rajgarh, Tehsil Rajpura, Distt. Patiala, as per the details mentioned in the Form 1, 1A, EMP & subsequent

presentation / clarifications made by the project proponent and his consultant subject to fulfillment of conditions as per **Annexure-4**.

Annexure-4

Special Condition:

The project proponent shall not give project site or part thereof to any firm or any person or any industry to store any hazardous chemical/ hazardous waste or for any such activity that may result in generation of any trade effluent or emission or hazardous waste (except emission from DG sets in controlled conditions).

I. Statutory compliance:

- i) The project proponent shall neither allow any firm to store any hazardous waste/ hazardous goods / e-waste inside the project site nor allow any firm to generate industrial effluent / emissions at the project site except the emission from the operation of DG sets.
- ii) 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 byelaws.
- iii) 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.
- iv) The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
- v) The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- vi) The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board / Committee.
- vii) The project proponent shall obtain the necessary permission for drawl of ground water/ surface water required for the project from the competent authority.
- viii) 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.
- ix) 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.
- x) 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.
 - xi) The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
 - xii) The project site shall conform to the suitability as prescribed under the provisions laid down under the master plan of respective city/ town. For that, the project proponent shall 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.
 - xiii) 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.

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 PM_{2.5}) 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). 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) Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
- vii) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- viii) Wet jet shall be provided for grinding and stone cutting.
- ix) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- x) All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- xi) 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.
- xii) 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.
- xiii) For indoor air quality the ventilation provisions as per National Building Code of India.

III. Water quality monitoring and preservation

- i) Recharging within 50 m radius of the STP shall be avoided by the project proponent.
- ii) The natural drain system should be maintained for ensuring unrestricted flow of water.
- iii) 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.
- iv) Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- v) The total fresh water requirement for the project will be 72 KL/day which shall be met through own tubewell. Total fresh water use shall not exceed the proposed requirement as provided in the project details.
- vi) The wastewater generation from the project will be 113 KL/day, which will be treated in a STP of capacity 140 KLD based on SBR technology to be installed within the project premises. As proposed, in the summer season, the project proponent shall utilize 56 KLD of treated wastewater for flushing purpose and remaining 46 KLD for irrigation of green area/horticulture purposes. In winter & rainy season, 56 KLD of treated wastewater will be used for flushing purpose, 20 KLD for irrigation of green area/horticulture

- purposes and remaining 26 KLD will be stored with in the project site or used for construction activity purposes. In rainy season, 56 KLD of treated wastewater will be used for flushing purpose, 06 KLD for irrigation of green area/horticulture purposes and remaining 40 KLD will be stored with in the project site or used for construction activity purposes. 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.
- vii) 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.
 - viii) The project proponent shall ensure safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.
 - ix) The waste water generated from swimming pool(s) if to be provided shall not be discharged and the same shall be reused within the premises for purposes such as horticulture, HVAC etc.
 - x) 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.
 - xi) 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.
 - xii) 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.
 - xiii) 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.
 - xiv) 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 i.e. (Tower/Mall) or in a common place in the project premises.
 - xv) 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.

- xvi) Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
- xvii) The project proponent will provide 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 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)	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
d)	Treated wastewater (for reuse only for plantation purposes) from the STP treating black water	Green
e)	Treated wastewater (for reuse for flushing purposes or any other activity except plantation) from the STP treating grey water	Green with strips
f)	Storm water	Orange Color

- xviii) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- xix) The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits (14 Nos) /storage tanks shall be provided for ground water recharging as per the CGWB norms.
- xx) A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up 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. The ground water shall not be withdrawn without approval from the Competent Authority.
- xxi) All recharge should be limited to shallow aquifer.
 - xxii) 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.
 - xxiii) 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.
 - xxiv) 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.
 - xxv) Sewage shall be treated in the septic tank. The treated effluent from septic tank shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
 - xxvi) 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, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
 - xxvii) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
 - xxviii) 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) Solar power plant of capacity 5 KW as undertaken shall be installed on the roof top at site.
- ii) 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.
- iii) Outdoor and common area lighting shall be LED.
- iv) 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.
- v) Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
- vi) 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.
- vii) 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. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

VI. Waste Management

- i) A certificate from the competent authority handling municipal solid wastes, 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) Chute system, 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. A minimum of one tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. 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 residential 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 Assessment (HIRA) and Disaster Management Plan shall be implemented.
- iv) 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.
- v) Occupational health surveillance of the workers shall be done on a regular basis.
- vi) A First Aid Room shall be provided in the project both during construction and operations of the project.

X. Corporate Environment Responsibility

- 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. The project proponent shall adhere to the commitments made in the proposal for CER activities for spending atleast minimum amount of Rs. 45 Lacs towards following CER activities :-

1. Solar Power in Govt. Middle School Dadiana Village = INR 14 Lakhs
2. Plantation in community areas = INR 31 Lakhs

The amount to be spent on CER activities shall be proportionate to the amount spent on project & such activities shall run parallel to the project execution. All the activities must be completed with the completion of the project.

- 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 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 account and not to be diverted for any other purpose. The project proponent shall spend minimum amount of Rs 53.5 Lacs towards capital cost and Rs 22.50 Lacs/annum towards recurring cost in Construction phase of the project and shall spend minimum amount of Rs 9.0 lacs/annum towards recurring cost in operation phase of the project. The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of environmental management plan is transferred to the occupier/residents society under proper MOU under intimation to SEIAA, Punjab. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

XI. Validity

- i) This environmental clearance will be valid for a period of seven years from the date of 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 condition of CLU obtained vide memo no. 690 dated 05.03.2019.
- 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 Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- xiv) The 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 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.

The case was considered by the SEIAA in its 156th meeting held on 15.11.2019 and the same was attended by the following on behalf of the project proponent:

(i) Sh. Varinder Kumar, representative of the promoter company.

(ii) Ms. Sadhna Singh, EIA-co-ordinator, M/s GRC India Pvt. Ltd.

Sh. Varinder Kumar submitted an authority letter wherein he has been authorised to attend the meeting and to make all the submissions before SEIAA in connection with the application of the promoter company to obtain Environmental Clearance. The said letter was taken on record by SEIAA.

Environmental Consultant of the promoter company presented the salient features of the project and requested for grant of environmental clearance.

SEIAA observed that the project proponent has proposed to store the excess treated water and to utilise it for the construction projects nearby. However, the said proposal was not feasible practically and asked the project proponent to submit another proposal for utilisation of the treated wastewater.

To the said observation raised by SEIAA, the project proponent vide undertaking dated 15.11.2019 submitted that they have additional 1.72 acres of land bearing khasra nos., 12188/702(4-10), 1220/703(4-10), 1615/675(1-17), 1222/704(3-18), 1224/708(2-9) & 1226/709(1-9) and submitted copy of registration deed with the same. The project proponent further submitted that the said land will be utilized as per Karnal Technology for utilization of treated wastewater in all the seasons. This land is over and above the green area mentioned in the application form. As per the undertaking submitted by the project proponent, this additional land will not be sold and will be reserved for utilization of treated wastewater generation from the project. The project proponent also submitted revised water balance. The said undertaking was taken on record by the SEIAA.

During discussions, representative of the promoter company agreed to comply with fully all the conditions as mentioned by SEAC.

During discussions, representative of the promoter company agreed to comply with fully all the conditions as mentioned by SEAC.

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.

Therefore, the Authority decided to accept the recommendations of SEAC and grant environmental clearance for establishment of Warehouse Project (Freight Complex) having built up area 27584.32 sqm in total land area of 55374.74 sqm located in the revenue estate of village Rajgarh, Tehsil Rajpura, Distt. Patiala to be developed by M/s Pragati Warehouser Pvt Ltd.as per the details mentioned in Form 1, 1A, EMP & subsequent presentations/ clarifications made by the project proponent and his Environmental Consultant, proposed measures andwith the following amendments in the conditions as proposed by SEAC:

Conditions to be amended as under:

Condition no. vi), xix) and xxv) of III. Water quality monitoring and preservation

- vi) The wastewater generation from the project will be 113 KL/day, which will be treated in a STP of capacity 140 KLD based on SBR technology to be installed within the project premises. As proposed, the project proponent shall utilize 56 KLD of treated wastewater for flushing purpose and remaining 46 KLD for irrigation of green area/horticulture purposes in all three seasons. The project shall develop planation area as per Karnal Technology in land area of 1.72 acres bearing khasra nos., 12188/702(4-10), 1220/703(4-10), 1615/675(1-17), 1222/704(3-18), 1224/708(2-9) & 1226/709(1-9) and other green area within the project.
- xix) The CGWA provisions on rain water harvesting should be followed. Rain water harvesting recharge pits (14 Nos) /storage tanks shall be provided for ground water recharging as per the CGWB norms.
- xxv)Sewage shall be treated in the STP with tertiary treatment. STP shall be installed in phased manner viz a viz in module system designed in a such a way so as to efficiently treat the waste water with increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. No treated water shall be disposed in to municipal storm water drain.

Item No. 156.13: Regarding transfer of environmental clearance granted under EIA notification dated 14.09.2006 to General Manager-cum-Mining Officer, District Industries Centre, Ludhiana for mining of minor minerals in the revenue estate of Village Balliewal, Tehsil Ludhiana (E), District Ludhiana in the name of M/s Pinjor Royalty Co., 1165 Sector-69, SAS Nagar, Mohali.

SEIAA observed as under:-

The General Manager-Cum-Mining Officer, District Industries Centre, Ludhiana was granted environmental clearance under EIA notification dated 14.09.2006 vide no. 673 dated 04.05.2017 for carrying out mining of minor minerals (sand) @ 5,38,439 TPA in an area of 16.20 hectares in the revenue estate of Village Balliewal, Tehsil Ludhiana (E), District Ludhiana, subject to the conditions including the following condition:

"The Mining Officer may apply for transfer of environmental clearance under EIA notification dated 14.09.2006 to the contractor/lessor finalized by the Department of Industries & Commerce to SEIAA, Punjab. However, no activity shall be undertaken by the lessor/contractor till the environmental clearance is transferred in his name and he is lawfully bound to comply with the conditions of the environmental clearance".

The General Manager-cum-Mining Officer, District Industries Centre, Ludhiana vide letter no. 1691 dated 20.09.2017 had requested to transfer the Environmental Clearance for the above noted mining site in the name of M/s Pinjor Royalty Co., 1165 Sector-69, SAS Nagar, Mohali. The GMDIC, Ludhiana has submitted the following documents alongwith the request:

- (i) Copy of letter no. 933-B dated 21.05.2017 issued by the Director Mining, Deptt. of Industries & Commerce, Punjab Chandigarh to the Mining Officer, District Industries Centre, Ludhiana, wherein, it has mentioned that the bid of M/s Pinjor Royalty Co., 1165 Sector-69, SAS Nagar, Mohali has been approved with certain conditions.

The GMDIC, Ludhiana has not submitted the following documents alongwith the request:

- (i) No mention of period upto which allotment has been made in the name of contractor/firm has been given in any document.

- (ii) Copy of letter vide which, General Manager-cum-Mining Officer, District Industries Centre, Ludhiana has further conveyed the approval of the site in the name of M/s Pinjor Royalty Co., 1165 Sector-69, SAS Nagar, Mohali.
- (ii) Self declaration by the Director/owner of the firm of M/s Pinjor Royalty Co., 1165 Sector-69, SAS Nagar, Mohali to the effect that he is successful bidder of e-auction as an individual/firm for the above-mentioned mining site and he will comply with the conditions of environmental clearance.
- (iii) Resolution of the firm to authorize its Director/other persons to appear before SEIAA and sign all documents on behalf of the firm.
- (iv) Memorandum & Articles of Association of the Firm, if any.

The case was considered by SEIAA in its 124th meeting held on 13.12.2017, which was attended by Sh. Amarjit Singh, General Manager-cum-Mining Officer, District Industries Centre, Ludhiana. No one was present on behalf of the contractor.

The SEIAA observed that the case is incomplete as the General Manager-cum-Mining Officer, District Industries Centre, Ludhiana has not submitted the documents as mentioned above in the agenda item.

After deliberations, the SEIAA decided as under:-

- (i) To defer the case and convey the discrepancies to General Manager-cum-Mining Officer, District Industries Centre, Ludhiana.
- (ii) To place the case in the meeting only after the discrepancies are attended to by the GMDIC, Ludhiana.

Accordingly, the GM-cum-Mining Officer, DIC, Ludhiana was requested vide letter no. 1028 dated 27/12/2017 to attend the above-mentioned discrepancies and submit the compliance report, immediately.

The GM-cum-Mining Officer, DIC, Ludhiana vide letter no. 803 dated 15/07/2019 has submitted the reply to the observations. However, the reply was scrutinized and found incomplete.

The case was considered by SEIAA in its 151st meeting held on 05.08.2019. SEIAA was apprised that the reply submitted by the GM-cum-Mining Officer, DIC, Ludhiana vide letter no. 803 dated 15/07/2019, is incomplete.

After deliberations, SEIAA decided as under: -

- i) to defer the case till the project proponent submits the complete reply to the observations. Further, General Manager-cum-Mining Officer, District Industries Centre, Ludhiana be asked to submit the complete reply, within one month, failing which case be delisted in compliance to the OM dated 30.10.2012 issued by MoEF&CC.
- ii) to place all similar cases pending with SEIAA, where the project proponent has not replied to the observations, even after lapse of three months' time, before it so that same can be delisted.

In compliance to the decision no 1, the project proponent submitted the reply to the observations.

The case was considered by SEIAA in its 156th meeting held on 15.11.2019 and it was attended by the following:

1. Sh. Avnit Kumar representative of the project proponent.
2. Sh. Manas Vyas, Director, M/s Cognizance Research India Pvt. Ltd, C-88, Sector-65, Noida.
3. Sh. Balwinder Singh, SDO-Mining, Department of Mines and Geology, Ludhiana.

To a query of SEIAA regarding a report of demarcation of mining area by the Revenue department in the presence of Mining deptt., Contractor, Village Lambardar, owners of adjoining fields report and establishment of absolute elevation(Redline), the contractor/ Mining department sought time to submit the same. They were also made clear that mining site should have pillars on all corners with geo referencing and levels as per Sustainable Sand Mining Management Guidelines issued by MOEF&CC.

SEIAA accepted the request of the contractor and decided to defer the case and place the case in the meeting only after the discrepancies are attended to by the contractor/Mining department.

Meeting ended with a vote of thanks to the chair.
