

Proceedings of 247th meeting of State Expert Appraisal Committee (SEAC) held on 22.05.2023 at 11:00 AM in the Conference Hall no. 2, MGSIPA Complex, Sector-26, Chandigarh

Following were present:

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

Item No. 01: Confirmation of the proceedings of 246th meeting of State Level Expert Appraisal Committee held on 02.05.2023.

The proceedings of 246th meeting of State Level Expert Appraisal Committee held on 02.05.2023 were prepared and circulated through email. No comments were received from any of the Members. Therefore, SEAC confirmed the same.

Item No. 02: Action taken on the proceedings of the 246th meeting of State Level Expert Appraisal Committee held on 02.05.2023

The action taken on the decisions of 246th meeting of State Level Expert Appraisal Committee held on 02.05.2023 has been completed. SEAC noted the same.

Item No. 247.01: Application for Environment Clearance for Proposed Greenfield project for manufacturing of Manmade fiber at Plot No. A-1, Industrial Park Wazirabad, Tehsil & District: Fatehgarh Sahib, Punjab by M/s Sanathan Polycot Private Limited. (SIA/PB/IND2/415253/2023).

The industry was granted Terms of References (TOR) vide letter number SEIAA/MS/2022/347 dated 28.07.2022 for carrying out EIA study for production of “Polyester, cotton & other yarns and textiles” at Plot No. A-1, Industrial Park Wazirabad, Tehsil & District: Fatehgarh Sahib, Punjab.

The industry has submitted EIA report after incorporating the compliance of the Terms of Reference issued as above. The industry has applied for obtaining Environmental Clearance under EIA notification dated 14.09.2006. The project is covered under category 5(d) of the schedule appended with the EIA notification dated 14.09.2006.

The total cost of the project is Rs 1600 Crores. The industry has deposited 25% of the fee, which comes out to be Rs. 40,00,000/- vide NEFT no.- HDFCR52022062477627818 dated 24.06.2022 and remaining 75% of fee i.e. Rs. 1,20,00,000/- vide UTR No. RTGS-BARBR52023040300923231-186 dated 03.04.2023. The adequacy of the fee has been verified by the supporting staff SEIAA.

Punjab Pollution Control Board vide letter No. 1319 dated 26.04.2023 sent the construction status report of the project as under:

“It is intimated that the site of the industry was visited by the AEE of Regional Office, Fatehgarh Sahib on 15.03.2022 and the point wise comments are as under:

Sr. No.	Information Sought	Comments of the Board
1.	Construction status of the proposed project.	The industry has not started any construction activity regarding proposed project under EIA notification, 2006.
2.	Status of physical structures within 500m radius of the site including the status of industries, drain, river, eco-sensitive structure if any.	The following industries falls within the radius of 500m from the site of the industry: 1. M/s Natural Casting, Vill.- Mullanpur Kalan, GT road, Sirhind side, Mandi Gobindgarh. 2. M/s Parvati Ceramics, Vill. Wazir Nagar, Mandi Gobindgarh 3. M/s Aggarwal Ceramics, Vill. Mullanpur Ambey Majra, Mandi Gobindgarh 4. M/s Pushpanjali Strips, Vill.- Mullanpur Kalan, GT road, Sirhind side, Mandi Gobindgarh 5. M/s Salasar Castings, Vill.- Mullanpur Kalan, GT road, Sirhind side, Mandi Gobindgarh

		<p>6. M/s Eden Steel alloys, Vill.- Mullanpur Kalan, Ambey Majra road, near power grid, Mandi Gobindgarh</p> <p>7. M/s Satpal Strips (P) Ltd., Vill. Wazirnagar, P.O. Mullanpur Kalan, Mandi Gobindgarh</p> <p>8. M/s Chandigarh Castings Pvt. Ltd., Ambey Majra, G.T. road, Mandi Gobindgarh</p> <p>9. M/s Bhawani Castings (P) Ltd., Vill. Ambey Majra, Mandi Gobindgarh</p> <p>10. M/s Vardhman Adarsh Ispat (P) Ltd., Vill. Ambey Majra, near 220KVA Grid, Mandi Gobindgarh</p> <p>11. M/s Jagat Metals (P) Ltd., Vill. Ambey Majra, near 220KVA power station, Mandi Gobindgarh, Fatehgarh Sahib</p> <p>12. M/s Akshat alloys (Keshav alloys Pvt. Ltd.) Sirhind side, Vill. Ambey Majra, Mandi Gobindgarh</p> <p>13. M/s Kanha Concast, Vill. Ambey Majra, Chattarpura road, Mandi Gobindgarh</p> <p>14. M/s Bassi Alloys (P) Ltd., Vill. Ambey Majra, Mandi Gobindgarh, Fatehgarh Sahib</p> <p>15. M/s Mata Alloys Pvt. Ltd. (Punia Alloys), Vil. Wazirabad, Ambey Majra road, Mandi Gobindgarh</p> <p>16. M/s JMK Industries, Village- Wazirabad, Sirhind, Fatehgarh Sahib</p> <p>Also, Sirhind Choe (which ultimately meets river Ghaggar) is passing through the centre of proposed site. There is no eco sensitive structure is situated within 500mtr radius of the site of the industry.</p>
3.	Whether the site is meeting the prescribed criteria for setting up of such type of projects.	The industry has obtained Allotment letter of industrial plot no. A-1, Industrial park Wazirabad, Tehsil & District- Fatehgarh Sahib, Punjab issued by PSIEC Chandigarh vide no. 4905 dated 10/05/2022. As per the letter, the area measuring 387200 sq. yard has been allotted to the industry on 99 years lease hold basis (renewable for another 99 years) for manufacture of Polyester Yars. The proposed site falls in Industrial Use zone of Notified Master plan, Gobindgarh.

Deliberations during 246th meeting of SEAC held on 02.05.2023.

The meeting was attended by the following:

- (i) Sh. Kaushik Mody, Authorized Signatory M/s Sanathan Polycot Private Limited
- (ii) Mr. Rajiv Garg, Environmental Consultant M/s Precitech Laboratories Pvt Ltd.

The Committee allowed the Environmental Consultant to present the salient features of the application proposal. Thereafter, the Environmental Consultant presented the case as under:

Sr. No.	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	M/s Sanathan Polycot Private Limited Kaushik Mody Authorised Signatory
1.2	Proposal:	Proposed Greenfield project for Manufacturing of Manmade Fiber (Total Capacity: 589000 TPA)
1.3	Location of Industry:	Plot No. A-1, Industrial Park Wazirabad, Tehsil & District- Fatehgarh Sahib, State: Punjab
1.4	Details of Land area & Built up area:	The total land area is 323340 sqm.
1.5	Category under EIA notification dated 14.09.2006	5(d)
1.6	Cost of the project	Rs 1600 Cr.
1.7	Compliance of Public Hearing Proceedings	Not applicable as the project site is located in notified industrial area of PSIEC (State Govt. undertaking)
2.	Site Suitability Characteristics	
2.1	Whether site of the industry is suitable as per the provisions of Master Plan:	The site of industry falls in the industrial area as per the Master Plan of Mandi Gobindgarh. The Industrial Park is being developed by PSIEC (State Govt. undertaking. A copy of the allotment letter issued by PSIEC vide No. PSIEC/Estate/4905 dated 10.05.2022 for the allotment of industrial plot No. A-1, Industrial Park Wazirabad in the name of M/s Sanathan Polycot Pvt Ltd. submitted.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	Allotment Letter/ Possession Letter from PSIEC submitted.
3	Forest, Wildlife and Green Area	
3.1	Whether the industry required clearance under the provisions of Forest	Not Applicable.

	Conservation Act 1980 or not:				
3.2	Whether the industry required clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900:	Not Applicable.			
3.3	Whether industry required clearance under the provisions of Wildlife Protection Act 1972 or not:	Not Applicable.			
3.5	Whether the industry falls within the influence of Eco-Sensitive Zone or not. (Specify the distance from the nearest Eco sensitive zone)	None within 10 Km			
3.6	Green area requirement and proposed No. of trees:	33% (106752 sqm) of total area i.e. 323340sqm will be maintained as greenbelt as per MoEF&CC stipulated norms will be developed as the green belt. A total of 16005 trees needs be planted.			
4.	Products, Raw Material and Machinery details:				
	PRODUCTS				
	S.No.	Product	Production quantity in MT/Annum	End use of the products	Mode of transport
	1.	Partially Oriented Yarn (POY)/ Fully Drawn Yarn (FDY) and Textile Grade Polyester Chips/Granules	340000	In textile Industries	By Rail / By Road
	2.	Polyester Texturised Yarn/ Draw Texturised Yarn/ Air Texturised yarn/ Polyester Twisted Yarn Spandex Yarn	240000	In textile Industries	By Rail / By Road
	3.	Winding of Yarn/ Heat Setting of Yarn/ Circular Knitting/Warping/ Warp Knitting.	9000	In textile Industries	By Rail / By Road

Total		589000			
RAW MATERIALS					
S. No.	Name of products	Name of raw materials	CAS no. of raw materials	Quantity	
				(MT/MT)	(MT/Annum)
1.	Partially Oriented Yarn (POY)/ Fully Drawn Yarn (FDY) and Textile Grade Polyester Chips/Granules.	Purified Terephthalic Acid	100-21-0	0.858	300000
		Mono Ethylene glycol	107-21-1	0.334	117000
		Antimony trioxide	1309-64-4	0.003	1050
		Titanium Dioxide	13463-67-7	0.03	10500
		Spin Finish oil	--	0.08	28000
		Barium Sulphate	7727-43-7	0.001	350
		Modifier (Pentaerythritol)	115-17-5	0.00007	24
2.	Polyester Texturised Yarn/ Draw Texturised Yarn/ Air Texturised yarn/ Polyester Twisted Yarn Spandex Yarn	Filament Yarn POY	--	1	240000
		Conning oil	--	0.04	960
3.	Winding of Yarn/ Heat Setting of Yarn/ Circular Knitting/ Warping/ Warp Knitting.	Filament Yarn FDY	--	1	9000
LIST OF EQUIPMENT /MECHINERIES					
Name of equipment/ machineries				Quantity (Nos.)	
Polymerisation Section					
1.	Esterification Reactor-I Vertical jacket type			1	
2.	Esterification Reactor-II Vertical jacket type			1	
3.	Esterification Reactor-III Vertical jacket type			1	

	4.	Pre-Polycondensation Reactor Vertical Jacket type	1
	5.	Pre-Polycondensation Reactor Vertical Jacket type	1
	6.	Final Polycondensation Reactor Horizontal jacket type	1
	7.	Final Polycondensation Reactor Horizontal jacket type	1
	8.	Column Top Air-Condenser with tube bundles	1
	9.	Process Column	1
	10.	PTA Chain-Style Conveyor	2
Yarn Spinning Section			
	11.	POY Spinning Machine	10
	12.	HD POY Spinning Machine	1
	13.	FDY Spinning Machine	5
	14.	Polymer transfer Line	3
	15.	AHU Quench	15
	16.	AHU Take Up	6
Yarn Processing Section			
	17.	Texturizing Machine	69
	18.	Warp Knitting Machine	25
	19.	Direct Warping machine	10
	20.	AHU Comfort	2
	21.	Automatic product handling system for POY, FDY & DTY	3
Utility Section			
	22.	Steam Boiler	1
	23.	Solid fuel fired thermic fluid heater	2
	24.	Liquid/ Gas fuel fired thermic fluid heater	1
	25.	DG Set	4
	26.	Colling tower	4
	27.	ETP	1
	28.	MEE	1
	29.	RO	1
	30.	Chiller	7
	31.	N2 plant	1
4.1	Population details	Manpower – 2900	
5	Water		
5.1	Total water requirement:	2955 KLD	
5.2	Source:	Canal Water	
5.3	Whether Permission obtained for abstraction/supply of the fresh water	Not submitted	

	from the Competent Authority (Y/N) Details thereof					
5.4	Sr. No	Description	Source	Proposed water demand (KLD)	Applied/ Permission granted	
	1.	Domestic water demand	Canal Water	130	PSIEC has already obtained permission from Department of Water Resources Punjab for raw water supply. As per plot allotment condition PSIEC will provide fresh water for the proposed project.	
	2.	Industrial process water demand	Canal Water	155		
	3.	Make up water demand for cooling purpose	Canal Water + Recycle	2400		
	4	Green area water demand	Recycle	270		
	Total		--	2955		
	Recycle		--	705		
	Total Fresh		--	2200		
5.5	Details of water requirement, wastewater generation & treated wastewater utilization	Submitted				
5.6	Rain water harvesting proposal:	Proponent has planned to intake ground water as standby provision during construction phase and any emergency conditions during the regular operational phase of the project in case of non-availability of canal water. The quantity of ground water withdrawal will be approx. 95 KLD. Since, usually the groundwater recharge structure is not permitted in the industrial premises by the PPCB, the proponent will carry out required rainwater harvesting (400% of the abstraction rate) in nearby village pond.				
6	Air					
6.1	Details of Air Polluting Machinery and APCDs installed:					
	PROCESS EMISSIONS					

Section		Emission Details		Remarks		
Stripping Column		EG Acetaldehyde/ methyl dioxolane – 1,4 Dioxane		Off gases are to be burnt in TFH.		
Immersion vessels Glycol Ejector		Acetaldehyde, EG				
FUGITIVE EMISSIONS						
Sr. No.	Source	Probable pollutant parameter	Control measures			
1.	Coal Handling	PM	<ul style="list-style-type: none"> • Transportation of Coal will be carried out through covered trucks. • Closed system will be provided for the handling of coal. • Coal crushing will be carried out in closed building. • Dust extraction system will also be provided in crushing area. • Loading/ unloading to be done through closed hoppers. • Water sprinkling arrangement will be in place to reduce fugitive particulate emission from the coal & ash storage area. • All transfer points will be enclosed wherever possible. • Regular cleaning/ sweeping will be carried out at the coal/ ash handling areas 			
2.	Fly ash handling	PM	<ul style="list-style-type: none"> • Fly ash will be handled through closed system. • Storage of ash in silos. 			
UTILITY EMISSIONS						
Stack No.	Source of emission with Capacity	APCD Capacity (Nm ³ /hr.)	Type of APCD	Chimney Height (m)	Air Pollution Control Measures	Pollutant Parameters
FG1	TFH – 2 Nos. (14 million k.Cal/hr)	H: 44 m Dia.: 1.9 m	Rice Husk/Biomass OR Rice Husk/Biomass + Coal	5.75 T/hr. (each) OR 4.5 T/hr (each) +	Multi Cyclone + Bag filter	PM, SO ₂ NO ₂ , CO

					1.25 T/hr (each)	
FG2	TFH – 1 Nos. (13 million k. Cal/hr)	H: 30 m Dia.: 1.6 m	Natural Gas OR LDO	1540 SCM/hr OR 1.665 kL/hr.	Adequate stack Height	
FG3	Boiler – 1 No. (5 TPH)	H: 17 m Dia.: 1 m	Rice Husk/Biomass	1.11 T/hr.	Multi Cyclone + Bag filter	
FG4	DG Set- 2 MW	H: 30 m Dia.: 0.5 m For Each DG set	HSD in each DG Set. All DG sets are stand by	320 L/hr in each DG Set.	Adequate stack Height	
FG5	DG Set- 2 MW					
FG6	DG Set- 2 MW					
FG7	DG Set- 2 MW					
7	Waste Management					
7.1	Total quantity of solid waste generation	Solid Waste				
		S.No.	Details	Unit	Quantity	Disposal
		1.	Domestic Solid Waste	Kg/Day	300	As per MSW rules 2016
		2.	Boiler Ash	TPD	55	Brick Manufacturer or land filling in low Lying Area
7.2	Details of management of Hazardous Waste.					
	Sr. No.	Type/ Name of waste	Source of generation	Cat. as per HW Rules	Quantity	Management of HW
	Hazardous Waste					
	1	Used Oil	Maintenance, Utility	5.1	30 T/annum	Collection, Storage, Transportation, Reuse/ Sale to authorized recycler
	2	Discarded drums& Barrels	Raw material storage	33.3	25000 Nos/annum	
	3	Discarded Bags/ Liners	Raw material storage	33.3	130000 Nos/annum	
	4	ETP Sludge	ETP	35.3	375 T/annum	Collection, Storage,

	5	MEE Salt	MEE	35.3	375 T/annum	Transportation, Disposal at TSDF site.
	6	Oil Socked Cotton	Maintenance, Housekeeping	33.2	2 T/annum	
Non-Hazardous Waste						
	1	Fly Ash	Fuel Burning in utility	--	19500 T/annum	Sold to brick/ FA Block/ cement manufacturers/ Disposal to low lying area
	2	STP Sludge	STP	--	9 T/annum	To be used as Manure
	3	Process waste/ Yarn waste/ Lumps etc.	Process	--	250 T/annum	To be sold out to Actual Users
8	Energy Saving & EMP					
8.1	Power Consumption:	Power Load- 30 MW Source - Punjab State Power Corporation Limited, Punjab				
8.2	Energy saving measures:	Roof top Solar system and Solar streetlight to be provided.				
9.	CER Activities					
<p>The management has decided to allocate Rs.16 Cr. for CER activities. CER activities to be carried out in next 7 years after the commissioning of the proposed project. The details of CER activities to be carried out is explained in below table.</p>						
	Sr. no	Activities to be carried out	Annual Fund Rs. In lakhs	Timeline	Total Fund allocation Rs. In lakhs	
	1	Development of Mini Forests (Nanak Bagichi), Mayabanki Forest and Plantations in public / community areas.	25.00	7 years	175.00	
	2	Rejuvenation of Village Ponds and development of infrastructure for use of treated wastewater of STPs in the study area.	70.00	7 years	490.00	
	3	Solid waste management in nearby villages (Vermi-composting) / installation of mechanical composter.	15.00	7 years	105.00	
	4	Provision of solar panels in the Government schools, hospitals and Dispensaries etc.	40.00	7 years	280.00	

	5	Activities regarding alternatives to Single Use Plastic.	5.00	7 years	35.00
	6	Activities prescribed in the District Environment Plan (DEP) in which gaps exist and which are not the statutory responsibility of Government Departments/ Agencies.	20.00	7 years	140.00
	7	Activities for proper management of stubble to reduce stubble burning.	20.00	7 years	140.00
	8	Providing uniforms, books, etc. to needy students and repairing of Primary School building in surrounding Villages.	5.00	7 years	35.00
	9	Miscellaneous activities.	30.00	7 years	210.00
	Total CER budget for next 7 Years				1610 Lakhs
10.	EMP BUDGET				
	Sr. No	Unit	Detail	Capital Cost (Rs. In Crores)	Recurring Cost (Rs. In Crores /Annum)
	1	Water and wastewater	Capital & recurring cost of ETP / RO / MEE & STP.	6.50	4.500
	2	Air Environment	Capital and recurring Cost of Stack & APCM (Bag-filters, Multi cyclone separators) installation and operation. Maintenance.	1.20	0.300
	3	Noise Control	Capital cost for noise reducing system like acoustic enclosure etc and recurring cost of regular lubrication and maintenance of noise generating equipment and machineries.	0.25	0.200
	4	Hazardous Waste Management	Cost for Hazardous waste storage area Membership of TSDF.	0.30	0.125
			Hazardous/non-hazardous waste disposal charges	--	0.200
	5	Fire & Safety	Capital and recurring cost Fire hydrant system & Extinguisher installation/ operation/ Maintenance and regular safety training	4.20	0.500
			DCS based Process Automation System	2.00	0.400

6	AWH Monitoring	Environmental monitoring for ambient air, Stack air, workplace air, Noise level and water & wastewater etc.	--	0.400
7	Green Belt Development	Greenbelt development within premises	2.10	0.500
8	Occupational Health	Cost of OHC, provision of First-aid box, PPEs & Periodical medical examination	0.70	0.450
9	Rainwater Harvesting	Capital cost for rainwater harvesting & recurring Cost of Cleaning & Maintenance of facilities for rainwater harvesting	0.50	0.025
Total			17.75	7.600

During meeting, the Committee perused the green area plan submitted by the industry and observed that the Project Proponent has not provided the pocket wise area details of the green area proposed to be developed within the industrial premises. The industry agreed to provide the same.

The Committee further perused the water balance and observed that the industry has indicated the evaporation loss of about 2100 KLD against 2400 KLD input water in the cooling tower which seems to be on the higher side and needs to be checked & justified with calculations. The industry agreed to the same.

The Committee further observed that the Project Proponent has proposed to utilize rice husk/biomass & coal and Natural gas/LDO as fuel in the thermic fluid heaters. The Committee suggested that coal and LDO can be used as fuel only in the case of non-availability of rice husk/biomass & natural gas. The Committee asked the Project Proponent to submit an undertaking in this regard.

The Committee further observed that the industry has proposed CER activities amounting to Rs. 16 Crore @ 1% of the total project cost. The industry apprised the Committee that as per the OM dated 1.05.2018 issued by MoEF&CC, GoI, the industry with capital investment of more than 1000 crore to 10000 crore, the fund allocation for the CER activities for green field projects shall be 0.5 % of the capital investment. Therefore, the fund allocation for CER activities may be reduced from 1% to 0.5%, as the capital investment in the proposed project is 1600 crore. The Committee agreed to the same and asked the industry to allocate funds @ 0.5% of the total project cost under Additional Environmental activities. The Project Proponent agreed to the same.

The Committee observed that the project proponent has not provided the capacity of the APCDs proposed for boiler & thermic fluid heaters. The Project Proponent agreed to provide the same.

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

1. The industry shall submit the revised layout plan with pocket wise details of the green area to be developed at different locations within the project.

2. The industry shall check & submit the detailed calculation justifying the significant evaporation loss from cooling tower.
3. The industry shall submit an undertaking to the effect that the coal and LDO shall be used only in the absence of the other fuel in the Thermic Fluid Heaters and Boilers.
4. The industry shall submit the revised proposal listing out activities for incurring 0.5% of the total project cost under the Additional Environmental Activities.
5. The industry shall submit the details of the air handling capacity of the APCDs proposed to be installed with the thermic fluid heaters and boiler.
6. The industry shall submit the details of the actual users for the disposal of process waste generated @ 250 TPA.
7. The industry has proposed to carryout rain water harvesting in the nearby village pond. The industry shall submit the details of the village along with NOC from Village Panchayat.
8. The industry shall submit an undertaking in the prescribed format regarding non-involvement of the project land in the forest/PLPA area, wildlife area & eco-sensitive zone.
9. The industry shall submit permission for abstraction of ground water from PWRDA.

Deliberations during 247th meeting of SEAC held on 22.05.2023.

The meeting was attended by the following:

- (i) Sh. Kaushik Mody, Authorized Signatory M/s Sanathan Polycot Private Limited
- (ii) Mr. Rajiv Garg, Environmental Consultant, M/s Precitech Laboratories Pvt Ltd.

The Committee allowed the Environmental Consultant to present the reply of the aforementioned observations. Thereafter, the Environmental Consultant presented the reply as under:

Point-1 The industry shall submit the revised layout plan with pocket wise details of the green area to be developed at different locations within the project.

Reply Revised Layout Plan with pocket wise details of the green area submitted with details as under:

Sr. No	Details of Green belt patch	Area of Patch in m ²	Number of trees	Tree Species
1	1A	7559.97	1134	Neem, Arjun, Palm tree, Gulmohar, Shisham, Banyan/ Bargad etc.
2	2A	2692.47	404	
3	3A	1196.11	179	
4	4A	2459.78	369	
5	5A	2293.75	344	

6	6A	2969.89	445
7	7A	8842.02	1326
8	8A	4441.24	666
9	9A	15947.84	2392
10	10A	59032.87	8855
	TOTAL	107435.94	16115

Total Plot area = 323141.5 SQ. M. Green Area = 107435.94 AQ. M.

Green Area will be 33.25 % of Total Area

Point-2 The industry shall check & submit the detailed calculation justifying the significant evaporation loss from cooling tower.

Reply The industry has submitted the detailed calculation for water loss (evaporation loss + blow down + drift loss) of recirculating water of cooling tower. As per the calculation, the total water loss is 1% of the recirculating water flow rate.

Point-3 The industry shall submit an undertaking to the effect that the coal and LDO shall be used only in the absence of the other fuel in the Thermic Fluid Heaters and Boilers.

Reply The industry agrees to use Biomass/ Rice husk as a primary fuel. Coal will be used only in case of shortage of Biomass/ Rice husk. Similarly, natural gas will be primary fuel and LDO will be used only in case of shortage of gas. Undertaking for the same is submitted.

Point-4 The industry shall submit the revised proposal listing out activities for incurring 0.5% of the total project cost under the Additional Environmental Activities.

Reply The details of Additional Environmental Activities in surrounding villages as a part of EMP has been submitted.

Point-5 The industry shall submit the details of the air handling capacity of the APCDs proposed to be installed with the thermic fluid heaters and boiler.

Reply The technical details regarding air handling capacity and details of APCM i.e., Multi-Cyclone Dust collector and Bag Filter has been submitted.

Point-6 The industry shall submit the details of the actual users for the disposal of process waste generated @250 TPA.

Reply The Yarn waste/ Lumps generated from process are further used by actual users viz. recycling units (e.g. M/s. J. B. Ecotex, Gujarat & M/s. Ganesh Ecosphere, UP) for manufacturing secondary products. The yarn waste is used for manufacturing 'pop-corns', which can further be used in manufacturing staple-fiber, packing straps, ropes etc. Whereas the lumps can directly be used for making recycled fibers through extrusion.

Point-7 The industry has proposed to carry out rainwater harvesting in the nearby village pond. The industry shall submit the details of the village along with NOC from Village Panchayat.

Reply The rainwater harvesting proposal in the village pond of Wazirabad along with NOC from Sarpanch is submitted.

Point-8 The industry shall submit an undertaking in the prescribed format regarding non-involvement of the project land in the forest/PLPA area, wildlife area & eco-sensitive zone.

Reply Desired undertaking is submitted.

Point-9 The industry shall submit permission for abstraction of ground water from PWRDA.

Reply The acknowledgment of the application made for groundwater withdrawal to Punjab Water Regulation & Development Authority is submitted.

During meeting, the Committee perused the reply of the observations submitted by the industry through Parivesh Portal.

The Committee thereafter perused PSIEC allotment letter No. PSIEC/EO/8798-02 dated 02.06.2022 mentioning the total land area of the proposed unit as 387200 sq. yard. However, in the application proposal, the land area has been mentioned as 386474 sq. yard. The industry apprised the Committee that at the time of possession, the actual land area worked out as 386474 sq. yard. The possession of the same was given by PSIEC on 27.06.2022 and conveyance deed is also executed for 386474 sq. yard on 24.01.2023. The industry has submitted copy of possession certificate and conveyance deed, which was taken on record by the Committee.

The Committee further observed that the industry imposed with a condition by PSIEC that the industry shall be required to get the building plan approved from PSIEC and construction started within 12 months of issuance of the allotment letter failing which the earnest money equivalent to 10% of the total bid price and cess charges shall forfeited and plot resumed. In this regard, the industry apprised the Committee that a request letter to PSIEC to extend the time period for further six months for start of construction submitted. The Committee noted the same.

The Committee further perused the water balance of the industry and observed that the industry has proposed to utilize only 270 KLD of treated wastewater in the green area of 106752 sqm. The Committee asked the industry that after taking into consideration the factor of 5.5 ltr/sqm/day for summer season, the total treated wastewater which can be utilized in the green area shall be 590 KLD. However, the industry has proposed only 270 KLD treated wastewater for utilization in the green area. In this regard, the

industry has submitted the revised water balance and proposed to utilize 590 KLD of treated wastewater in the green area during summer season, 160 KLD during winter season and 60 KLD during rainy season. The Committee took a copy of the revised water balance on record.

The Committee further perused the proposal for planting trees of different varieties within the premises and asked the industry to include Bahera and Cassia in the list of the proposed trees. The industry agreed to the same.

The Committee further observed that the industry has not submitted any proposal with regard to utilization of fly ash. In this regard, the industry apprised the Committee that an agreement has been executed with M/s KSD ECO-Bricks Industries, Village Nanowal Kalan, District Fatehgarh Sahib for utilization of fly ash. The Committee took note of the same.

The Committee further asked the Environmental Consultant of the industry as to whether any Schedule-I species were found in the area during EIA study. In this regard, the Environmental Consultant submitted an undertaking that no Schedule-I fauna species were observed through direct sighting within the study area of 10km radial periphery of the project site during primary ecological survey carried out in May-June, 2022. The Committee noted the same.

SEAC was satisfied with the presentation and subsequent reply given by the industry and after detailed deliberations, SEAC decided to award **silver grading** to the industry and to forward the application to SEIAA with the recommendation to grant Environmental Clearance for Proposed Greenfield project for manufacturing of Manmade fibre at Plot No. A-1, Industrial Park Wazirabad, Tehsil & District: Fatehgarh Sahib, Punjab by M/s Sanathan Polycot Private Limited, subject to the following conditions: -

SPECIFIC CONDITIONS:

- 1) The industry shall install CEMS [Continuous Emission Monitoring System] in line to CPCB directions for effluent discharge and air emission as per pollutants discharge/emission from respective project and an arrangement shall also be done for reflecting the online monitoring results on the company's server, which can be assessable by the PPCB/CPCB on real time basis.
- 2) Leak Detection and Repair (LDAR) program shall be prepared and implemented as per the CPCB guidelines. LDAR logbooks shall be maintained.
- 3) The National Ambient Air Quality Emission Standards issued by the Ministry vide G.S.R. No. 826 (E) dated 16th November, 2009 shall be complied with.
- 4) National Emission Standards for Organic Chemicals Manufacturing Industry issued by the Ministry vide G. S. R. 608 (E) dated 21/07/2010 and amended from time to time shall be followed.

- 5) Unit shall have to adhere to prevailing area specific policies of PPCB with respect to the discharge of pollutants, and shall carry out the project development in accordance & consistence with the same.
- 6) All measures shall be taken to avoid soil and ground water contamination within premises.
- 7) Unit shall comply CPCB guidelines for Odour Control and its mitigation measures.

Safety & Health:

- 1) Project Proponent shall obtain fire safety certificate/Fire No-Objection certificate (NOC) from the concern authority as per the prevailing Rules.
- 2) Unit shall adopt functional operations/process automation system including emergency response to eliminate risk associated with the hazardous processes.
- 3) Project Proponent shall carry out mock drill within the premises as per the prevailing guidelines of safety and display proper evacuation plan in the manufacturing area in case of any emergency or accident.
- 4) Project Proponent shall install adequate fire hydrant system with foam trolley attachment within premises and separate storage of water for the same shall be ensured by Project Proponent.
- 5) Project Proponent shall take all the necessary steps for control of storage hazards within premises ensuring incompatibility of storage raw material and ensure the storage keeping safe distance as per the prevailing guidelines of the concerned authority.
- 6) Project Proponent shall take all the necessary steps for human safety within premises to ensure that no any harm is caused to any worker/employee or labour within premises.
- 7) Flame proof electrical fittings shall be provided in the plant premises, wherever applicable.
- 8) Unit shall never store drum/barrels/carboys of incompatible material/chemical together.
- 9) Unit shall provide effective fire hydrants, water monitors & foam application system at solvent storage area and unit shall provide adequate safety system such as water sprinklers, water curtains, foam pouring system etc. to restrict cascade fire emergency in solvent storage area.
- 10) Unit shall provide effective Isolation for Process area and storage of hazardous chemicals.

WATER:

- 1) Total water requirement for the project shall not exceed 3275 KLD. Unit shall recycle 700 KLD treated water in industrial purpose. Hence, fresh water requirement shall not exceed 2575 KLD. Prior permission from concerned authority shall be obtained for withdrawal of water.
- 2) Complete Zero Liquid Discharge [ZLD] status shall be maintained all the time and there shall be no drainage connection from the premises.
- 3) Domestic wastewater generation shall not exceed 100 KL/Day for proposed project and it shall be treated in STP. It shall not be disposed off through soak pit/septic tank. Unit shall provide buffer water storage tank of adequate capacity for storage of treated waste water during rainy days.

- 4) The unit shall provide metering facility at the inlet and outlet of ETP and maintain records for the same.
- 5) Proper logbooks of ETP; reuse/recycle of treated/untreated effluent; chemical consumption in effluent treatment; quality & quantity of treated effluent; power consumption etc. shall be maintained and shall be furnished to the PPCB from time to time.

AIR:

- 1) Unit shall provide adequate APCM with flue gas generation sources to achieve the norms prescribed by PPCB.
- 2) Project Proponent shall use approved fuels only as fuel in Thermic Fluid heaters.
- 3) There will be no process gas emission from manufacturing process and ancillary operations.
- 4) The fugitive emission in the work zone environment shall be monitored. The emission shall conform to the standards prescribed by the concerned authorities from time to time e.g. Directors of Industrial safety & Health. Following indicative guidelines shall also be followed to reduce the fugitive emissions.
 - (i) Internal roads shall be either concreted or asphalted or paved properly to reduce the fugitive emission during vehicular movement.
 - (ii) Air borne dust shall be controlled with water sprinklers at suitable locations in the plant.
 - (iii) A green belt shall be developed all around the plant boundary and also along the roads to mitigate fugitive & transport dust emission.
- 5) Regular monitoring of Volatile Organic Compounds (VOCs) shall be carried out in the work zone area and ambient air.
- 6) For Control of fugitive emission, VOCs, following steps shall be followed:
 - (i) Closed handling and charging system shall be provided for chemicals.
 - (ii) Reflux condenser shall be provided over Reactors/Vessels.
 - (iii) Pumps shall be provided with mechanical seals to prevent leakages.
 - (iv) Air borne dust at all transfers operations/Points shall be controlled either by spraying water or providing enclosures.
- 7) Solvent Management shall be carried out as follows
 - (i) Measures shall be taken to reduce the process vapors emissions as far as possible; Use of toxic solvents shall be minimum. All venting equipment shall have vapour recovery system.
 - (ii) Reactor shall be connected to adequate chilling system to condensate solvent vapors and reduce solvent losses.
 - (iii) Reactor and solvent handling pump shall be having mechanical seals to prevent leakages.

- (iv) The condensers shall be provided with sufficient HTA and residence time so as to achieve maximum solvent recovery.
 - (v) Solvents shall be stored in a separate space specified with all safety measures.
 - (vi) Proper earthing shall be provided in all the electrical equipment wherever solvent handling is done.
 - (vii) Solvent Storage and handling area shall be flame proof. The solvent storage tanks shall be provided with breather valve to prevent loss.
- 8) Regular monitoring of ground level concentration of PM10, PM2.5, SO2, NOx and VOCs shall be carried out in the impact zone and its record shall be maintained. Ambient Air quality level shall not exceed the standards stipulated by the PPCB. If at any stage these levels are found to exceed the prescribed limits, necessary additional control measures shall be taken immediately. The location of the stations and frequency of monitoring shall be decided in consultation with PPCB.

SOLID/HAZARDOUS WASTE:

- 1) All the hazardous/ solid waste management shall be taken care as mentioned below.
- 2) Authorize end-users shall have permissions from the concerned authorities under the Rule 9 of the Hazardous and other Wastes (Management and Transboundary Movement) Rules 2016.
- 3) Unit shall explore the possibilities for environment friendly methods like co-processing of hazardous waste for disposal of incinerable & land fillable wastes before sending to TSDF sites respectively.
- 4) The project proponent has to obtain membership of TSDF site before obtaining CTO.
- 5) The unit shall submit the list of authorized end users of hazardous wastes along with MoU signed with them at least two months in advance prior to the commencement of production, In the absence of potential buyers of these items, the unit shall restrict the production of the respective items.

OTHERS:

- 1) The project proponent shall carry out the activities (Solar Street lights, Community Plantation activity, solar panel installation, Organic waste converts at schools & villages area) proposed under Environment Management plan (EMP). This shall be monitored and the monitoring report shall be submitted to the Regional office of MoEF&CC as a part of half yearly compliance report and to the district Collector. The monitoring report shall be posted on the website of the project proponent.

GENERAL CONDITIONS:

- 1) Water demand during construction shall be reduced by use of curing agents, super plasticizers and other best construction practices.
- 2) Project proponent shall ensure that surrounding environment shall not be affected due to construction activity. Construction materials shall be covered during transportation and regular water sprinkling shall be done in vulnerable areas for controlling fugitive emissions.
- 3) All required sanitary and hygienic measures shall be provided before starting the construction activities and to be maintained throughout the construction phase.
- 4) First Aid box shall be made readily available in adequate quantity at all the times.
- 5) Ambient noise levels shall conform to residential standards both during day and night. Incremental pollution load on the ambient air and noise quality shall be closely monitored during construction phase.
- 6) Use of Diesel Generator (DG) sets during construction phase shall be strictly equipped with acoustic enclosure and shall conform to the EPA Rules for air and noise emissions standards.
- 7) Safe disposal of waste water and municipal solid wastes generated during the construction phase shall be ensured.
- 8) All the topsoil excavated during construction activity shall be used in horticulture/ landscape development within the project site.
- 9) Excavated earth to be generated during phase shall be utilized within the premises to the maximum extent possible and the balance quantity of excavated earth shall be disposed off with the approval of the competent authority after taking the necessary precautions for general safety and health aspects. Disposal of the excavated earth during construction phase shall not create adverse effect on neighboring communities.
- 10) Project proponent shall use of ecofriendly building materials including fly ash bricks, fly ash paver blocks, ready mix concrete (RMC) and lead free paints in the project.
- 11) Fly ash shall be used in construction wherever applicable as per provisions of fly ash notification under the E.P. act, 1986 and its subsequent amendments from time to time.

- 12) Wind breaker of appropriate height i.e. 1/3rd off the building height and maximum upto 10 meters shall be provided individual building within the project site shall also be provided with barricades.
- 13) No uncovered vehicles carrying construction material and waste shall be permitted.
- 14) No loose soil or sand or construction & demolition waste or any other construction material that cause dust shall be left uncovered. Uniform piling and proper storage of sand to avoid fugitive emission shall be ensured.
- 15) Roads leading to or at construction site must be paved and backtopped (i.e. metallic roads)
- 16) No excavation of soil shall be carried out without adequate dust mitigation measures in place
- 17) Dust mitigation measures shall be displayed prominently at the construction site for easy public viewing
- 18) Grinding and cutting of building materials in open area shall be prohibited.
- 19) Construction material and waste should be stored only by earmarked area and the roads side storage of construction material and waste should be prohibited
- 20) Construction and demolition waste processing and disposal site shall identify and required dust mitigation measures notified at the site (if applicable)

OPERATION PHASE

WATER

- 1) The Water meter shall be installed and records of daily and monthly water consumption shall be maintained.
- 2) All efforts shall be made to optimize water consumption by exploring Best Available Technology (BAT). The unit shall continuously strive to reduce and reuse the treated effluent.

AIR

- 1) In case of use of spray dryer, the unit shall provide the adequate & efficient APCMs with spray dryer so that there should not be any adverse impact on human health & environment. Unit shall carry out third part monitoring of the proposed spray dryer & it's APCM through the credible institutes and study report for impacts on Environment and Human Health shall be submitted to PPCB every year along with half yearly compliance report.
- 2) Acoustic enclosure shall be submitted to the provided to the DG sets (if applicable) to mitigate the noise pollution and shall conform to the EPA Rules for air and noise emission standards.

- 3) Stack/Vents (whichever is applicable) of adequate height shall be provided as per the prevailing norms for flue gas emission/process gas emission.
- 4) Flue gas emission & process gas emission level should go beyond the stipulated standards.
- 5) All the reactors/ vessels used in the manufacturing process shall be closed to reduce the fugitive emission.

NOISE

- 1) The overall noise level in and around the plant area shall be kept well within the standards by providing noise control measures including engineering controls like acoustic insulation hoods, silencers, enclosures etc. on all sources of noise generation. The ambient noise level shall conform to the standards prescribed under The Environment (Protection) Act, 1986 & Rules.

CLEANER PRODUCTION AND WASTE MINIMISATION

- 1) The unit shall undertake the cleaner production Assessment study through a reputed institute/organization and shall form a CP team in the company. The recommendation thereof along with the compliance shall be furnished to the PPCB.
- 2) The company shall undertake various waste minimization measures such as:
 - a) Metering and control of quantities of active ingredients to minimize waste.
 - b) Reuse of by-products from the process as raw materials or as raw materials substitutes.
 - c) Use of automated and close filling to minimize spillages.
 - d) Use of close feed system into batch reactors.
 - e) Venting equipment through vapour recovery system.
 - f) Use of high pressure hoses for cleaning to reduce wastewater generation.
 - g) Recycling of washes to subsequent batches.
 - h) Recycling of steam condensate.
 - i) Sweeping/mopping of floor instead of floor washing to avoid effluent generation.
 - j) Regular preventive maintenance for avoiding leakage spillage etc.

GREEN BELT AND OTHER PLANTATION

- 1) Drip irrigation/low-volume, low-angle sprinkler system shall be used for the green belt development within the premises.
- 2) The Project Proponent shall develop green belt 106752 m² inside plant premises. Green belt shall be developed with native plant species that are significant and used for the pollution abatement as per the CPCB guidelines. It shall be implemented within 3 years of operation phase in consultation with PPCB.

OTHER CONDITION

- 1) Project Proponent shall ensure that the COD/VOC in feed water shall not get air borne from the in-house MEE.
- 2) Project proponent shall install all environment management systems as per the CPCB/PPCB directives regarding the effluent discharge and air emission in working condition.
- 3) Project proponent shall display the copy of Environment Clearance at the site prominently.
- 4) Project Proponent shall prepare and follow regular and preventive maintenance plan. The copy of same shall be submitted to SEIAA.
- 5) Project proponent will have to display the safety procedure in working area.
- 6) The Project Proponent shall obtain all required permission for safety. Health and fire from competent authorities like Fire Authority and intimate SEIAA.
- 7) Project Proponent will intimate SEIAA/SEAC/PPCB after obtaining the membership of common facilities like CETP/TSDF as the case may be.
- 8) Extra care will be taken by Project Proponent to avoid any accidental blast in boiler, reactor or any machinery in the plant.
- 9) Environmental monitoring, training and disaster management plan should be undertaken and complied at regular interval.
- 10) Integrated Regional office of MoEF & CC Chandigarh and PPCB will monitor all environment, safety & health norms as per the prevailing rules.
- 11) Application of solar energy shall be incorporated for illumination of common areas, lighting for gardens and street lighting in addition the provision for solar water heating system shall also be provided.
- 12) The area earmarked as green area shall be used only for plantation and shall not be altered for any other purpose.
- 13) All the commitments/ undertaking given to the SEAC during the appraisal process for the purpose of environment protection and management shall be strictly adhered to.
- 14) The project proponent shall also comply with any additional condition that may be imposed by the SEAC or the SEIAA or any other competent authority for the environmental protection and management.
- 15) In the event of failure of any pollution control system adopted by the unit, the unit shall be safely closed down and shall not be restarted until the desired efficiency of the control equipment has been achieved.
- 16) The project authorities must strictly adhere to the stipulation made by the Punjab Pollution Control Board (PPCB), State Government and any statutory authority.

- 17) During material transfer there shall be no spillages and garland drain shall be constructed to avoid mixing of accidental spillages with domestic wastewater or storm water.
- 18) Pucca flooring/ impervious layer shall be provided in the work areas, chemicals storage areas and chemical handling areas to minimize soil contamination.
- 19) Leakages from pipes, pumps shall be minimal and if occurs, shall be arrested promptly.
- 20) No further expansion or modification in the plant likely to cause environmental impacts shall be carried out without obtaining prior Environmental Clearance from the concerned authority.
- 21) The above conditions will be enforced, inter-alia under the provisions of the water (prevention & Control of Pollution) Act, 1974, Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous wastes (Management, Handling and Trans boundary Movements) Rules, 2008 and the public Liability Insurance Act, 1991 along with their amendments and rules.
- 22) The project management shall ensure that ensure that unit complies with all the environment protection measures and safeguards recommended in the EMP report and Risk Assessment study as well as proposed by project proponent.
- 23) The project authorities shall earmark adequate funds to implement the conditions stipulated by SEIAA as well as PPCB along with the implementation schedule for the conditions stipulated herein. The funds so provided shall not be diverted for any other purposes.
- 24) The applicant shall inform the public that the project has been accorded environmental clearance by the SEIAA and that the copies of the clearance letter are available with the PPCB and may also be seen at the Website of SEIAA/SEAC/PPCB. This shall be advertised within seven days from the date of the clearance letter, in at least two local newspapers that are widely circulated in the region, one of which shall be in the Punjabi language and the other in English. A copy each of the same shall be forward to the concerned Regional Office of the Ministry.
- 25) It shall be mandatory for the project management to submit half-yearly compliance report in respect of the stipulated prior environmental clearance terms and conditions in soft copies to the regulatory authority concerned, on 1st June and 1st December of each calendar year.
- 26) Concealing factual data or submission of false/fabricated data and failure to comply with any of the conditions mentioned above may result in withdrawal of this clearance and attract action under the provision of Environment (Protection) Act, 1986.
- 27) The project authorities shall adhere to the stipulations made by the PPCB.
- 28) The SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not found satisfactory.
- 29) The company in a time bound manner shall implement shall implement this condition. The SEIAA reserves the right to stipulate additional conditions, if the same is found necessary.

- 30) The Project authorities shall inform the PPCB, Regional office of MoEF and SEIAA about the date of financial closure and final approval of the project by the concerned authorities and the date of start of the project.
- 31) Any appeal against this environment clearance is valid for seven years from the date of issue.
- 32) Submission of any false or misleading information or data which is material to screening or scoping or appraisal or decision on the application makes this environment clearance cancelled.

COMPLIANCE OF ENVIRONMENTAL CLEARANCE/REPORTING/ADMINISTRATIVE/APPEAL:

- 1) Project proponent shall inform to all the concerned authorities including Municipal Corporation and District Collector and shall also give wide publicity through advertisement in minimum two local newspapers within seven days, about the Environmental Clearance order accorded.
- 2) Project Proponent shall appoint a key person in the organization who shall be responsible for compliance of above condition fully on behalf of the proponent. It will not mean that appointing a key person will exempt the project proponent from the responsibility of compliance. Any change in key person shall immediately be informed to SEIAA and all concerned authorities.
- 3) Designated Key person shall submit six monthly compliance report to SEIAA/SEAC, MOEF&CC, PPCB and Nodal Department of the Government.
- 4) The Nodal department or any authority of officer authorized by MOEF&CC/SEIAA can inspect the site of the project and all the facilities, for verification of compliances of environment clearance conditions.
- 5) In case of violation reported upon, the project proponent shall be responsible for all the legal actions as per Environment Protection Act, 1986 including SEIAA may cancel, withdraw or keep in abeyance the Environment Clearance accorded.
- 6) Any person including the project proponent affected by this Environment Clearance order may file appeal to Honorable Environment Clearance as prescribe under section 16 of National Green Tribunal Act, 2010.

Item No. 247.02: Application for Issuance of TOR for Expansion of “Super Mega Mixed Use Integrated Industrial Park” Project at Sectors-66A, 82 & 83, SAS Nagar (Mohali), Punjab by M/s Janta Land Promoters Pvt. Ltd. (SIA/PB/INFRA2/404854/2022)

The Project Proponent was granted Environmental Clearance vide SEIAA letter No. 8257 dated 16.12.2015 for developing a project namely “Super Mega Mixed Use Integrated Industrial Park” at Sector 66A, 82 & 83 of SAS Nagar. As per the Environmental Clearance granted, the total land area of the project is 1065861.044 sqm (263.38 acres) out of which the net planned area is 811030.49 sq.m, residential area is 255518.5 sqm, EWS area is 22540.954 sqm, commercial area is 58072.38 sq.m, institutional area is 113999.76 sqm, industrial area is 131927.31 sqm and green area is 62281.12 sqm. The total built up area of the project was 1127578.74 sqm.

The project proponent has applied for Terms of Reference (ToRs) under violation category for Expansion of “Super Mega Mixed Use Integrated Industrial Park” Project at Sectors-66A, 82 & 83, SAS Nagar (Mohali), Punjab. The total land area of the project is 285.31 acres. The total built up area of the project is 19,89,436.38 sq.m. The Project is covered under category 8(b) of the schedule appended with the EIA Notification, 2006.

The project proponent has submitted the Checklist, Conceptual Plan, EMP, Form-I/IA and other additional documents through online portal. He has also deposited fees amounting Rs. 2,15,465/- (@ 25%) through RTGS vide UTR No. PUNBR52022091616439086 dated 16.09.2022, as checked & verified by the supporting staff of SEIAA. The fee deposited

Deliberations during 245th meeting of SEAC held on 24.04.2023.

During meeting, the Project Proponent submitted a request letter for the deferment of the case to the next meeting due to some business exigencies. A copy of the said letter was taken on record by the Committee.

In light of the request made by the Project Proponent, the Committee decided to defer the case to next meeting.

Deliberations during 247th meeting of SEAC held on 22.05.2023.

The meeting was attended by the following:

- (i) Sh. Baljit Singh, Senior Environmental Engineer, M/s JLPL
- (ii) Mr. Sandeep Garg, Environmental Consultant M/s Eco Laboratories Pvt Ltd.
- (iii) Mrs. Jyoti Rani, EC-Coordinator M/s Eco Laboratories Pvt Ltd.

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

Sl. No.	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	“Super Mega Mixed Use Integrated Industrial Park” located in Sectors-66A, 82 & 83, SAS Nagar (Mohali), Punjab by M/s Janta Land Promoters Pvt. Ltd.
1.2	Proposal:	SIA/PB/INFRA2/404854/2022
1.3	Location of Project:	Sectors-66A, 82 & 83, SAS Nagar (Mohali), Punjab
1.4	Details of Land area & Built up area:	Scheme area after expansion = 11,54,609 sq.m (285.31 acres) Net Planned area after expansion = 245.80 acres Total Built up area after expansion = 19,89,436.38 sq.m
2.	Site Suitability Characteristics	
2.1	Whether project is suitable as per the provisions of Master Plan:	As per Master Plan of SAS Nagar, project falls within the industry and warehouse zone. Copy of Master Plan of SAS Nagar showing the project location submitted.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	(i) Permission for Change of land use for complete project including the expansion area submitted. (ii) Revised layout plan has been approved by CTP, Punjab vide Letter no. 5465 CTP(Pb)/SMP(m)-3 dated 24.11.2020.
3	Forest, Wildlife and Green Area	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	Clearance is not required under the Forest Conservation Act, 1980. An undertaking in this regard submitted.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	No, Project is not covered under PLPA, 1900.
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	No. The project does not require clearance under Wildlife Protection Act, 1972. City Bird Sanctuary & Sukhna Wildlife Sanctuary are located at distance of 8 km & 13 km respectively from the project location. The project does not fall in eco-sensitive zone of wildlife/bird sanctuary. Thus, NBWL clearance is not required.

3.4	Distance of the project from the Critically Polluted Area.	The nearest critically polluted area is Ludhiana which is 30 approx.. 75 km from our project location.				
3.5	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No. City Bird Sanctuary & Sukhna Wildlife Sanctuary are located at distance of 8 km & 13 km respectively from the project location. The project does not fall in eco-sensitive zone of wildlife/bird sanctuary.				
4.1	Comparison of the area details w.r.t Environment Clearance accorded, proposed and total after expansion:					
	Sr. No.	Description	EC accorded	Proposed/Change	Total (After Expansion)	Remarks
	1.	Total Scheme Area	263.38 acres	21.93 acres	285.31 acres	-
	2.	Net Planned Area	200.41 acres	45.39 acres	245.80 acres	-
	3.	Residential Pockets Area including EWS	63.14 acres	-6.16 acres	56.98 acres	Revision in planning
	4.	Commercial Area	14.35 acres	-6.947 acres	7.403 acres	Revision in planning
	5.	Institutional including Public Building Area	28.169 acres	-3.209 acres	24.96 acres	Revision in planning
	6.	Industrial Area	32.599 acres	37.161	69.76 acres	-
	7.	Park Area (Green Area)	62,281.12 sq.m (15.39 acres)	-2,589.99 sq.m (- 0.64 acre)	59,691.85 sq.m (14.75 acres)	Revision in planning
4.2	Pocket wise area details:					
	Sl. No.	Description	Area (in acres)			
	1)	Residential Pockets including EWS:	56.98 acres			
		• Pocket-I (Falcon View)	• 34.02			
		• Pocket-2A (Galaxy Heights)	• 4.22			
		• Pocket-2B (Galaxy Heights-II)	• 3.59			
		• Pocket-2C2 (Sky Gardens)	• 6.21			
		• Pocket-III	• 1.45			
		• Pocket-IV	• 3.33			
		• Pocket-VI (EWS)	• 2.00			
		• Pocket-VII (EWS)	• 2.16			
	2)	Commercial Pockets:	7.403 acres			
		• Pocket-I	• 1.21			
		• Pocket-II	• 1.17			
		• Pocket-III	• 0.71			
		• Pocket-IIIA	• 1.21			
		• Pocket-IV	• 0.66			
		• Pocket-V	• 0.55			
		• Pocket-VI	• 0.15			
		• Pocket-VII	• 0.40			
		• Pocket-VIII	• 1.10			

	<ul style="list-style-type: none"> • Under Residential Pocket-I • Under Residential Pocket-2C2 • Under Residential Pocket-2A 	<ul style="list-style-type: none"> • 0.18 • 0.05 • 0.013
3)	Institutional Pockets including Public Buildings: <ul style="list-style-type: none"> • Pocket I (Hotel Site I) • Hotel 1 • Hotel 2 • Hotel 3 • Institutional Site 1 • Institutional Area • Religious Building • Plot No. 5004 • Plot No. 1599 • Sr. Sec. School • Nursery School 1 • Community Centre • Grid Station • Nr. cum Primary School II • Dispensary • Nr. cum Primary School III • Plot No.-1271 & 1272 (Hospital) 	24.96 acres <ul style="list-style-type: none"> • 9.08 • 0.92 • 0.83 • 0.82 • 1.47 • 0.52 • 0.56 • 0.26 • 0.21 • 2.35 • 0.75 • 2.76 • 0.93 • 0.75 • 0.50 • 0.82 • 1.43
4)	Industrial Plots (526 no.)	69.76 acres

During meeting, the Project Proponent apprised the Committee that the development work in the expansion part of the project with regard to filling of roads, sewer line and electric polls contributing to 1-2 % of the project had been started. Therefore, application for ToR has been submitted under violation category. In this regard, the Committee asked the Project Proponent to submit the pocket wise details of the construction/developmental activity carried out in the expansion part of the project along with month/year of construction required for evaluating the extent of violation at the time of submission of final EIA report.

The Committee further observed that few residential and commercial pockets i.e Galaxy Heights-I, Galaxy Heights-II, Sky Gardens, IT Twin Towers, Falcon View situated within the project had already been granted Environmental Clearance separately under EIA notification dated 14.09.2006. Therefore, in case of any modification/amendment in the Environmental Clearance granted to these pockets, the Project Proponent shall apply separately for the same.

After detailed deliberations, SEAC decided to forward the application of the project proponent to SEIAA with the recommendation to grant TOR for Expansion of "Super Mega Mixed Use Integrated Industrial Park" Project at Sectors-66A, 82 & 83, SAS Nagar (Mohali), Punjab by M/s Janta Land Promoters Pvt. Ltd., as per the details mentioned in the Form 1, 1A, EMP & subsequent presentation /clarifications made by the project proponent and his consultant subject to the following conditions:

Specific ToR:

1. The project proponent shall prepare the EIA Report as per the Standard Operating Procedure (SOP) laid down by Ministry of Environment Forest & Climate Change vide Office Memorandum F.No.22-21/2020-IA.III dated 7.07.2021 for identification and handling of violation cases under EIA Notification 2006.
2. The Project Proponent shall submit the pocket wise details of the construction/developmental activity carried out in the expansion part of the project along with month/year of construction required for evaluating the extent of violation at the time of submission of final EIA report
3. In case of any modification/amendment in the Environmental Clearance granted to individual projects (Galaxy Heights-I, Galaxy Heights-II, Sky Gardens, IT Twin Towers, Falcon View etc.) located within the proposed project, the Project Proponent shall apply separately for the same.
4. The Project Proponent shall ensure that only non-polluting (Green category) industries shall be established in the proposed industrial park and no industry falling in category A and B of the schedule appended with the EIA notification dated 14.09.2006 shall be established in the proposed industrial park.

Standard TOR Conditions

1. Examine details of land use as per Master Plan and land use around 10 km radius of the project site. Analysis should be made based on latest satellite imagery for land use with raw images. Check on flood plain of any river.
2. Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/villages and present status of such activities.
3. Examine baseline environmental quality along with projected incremental load due to the project.
4. Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic and health.
5. Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area. Any obstruction of the same by the project.
6. Submit the details of the trees to be felled for the project
7. Submit the present land use and permission required for any conversion such as forest, agriculture etc.
8. Submit Roles and responsibility of the developer etc. for compliance of environmental regulations under the provisions of EP Act.
9. Ground water classification as per the Central Ground Water Authority.

10. Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart.
11. Rain water harvesting proposals should be made with due safeguards for ground water quality. Maximize recycling of water and utilization of rain water. Examine details.
12. Examine soil characteristics and depth of ground water table for rainwater harvesting.
13. Examine details of solid waste generation treatment and its disposal.
14. Examine and submit details of use of solar energy and alternative source of energy to reduce the fossil energy consumption. Energy conservation and energy efficiency.
15. DG sets are likely to be used during construction and operational phase of the project. Emissions from DG sets must be taken into consideration while estimating the impacts on air environment. Examine and submit details.
16. Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analysed with measures for preventing traffic congestion and providing faster trouble-free system to reach different destinations in the city.
17. A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.
18. Examine the details of transport of materials for construction which should include source and availability.
19. Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.
20. Baseline data should not be older than 3 years.
21. Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.
22. Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.
23. The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.
24. The project proponent shall make an assessment of ecological damage done and economic benefit derived due to violation and prepare remediation plan and natural & community resource augmentation plan and it shall be prepared as an independent chapter in the environment impact assessment report by the accredited consultants. The collection and analysis of data for assessment of ecological damage, preparation of remediation plan and natural and community resource augmentation plan shall be done by an environmental laboratory duly notified under Environment (Protection) Act, 1986, or a environmental laboratory accredited by National Accreditation Board for Testing and Calibration Laboratories, or a laboratory of a Council of Scientific and Industrial Research institution working in the field of environment.

Item No. 247.03: Application for obtaining Terms of Reference under EIA notification dated 14.09.2006 for “Dayanand Medical College & Hospital” located at Civil lines, Tagore Nagar, Ludhiana, Punjab by M/s Dayanand Medical College & Hospital Managing Society (Proposal No. SIA/PB/INFRA2/423748/2023).

History of the case:

Earlier, the Hospital had applied under non-violation category as per the EIA notification dated 14.09.2006. The case was appraised lastly in the 238th meeting of SEAC held on 06.02.2023 and 239th meeting of SEIAA held on 01.03.2023. The deliberations held during these meetings are as under:

Deliberations during 238th meeting of SEAC held on 06.02.2023.

The meeting was attended by the following:

- (i) Sh. Raj Kumar Goyal, Chief Engineer, M/s Dayanand Medical College & Hospital Managing Society.
- (ii) Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.
- (iii) Sh. Sandeep Singh, Consultant, M/s. Chandigarh Pollution Testing Laboratory.

SEAC allowed the Environmental Consultant of the Promoter Company to present the reply before the Committee as under:

S. No.	Observation	Reply																																				
1.	The hospital shall submit the year wise detail of all building components constructed till date with documentary proofs, as per the terminology of various building blocks.	<p>The year wise detail of all building components constructed is as under:</p> <table border="1"> <thead> <tr> <th>S.No.</th> <th>Year of Construction</th> <th>Building Name</th> <th>Area in SQMT</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>1967-1996 (In phases)</td> <td>DUMRA AUDITORIUM</td> <td>1008.64</td> </tr> <tr> <td>2.</td> <td>1967-1996 (In phase)</td> <td>GIRLS HOSTEL</td> <td>4120.80</td> </tr> <tr> <td>3.</td> <td>1967-2000 (In phase)</td> <td>PG HOSTEL</td> <td>2281.78</td> </tr> <tr> <td>4.</td> <td>1967-2000 (In phase)</td> <td>SARAI & PG HOSTEL</td> <td>4631.60</td> </tr> <tr> <td>5.</td> <td>1967-2000 (In phase)</td> <td>CANTEEN</td> <td>182.16</td> </tr> <tr> <td>6.</td> <td>1967-2000 (In phase)</td> <td>O.P.D EXRENSION</td> <td>1651.12</td> </tr> <tr> <td>7.</td> <td>1967-2000 (In phase)</td> <td>FRONT BLOCK</td> <td>8536.62</td> </tr> <tr> <td>8.</td> <td>1967-2000 (In phase)</td> <td>Main Hospital Building Comprising Emergency/Trauma Centre, OPDs, Wards, Operation Theaters, Diagnostic Area, Radiology, Private Rooms, Pharmacies, HDU,</td> <td>30148.45</td> </tr> </tbody> </table>	S.No.	Year of Construction	Building Name	Area in SQMT	1.	1967-1996 (In phases)	DUMRA AUDITORIUM	1008.64	2.	1967-1996 (In phase)	GIRLS HOSTEL	4120.80	3.	1967-2000 (In phase)	PG HOSTEL	2281.78	4.	1967-2000 (In phase)	SARAI & PG HOSTEL	4631.60	5.	1967-2000 (In phase)	CANTEEN	182.16	6.	1967-2000 (In phase)	O.P.D EXRENSION	1651.12	7.	1967-2000 (In phase)	FRONT BLOCK	8536.62	8.	1967-2000 (In phase)	Main Hospital Building Comprising Emergency/Trauma Centre, OPDs, Wards, Operation Theaters, Diagnostic Area, Radiology, Private Rooms, Pharmacies, HDU,	30148.45
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				Biomedical Waste, Laundry And CSSD Area	
		9.	1995-2000	Complete Building of Heart Centre Including Side Ramps Comprises Emergency, ICU's, Cath Labs, Operation Theaters For Cardiac Patients And Neuro/Gastro Wards, Endoscopy Area And 07 ICUs For DMC & H	19477.32
		10.	1996-1999	Dietary Block	1528.62
		11.	1996-2000	Service Block	2354.28
		TOTAL AREA OF EXISTING BUILDINGS CONSTRUCTED BEFORE YEAR 2000			75921.39
		1.	2013-2015	Cancer Care Unit (Radiotherapy)	7265.13
2.	The Hospital shall submit the permission to discharge treated waste into MC sewer from MC, Ludhiana.	Hospital has obtained permission to discharge the treated wastewater in to the sewer line of Municipal Corporation, Ludhiana. A copy of permission submitted in this regard.			
3.	The Hospital shall explore the possibility of rainwater harvesting within the Hospital Complex.	As per the guidelines of Punjab pollution control board, hospital should not explore the rainwater harvesting system in the hospital premises.			
4.	The Hospital shall explore the possibility of providing indoor saplings and developing vertical wall gardens within the Hospital Complex.	Hospital has explored the indoor saplings and developing vertical wall gardens in the various areas of Hospital. A copy of purchase order submitted.			

In compliance of the decision of the Committee, Sh. Sunil Mittal & Sh. S.K Gupta, Member SEAC visited the DMC Hospital on 28.01.2023 and submitted their report. As per the report, the Committee informed that the project proponent has built up actual covered area of 83186.52 sqm (including 7265.13 sqm, built up in 2013-15). Further, it was mentioned that since it was not practically possible to measure actual built up area of cancer care unit hence project proponent was asked to submit affidavit duly attested in this regard. The project

proponent submitted the attested affidavit. The Committee perused the report of the above said Members and taken the same on record.

The Committee observed that SEIAA vide letter No. SEIAA/MS/2021/4813 dated 25.11.2021 asked Punjab Pollution Control Board to take necessary action against the Hospital as per the provisions of the EIA Notification dated 14.09.2006. The Committee asked the Project Proponent that whether PPCB has taken any action against the project proponent. The project proponent informed that no communication in this regard has been received from Punjab Pollution Control Board.

The Committee also perused the reply of the project proponent given in above table w.r.t. year wise construction carried out of various building components. The project proponent in their reply informed that the DMC Hospital had constructed 75921.39 sqm building area from the year 1961 to 2000 which includes main hospital building, PG hostel, HDHI, Dietary & service block. Further, no construction was done in between the year 2002 to 2013 in hospital campus. Further, in year 2012-13, approval for the construction of basements for car parking & cancer care unit with total approved area of 21558.59 sqm was taken out of which they had constructed only cancer care unit having covered area 7265.13 sqm.

The Committee also observed that the Hospital had been granted Consent to Operate under the provision of Air Act, 1981 & Water Act, 1974, which is valid upto 31.03.2024 & 31.01.2024 respectively. The Committee also observed that required environmental safeguards were taken during the construction of cancer care unit.

The Committee on perusal of the above said details observed that the DMC Hospital had constructed 75921.39 sqm built up area before the year 2006 and 7265.13 sqm built up area of cancer care unit in the year 2013-15. The Committee observed that the DMC, Hospital has constructed built up area of 75921.39 sqm before the enforcement of EIA Notification dated 14.09.2006 and constructed only 7265.13 sqm built up area of cancer care unit in the year 2013-15 i.e after 2006 which is less than 20000 sqm and therefore does not attract the provision of EIA Notification dated 14.09.2006.

After detailed deliberations, SEAC decided to award 'Silver Grading' to the project proposal and to forward the application of the project proponent to SEIAA with the recommendation to grant Environmental Clearance for "Dayanand Medical College & Hospital" located at Civil lines, Tagore Nagar, Ludhiana, Punjab as per the details mentioned in the application proposal & subsequent presentation /clarifications made by the project proponent and his consultant subject to the following standard conditions:

Deliberations during 239th meeting of SEIAA held on 01.03.2023

The case was considered by SEIAA in its 239th meeting held on 01.03.2023 which was attended by the following:

- (i) Sh. Raj Kumar Goyal, Chief Engineer, M/s Dayanand Medical College & Hospital Managing Society.
- (ii) Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.
- (iii) Sh. Sandeep Singh Consultant, M/s. Chandigarh Pollution Testing Laboratory.

SEIAA observed that M/s Dayanand Medical College & Hospital Managing Society has applied for obtaining EC under the EIA notification dated 14.09.2006 for its hospital and that the SEAC has recommended the case for grant of EC subject to certain conditions.

SEIAA further observed that it had earlier vide letter no. SEIAA/MS/2021/4813 dated 25.11.2021 asked the Punjab Pollution Control Board to take necessary action against the hospital as per the provisions of EIA notification dated 14.09.2006 for undertaking construction without prior Environmental Clearance. The said letter was written to the PPCB after considering the visit report of PPCB dated 17.08.2021 the relevant parts of which are as under:

(i) Last sub para of para no. 4 of visit report

As per the letter submitted by hospital, the total built-up area of DMC hospital building is 20,932 sqm, HDHI hospital building is 23,690 sqm and Cancer Centre hospital building is 9,200 sqm i.e. total hospital buildings built-up area after expansion comes out to be 53,822 sqm. Therefore, the hospital is required to obtain environmental clearance under EIA notification dated 14.09.2006.

(ii) 1st point of para no. 8 of visit report

The hospital shall obtain Environmental Clearance under EIA Notification 2006.

(iii). Conclusion part of reply submitted by DMC Ludhiana

“HCF has total covered area built before 2006 and after 2006 is less than the prescribed threshold limits. Copy of approved Maps and copy of notification is enclosed for your reference and record. As per notification and Maps the HCF has not crossed the threshold limit of <150000. So HCF is not covered under EIA and stands exempted.

HCF ensures that if our construction and built-up area crosses the threshold limit prior permission will be taken well before the construction.”

SEIAA observed that it had already deliberated in detail on all aspects of this matter in its 193rd meeting held on 10.11.2021 wherein it had noted that the plea of the hospital authorities was solely based on MoEF&CC Notification No. S.O. 5736 (E) dated 15.11.2015, wherein a threshold limit of 1,50,000 sqm had been prescribed for applicability of the EIA Notification, 2006, in respect of building projects. However, SEIAA further noted that this Notification has been stayed by the High Court of Delhi as also by the NGT. Accordingly, the threshold limit for applicability of the EIA Notification continues to remain 20,000 sqm as prescribed under the Notification dated 14.09.2006. **This threshold limit of 20,000 sqm is being observed and implemented without any exception by SEIAA / SEAC since past many years.**

After perusal of the detailed report of PPCB sent vide letter 11.10.2021 and all other relevant aspects of the matter including the aforementioned contention of the Hospital authorities, SEIAA agreed with the findings of the PPCB and came to the conclusion that construction of DMC Ludhiana comes under the ambit and attracts the provisions of EIA Notification 14.09.2006.

Accordingly, vide letter no. SEIAA/MS/2021/4813 dated 25.11.2021 SEIAA had asked the PPCB to take necessary action in the matter as per the provisions of EIA notification dated 14.09.2006.

SEIAA further observed that SEAC constituted a committee comprising of Sh. Sunil Mittal & Sh. S.K. Gupta, Members SEAC, to verify the facts regarding the construction of various blocks undertaken by the hospital from 1961-2000 and subsequently during the period 2013-15. As per the report of the said committee the project proponent had constructed 83186.52 sqm area till the date of their visit (including 7265.13 sqm for Cancer Care Unit during 2013-15). On the basis of the report of the committee, the SEAC observed that the hospital had constructed 75921.39 sqm before the enforcement of EIA notification dated 14.09.2006 and had constructed further area of 7265.13 sqm of cancer institute in the period 2013-15. However, the inference drawn by SEAC from this (that since the area which has been constructed after the issuance of EIA Notification dated 14.09.2006 is only 7265.13 sqm and is less than 20,000 sqm, the construction of the hospital did not attract the provisions of EIA notification dated 14.09.2006) is contrary to the detailed report submitted by the PPCB as also the decision already taken in this regard by SEIAA.

In this regard, the relevant section 2 of EIA notification dated 14.09.2016 was again examined by SEIAA and the same is reproduced below:

“Requirements of prior Environmental Clearance (EC):- The following projects or activities shall require prior environmental clearance from the concerned regulatory authority, which shall hereinafter be referred to as the Central Government in the Ministry of Environment and Forests for matters falling under Category ‘A’ in the Schedule and at State level the State Environment Impact Assessment Authority (SEIAA) for matters falling under Category ‘B’ in the said Schedule, before any construction work, or preparation of land by the project management except for securing the land, is started on the project or activity:

- (i) All new projects or activities listed in the Schedule to this notification;*
- (ii) Expansion and modernization of existing projects or activities listed in the Schedule to this notification with addition of capacity beyond the limits specified for the concerned sector, that is, projects or activities which cross the threshold limits given in the Schedule, after expansion or modernization;*
- (iii) Any change in product - mix in an existing manufacturing unit included in Schedule beyond the specified range.”*

Sub-para (ii) of Section 2 of the above Notification explicitly states that prior Environmental Clearance is required when an expansion project crosses the threshold limit prescribed in the Schedule attached with the Notification. Section 8(a) of the said Schedule prescribes the threshold limit of 20,000 sqm for building projects and this threshold limit is being implemented by SEIAA / SEAC for determining applicability of the EIA Notification dated 14.09.2006 without any exception since long.

SEIAA further noted that a similar matter was considered in the 12th Joint Meeting of SEIAA and SEAC held on 09.06.2021 wherein the following decisions were taken and proceedings circulated to all members:

- i) *As recommended by SEAC in its 197th meeting held on 15.03.2021, the **projects with land area less than 50 Ha but built-up area between 20,000 sqm and 150,000 sqm will be appraised as per the provisions of Schedule 8 (a) of the EIA notification 2006 as amended from time to time, as clarified by Regional Office, MoEF&CC, Chandigarh vide letter no. 1-5/ 2018/ Miscellaneous/Env.205 dated 15.04.2019.***
- ii) *In cases, where the Project Proponent plans to undertake the Project in more than a single stage, ECs for the individual Tranches will include the condition that future Tranches will be considered as part of the same Project. **In case the aggregate area, production capacity or any other component /feature of the combined Tranches brings the total Project area or other component into a higher category, appraisal will be carried out on the basis of the aggregate area or component as per EIA Notification, 2006 and other relevant directions of MOEF&CC.***

SEIAA also noted that as per the reply / clarification submitted by the Hospital authorities, they had planned to construct a Cancer Care unit and basement parking in the year 2012-13 and approval was obtained for the construction of additional 21,558.59 sqm area. The Hospital has further submitted that out of this, only 7265.13 sqm was actually constructed for the Cancer Care unit whereas the basement parking has not been constructed till date. SEIAA observed that since the hospital had planned to undertake expansion of extent greater than 20,000 sqm area in 2012-13 and even obtained approval for the same, it was required to obtain EC before commencing the said construction. The subsequent fact that the basement parking has not been constructed till date is not relevant for the purposes of applicability of EIA Notification, 2016 prior to commencement of construction.

To a query by SEIAA, representatives of the Project Proponent agreed that their Project had already crossed the threshold limit of 20,000 sq mts constructed area before further construction of the cancer block was undertaken during 2013-2015. In their defense, they also submitted that they were a prestigious and law-abiding organization providing best quality health care facilities to the public and that the violation was not deliberate since they were under the impression that the threshold limit for their project was 1,50,000 sqm.

In light of the above, SEIAA concluded that no new facts had emerged nor any valid new arguments had been presented by either the Project Proponent or SEAC which warranted reconsideration of its earlier decision that the construction of the hospital came under the purview of the EIA Notification dated 14.09.2006. Therefore, the recommendation by SEAC for grant of EC to the hospital as per present application is not tenable being a clear case of violation of the said notification since the requisite Environmental Clearance was not obtained prior to undertaking substantial construction in excess of the threshold limit of 20,000 sqm well after the issuance of the EIA Notification dated 14.09.2006.

After detailed deliberations, SEIAA decided that the EC to the hospital as sought vide present application cannot be granted. Being a “violation” category case, the hospital is required to apply for ToRs / EC in accordance with the Standard Operating Procedure as specified by the MoEF&CC vide OM dated 07.07.2021 for dealing with such category of cases.

Present Proposal

The Hospital has applied for obtaining Terms of Reference under EIA notification dated 14.09.2006 for “Dayanand Medical College & Hospital” located at Civil lines, Tagore Nagar, Ludhiana, Punjab. The total land area of the project is 63880 sqm having built up area of 1,45,191.46 sqm. The project is covered under category 8(a) of the schedule appended with the EIA notification dated 14.09.2006.

The Hospital has submitted online form, PFR & proposed through Parivesh Portal. The Hospital is required to deposit Rs. 2,90,382/- and Hospital has deposited fee of Rs. 2,82,735/- vide UTR No. UBIN0903191 dated 04.03.2022. The Hospital shall deposit the remaining fee of Rs. 7647/- at the time submission of Environmental Clearance. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Deliberations during 245th meeting of SEAC held on 24.04.2023.

The Committee observed that the Project Proponent vide e-mail dated 21.04.2023 requested as under:

“It is humbly submitted that due to sadly demise of my mother I will not be in a position to attend the scheduled meeting on Monday and no other senior member is aware regarding the case. It is requested to kindly give us another opportunity to attend the meeting after 15 days so that I will be back to my office after completing rituals. Hope my request will be considered.”

In light of the request made by the Project Proponent, the Committee decided to defer the case.

Deliberations during 247th meeting of SEAC held on 22.05.2023.

The meeting was attended by the following:

- (i) Sh. Raj Kumar Goyal, Chief Engineer, M/s Dayanand Medical College & Hospital Managing Society.
- (ii) Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.
- (iii) Sh. Sandeep Singh, Consultant, M/s. Chandigarh Pollution Testing Laboratory.

SEAC allowed the Environmental Consultant of the Promoter Company to present the reply before the Committee as under:

Sr. No.	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	Dayanand Medical College & Hospital, Ludhiana
1.2	Location of Industry:	Dayanand Medical College & Hospital Tagore Nagar, Civil Lines, Ludhiana – 141001

1.3	Details of Land area & built-up area:	SR. NO.	PARTICULARS	AREA (m²)		
		1.	Net Plot Area	Existing	Proposed	Total
				57064	6816	63880
		2.	Built up area	Existing	Proposed	Total
83187m ²	62004.46m ²			1,45,191.46m²		
1.4	Category under EIA notification dated 14.09.2006	B2 (Violation category)				
1.5	Cost of the project	Rs. 556.74Crore				
2.	Site Suitability Characteristics					
2.1	Whether site of the industry is suitable as per the provisions of Master Plan:	The site falls in Hospital and Health institutions zone as per master plan of Ludhiana				
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	<p>Site is allotted for Hospital by Improvement Trust Ludhiana. No further change of land use is required for existing land. For additional land project proponent already got CLU from Municipal Town Planner Ludhiana.</p> <p>The Hospital is an existing unit and had already been granted consent to operate under Water Act 1974 & Air Act 1981.</p>				
3	Forest, Wildlife and Green Area					
3.1	Whether the industry required clearance under the provisions of Forest Conservation Act 1980 or not:	No Forest land is involved.				
3.2	Whether the industry required clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900:	No, the industry does not require the clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900.				

3.3	Whether industry required clearance under the provisions of Wildlife Protection Act 1972 or not:	No wildlife sanctuary is involved in the vicinity or study area if the project site. Thus, the industry does not require clearance under the provisions of Wildlife Protection Act 1972																								
3.4	Distance of the industry from the Critically Polluted Area.	The site located in Critically polluted area of Ludhiana. But general conditions are not applicable on Building construction projects.																								
3.5	Whether the industry falls within the influence of Eco-Sensitive Zone or not. (Specify the distance from the nearest Eco sensitive zone)	Not applicable																								
3.6	Green area requirement and proposed No. of trees:	Permissible Green area- 6388sqm Proposed Green area- 7017sqm Proposed number of trees- 800																								
4.	Configuration & Population																									
4.1	Proposal & Configuration	<table border="1"> <thead> <tr> <th rowspan="2">SR. NO.</th> <th rowspan="2">PARTICULARS</th> <th colspan="3">AREA (m²)</th> </tr> <tr> <th>Existing</th> <th>Proposed</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td rowspan="2">1.</td> <td rowspan="2">Net Plot Area</td> <td>57064</td> <td>6816</td> <td>63880</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td rowspan="2">2.</td> <td rowspan="2">Built up area</td> <td>83187m²</td> <td>62004.46m²</td> <td>1,45,191.46m²</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	SR. NO.	PARTICULARS	AREA (m ²)			Existing	Proposed	Total	1.	Net Plot Area	57064	6816	63880				2.	Built up area	83187m ²	62004.46m ²	1,45,191.46m²			
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4.2	Population details	14000																								

After detailed deliberations, SEAC decided to forward the application of the project proponent to SEIAA with the recommendation to grant TOR for “Dayanand Medical College & Hospital” located at Civil lines, Tagore Nagar, Ludhiana, Punjab by M/s Dayanand Medical College & Hospital Managing Society, as per the details mentioned in the Form 1, 1A, EMP &

subsequent presentation /clarifications made by the project proponent and his consultant subject to the following conditions.

Standard TOR Conditions

1. The project proponent shall prepare the EIA Report as per the Standard Operating Procedure (SOP) laid down by Ministry of Environment Forest & Climate Change vide Office Memorandum F.No.22-21/2020-IA.III dated 7.07.2021 for identification and handling of violation cases under EIA Notification 2006.
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. Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/villages and present status of such activities.
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.
6. Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area. Any obstruction of the same by the project.
7. Submit the details of the trees to be felled for the project
8. Submit the present land use and permission required for any conversion such as forest, agriculture etc.
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13. Examine soil characteristics and depth of ground water table for rainwater harvesting.
14. Examine details of solid waste generation treatment and its disposal.
15. 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.
16. 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.
17. Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should

be analyzed with measures for preventing traffic congestion and providing faster trouble free system to reach different destinations in the city.

18. A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.
19. Examine the details of transport of materials for construction which should include source and availability.
20. Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.
21. Baseline data should not be older than 3 years.
22. Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.
23. Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.
24. The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.
25. The project proponent shall make an assessment of ecological damage done and economic benefit derived due to violation and prepare remediation plan and natural & community resource augmentation plan and it shall be prepared as an independent chapter in the environment impact assessment report by the accredited consultants. The collection and analysis of data for assessment of ecological damage, preparation of remediation plan and natural and community resource augmentation plan shall be done by an environmental laboratory duly notified under Environment (Protection) Act, 1986, or a environmental laboratory accredited by National Accreditation Board for Testing and Calibration Laboratories, or a laboratory of a Council of Scientific and Industrial Research institution working in the field of environment.

Item No.247.04: Application for Environmental Clearance for establishment of Residential Mega Township at Village Salamatpur, Dhode Majra, Rasulpur, Saini Majra and Ghandauli in Mullanpur Planning Area, District SAS Nagar (Mohali), Punjab which is to be developed by M/s Greater Punjab Officers Corporative House Building Society and M/s Altus Space Builders Pvt. Ltd. (In Joint Venture). (Proposal no. SIA/PB/NCP/30232/2018).

The Project Proponent was granted Environmental Clearance under EIA notification dated 14.09.2006 vide letter no. SEIAA/2015/175 dated 16.01.2015 for the development of Housing project namely “Residential Mega Township” at Village Salamatpur, Dhode Majra, Rasulpur, Saini Majra, and Ghandauli in Mullunapur Planning area, District SAS Nagar. The total scheme area of the project was 287.90 acres, out of which ned planned area was 204.30 acres.

The Project Proponent was granted Terms of Reference vide letter no. SEIAA/2019/749 dated 22.08.2019 for carrying out EIA study for obtaining Environmental Clearance under EIA notification dated 14.09.2006 for expansion of Residential Mega Township at Village Salamatpur, Dhode Majra, Rasulpur, Saini Majra, and Ghandauli in Mullunapur Planning area, District SAS Nagar, Punjab.

The project proponent has submitted EIA report after incorporating the compliance of Terms of Reference along with other relevant documents. The project is covered under category 8(b) of the schedule appended with the EIA Notification dated 14th September, 2006. The Project Proponent has submitted a copy of certified compliance report of the conditions imposed in the earlier Environmental Clearance granted to the promoter company.

The project proponent has submitted application Form, EIA Report and other additional documents on online portal. The projected built up area proposed for the project is 2156924.03 sqm. The processing fee of Rs. 21,56,924.03/- (Rs. 4,80,870/- has been paid vide UTR No. HDFCR520220465765765451 dated 04.05.2022, fees amounting Rs. 10,76,056.03/- has been deposited through RTGS vide UTR No. HDFCR52022090894361325 dated 08.09.2022 and balance fees amounting Rs. 6,00,000/-has been paid vide UTR No. PUNBR52022090816184274 dated 08.09.2022). The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide letter no. 7681 dated 21.12.2022 has sent the latest construction status report with details as under:

“Accordingly, the site was visited by the officer of the Board on 16.12.2022 and it was observed as under:

Sr.No.	Report of point sought by SEIAA	Remarks

1.	Construction status of the proposal	<ol style="list-style-type: none"> 1. The proposed site is located on both side of PR-4 Road leading from Maloa to Boothgarh in the revenue estate of above said villages, Tehsil Kharar, Distt. SAS Nagar 2. The GPS coordinates of the site are 30 '48'15"N and 76'43'07"E. 3. The entire project is divided into 06 pockets of containing 2182 plots. The individual have constructed approx. 170. Out of which, 26 families are residing in the residential towership. The project proponent has laid down sewer line /electricity in extension part of pocket-E. During visit, 7-8 kothi have been constructed in extension part of pocket-E. 4. The effluent generated from the 26 houses is being discharge into sewer line but still the effluent is not reached the STP collection tank. 5. The project proponent has installed STP @ 200 KLD in pocket-C. STP was not in working condition.
2.	Status of physical structures within 500 m radius of the site including the status of industries, drain, river, eco sensitive structure, if any.	<p>The following units are located within 500 m radius of the unit:</p> <ol style="list-style-type: none"> 1. No rice sheller/stone crusher/ hot mix plant/ brick kiln exit within 500 mtr from the proposed site. 2. There is no jaggery, petroleum outlet exits within 100 mtr of the site. 3. There is seasonal drain/nallah/ choe exist adjoining the site. 4. There is no eco-sensitive structure within 500 mtr of the site.
3.	Whether the site meets with the prescribed criteria for setting up of such projects.	The proposed site is complying with the sitting guidelines farmed by the Government of Punjab for such project.

As mentioned above, the project proponent has started construction work without obtaining the environmental clearance, as such the project proponent has not comply with the Office Memorandum F.no. 22-21/2022-IA.iii dated 7/7/2022 issued by MoEF&CC."

Deliberations during 235th meeting of SEAC held on 24.12.2022.

The case was considered by the following:

- Mr. Jaswinder Singh, Authorized Signatory M/s Altus Space Builders Pvt. Ltd..
- Mrs. Simranjit Kaur, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.
- Mrs. Jyoti Rani, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

SEAC allowed the Environmental Consultant of the project proponent to present the Salient feature of the EIA report as under:

Sr. No	Description	Details
1	Basic Details	

1.1	Name of Project & Project Proponent:	The Residential Mega Township by M/s. Greater Punjab Officers Corporative House Building Society and M/s. Altus Space Builders Pvt. Ltd. (In Joint Venture)
1.2	Proposal:	SIA/PB/NCP/30232/2018
1.3	Location of Project:	Village Salamatpur, Dhode Majra, Rasulpur, Saini Majra and Ghandauli in Mullanpur Planning Area, District SAS Nagar (Mohali), Punjab
1.4	Details of Land area & Built up area:	Total scheme area: 396.08 acres Net planned area: 317.52 acres Built- up area: 21,56,924.03 sq.m.
1.5	Category under EIA notification dated 14.09.2006	The project falls under S.No. 8(b) – ‘Township and Area Development’
1.6	Cost of the project	Rs. 1028 Crores
2.	Site Suitability Characteristics	
2.1	Whether project is suitable as per the provisions of Master Plan:	Permission for Change of Land Use for the total land area of 392.03 acres (23.75 acres + 54.40 acre + 57.70 acre + 229.77 acre + 26.41 acre) submitted, however, total land area of 396 acres has been proposed for grant of Environmental Clearance. The Project Proponent needs to submit the permission for CLU for remaining 3.97 acre land area.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	As per the Master Plan of New Chandigarh, project site falls under residential zone.
3	Forest, Wildlife and Green Area	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	No, the project does not involve any forest land. NOC in this regard submitted.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	No, the Project is not covered under PLPA, 1900.
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	Yes. City Bird Sanctuary is located at 10 km; SE & Sukhna Wildlife Sanctuary at 8 km; NE from the project location. Thus, NBWL clearance is required for eco-sensitive zone of Sukhna Wildlife sanctuary. Application has been filed to obtain NBWL Clearance.
3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	Yes Project falls in eco-sensitive zone of Sukhna Wildlife Sanctuary.

3.5	Green area requirement and proposed No. of trees:	Total green area: 77,294.96 sq.m. Proposed trees to be planted: 20,040 nos.					
4.	Configuration & Population						
4.1	Proposal & Configuration	The project comprises of total scheme area of 396.08 acres and net planned area of 317.52 acres. The details are as under:					
		Sr. No.	Description	Area (in acres)	Net Planning Area (in %)		
		1	Area under Residential Development	138.37	43.58		
		2	Group Housing	8.27	2.6		
		3	Area under Commercial Development	15.82	5		
		4	Area under Parks	19.10	6.02		
		5	Area under Public Buildings	24.76	7.79		
		6	Area under Roads, Pavements, open	111.20	35.01		
		Total		317.52	100		
		*The details are as per the layout plan approved on 28.03.2018 from Chief Town Planner, Punjab.					
4.2	Area details as per Environmental Clearance and after expansion:						
	Sl. No.	Description	EC Accorded		Proposed	Total (After Expansion)	
			Area (in sq.m.)	Area (in acres)	Area (in acres)	Area (in sq.m.)	Area (in acres)
	1	Total Plot Area (Scheme Area)	11,65,089.96	287.9	108.18	16,02,880.31	396.08
	2	Area Under EWS	64,304.55	15.89	3.98	80,411.1082	19.87 (@ 5.02%)
	3	Area under Govt. Acquisition	24604.9	6.08	4.22	7,527.16	1.86
	4	Area under Revenue Rasta	21084.12	5.21	2.77	32,293.94	7.98
	5	Area under Sector Road	83203.40	20.56	1.48	89,192.79	22.04
	6	Reserved Area	146213	36.13	-9.32	1,08,496.32	26.81
	7	Net Planned Area	8,26,772.76	204.03	113.49	12,84,958.98	317.52

	[1- (2+3+4+5+6)]						
8	Area Under Residential	3,93,880.53	97.33	41.04	5,59,964.02	138.37	
9	Area Under Commercial	42,977.61	10.62	5.2	64,021.32	15.82 (@ 5%)	
10	Area under Amenities / Public Buildings	43,989.33	10.87	13.89	1,00,200.25	24.76	
11	Area under Group Housing	20,719.92	5.12	3.15	33,467.53	8.27	
12	Total Saleable Area (incl. EWS) (2+8+9+11)	--	-	-	7,37,863.98	182.33 (@ 54.04%)	
13	Area under Parks	49,695.39	12.27	6.83	77,294.96	19.10	
14	Area under roads, paved open spaces	83,203.37	20.56	90.64	4,50,010.43	111.2	

4.3 Population details

Sl. No.	Description	Norms	EC Accorded		Proposed	Total (After Expansion)	
			Total Plots / Area	No. of Persons	No. of Persons	Total Plots / Area	No. of Persons
1.	Residential Plotted Development	15 persons per plot	1,202 Plots	18,030	14,685	2,181 Plots	32,715
2.	Group Housing	450 persons per acre	5.12 acres	2,304	1,418	8.27 acres	3,722
3.	Commercial	100 persons per acre	10.62 acres	1,062	520	15.82 acres	1,582
4.	Amenities	100 persons per acre	10.87 acres	1,087	1,389	24.76 acres	2,476

	5.	EWS	400 persons per acre	15.89 acres	6,356	1,592	19.87 acres	7,948	
	Total				28,839 Persons	19,604 Persons		48,443 Persons	
5	Water								
5.1	Water details after expansion:								
EC Accorded and Total (After Expansion)									
	Sl. No.	Description	EC Accorded	Proposed	Total (After Expansion)				
	1.	Total Water Demand	4,100 KLD	2,075 KLD	6175 KLD				
	2.	Fresh Water Demand	3,032 KLD	1,065 KLD	4097 KLD				
	3.	Wastewater generated	3,280 KLD	2054 KLD	5,334 KLD				
	4.	STP capacity	STP of 3.5 MLD capacity	Additional STP of 2.5 MLD capacity	Proposed overall STP of 6 MLD capacity				
	Sl. No	Description	Flushing Water Requirement (lpcd)	Total (After Expansion)					
				Population	Total Water Requirement				
	1.	Floating population	20	4,058	183 KLD				
	2.	Residential Population	45	44,385	5992 KLD				
	Total					6175 KLD			
	Total water req. (@ 135 lpcd for residential & @ 45 lpcd for floating)				6,175 KLD				
	Flushing water req. (@ 45 lpcd for residential & 20 lpcd for floating)				2,078 KLD				
	Flow to sewer (@ 80%)				4,940 KLD				
	Treated water (@ 98%)				4841 KLD				

	Green area req.	19.1 acres (77,295 sq.m.)																		
	• Summer (@ 5.5 lt./m²/day)				425 KLD															
	• Winter (@ 1.8 lt./m²/day)				139 KLD															
	• Monsoon (@ 0.5 lt./m²/day)				39 KLD															
5.1	Total fresh water requirement:	4097 KLD																		
5.2	Source:	Borewell																		
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) <i>Details thereof</i>	No. Application has been filed to PWRDA for obtaining permission for the abstraction of groundwater for quantity of 4097 KLD through bore well.																		
5.4	Total wastewater generation:	4940 KLD																		
5.5	Treatment methodology: <i>(STP capacity, technology & components)</i>	4940 KLD of sewage will be generated from the project which will be treated in proposed STP of 6 MLD capacity based on MBBR Technology.																		
5.6	Treated wastewater for flushing purpose:	2078 KLD																		
5.7	Utilization/Disposal of excess treated wastewater.	Excess treated water will be disposed of to GMADA sewer																		
5.8	Cumulative Details:	<table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Total water Requirement</th> <th>Total wastewater generated</th> <th>Treated wastewater</th> <th>Flushing water requirement</th> <th>Green area requirement (77,295 sqm)</th> <th>Into sewer</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>6175 KLD</td> <td>4940 KLD</td> <td>4841 KLD</td> <td>2078 KLD</td> <td>Summer: 425 KLD Winter: 139 KLD Monsoon: 39 KLD</td> <td>Summer: 2338 KLD Winter: 2624 KLD Monsoon : 3110 KLD</td> </tr> </tbody> </table>					Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement (77,295 sqm)	Into sewer	1.	6175 KLD	4940 KLD	4841 KLD	2078 KLD	Summer: 425 KLD Winter: 139 KLD Monsoon: 39 KLD	Summer: 2338 KLD Winter: 2624 KLD Monsoon : 3110 KLD
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1.	6175 KLD	4940 KLD	4841 KLD	2078 KLD	Summer: 425 KLD Winter: 139 KLD Monsoon: 39 KLD	Summer: 2338 KLD Winter: 2624 KLD Monsoon : 3110 KLD														
5.10	Rain water harvesting proposal:	Total 192 Recharge Pits i.e. 155 pits by individual plot owners and 37 recharge pits by developer.																		
6	Air																			

6.1	Details of Air Polluting machinery:	5 DG sets of 120 kVA capacity each	
6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG sets will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.	
7	Waste Management		
7.1	Total quantity of solid waste generation	18.56 MT/day	
7.2	Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery Facility submitted or not	10 Mechanical composters of 1000 kg, 1 of 200 kg and 1 of 150 kg capacity will be installed within the project premises.	
7.5	Details of management of Hazardous Waste.	Hazardous Waste will be managed & disposed off to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.	
8	Energy Saving & EMP		
8.1	Power Consumption:	Total power demand for the proposed project will be 10,000 KW which will be provided by Punjab State Power Corporation Limited (PSPCL).	
8.2	Energy saving measures:	Use of LEDs is proposed in all common areas.	
8.3	Details of activities under Environment Management Plan		
	Construction phase		
	Description	Capital Rs. Lakhs	
		Recurring Cost Rs. Lakhs/annum	
	Waste Water Management STP of 6 MLD (in modules) MBBR, UF	500	7
	Air & Noise Pollution Management: (Tarpaulin sheets, Acoustics enclosures for DG sets)	50	2
	Landscaping	25	5
	Rainwater Recharging (37 pits)	60	10

Environmental Monitoring	4	4
Solid Waste Management (including 10 composters of size 1000 kg, 1 of 200 kg and 1 of 150 kg)	350	5
Energy Conservation Measures (Solar lighting, CFL)	40	1
TOTAL	Rs. 1029 Lakhs	Rs. 34 Lakhs/annum

Operational phase

Description	Recurring Cost (Rs. In Lakhs/annum)
Waste Water Management STP of 6 MLD (in modules) MBBR, UF	20
Air & Noise Pollution Management	5
Landscaping	21 (for 3 years)
Rainwater Recharging (37 pits)	10
Environmental Monitoring	4
Solid Waste Management (including 10 composters of size 1000 kg, 1 of 200 kg and 1 of 150 kg)	10
Energy Conservation Measures (Solar lighting, CFL)	5
Miscellaneous	2
TOTAL	Rs. 77 Lakhs/annum

8.4

CER details:

S. No.	Activities	Fund allocated (Lakhs)	Timeline	
			Start	Completed
1.	Maintenance of School Building, Construction of Toilets, Solar panels, furnitures, electronics devices and installation of RO system at Govt. Middle School, Dhode Majra.	130	After grant of EC	5 Years
2.	Adoption of Pond in Village Dhodemajra and its maintenance	60	After grant of EC	5 Years

3.	Health Facilities like provision of ambulance, wheel chairs and health checkup camps in nearby villages	40	After grant of EC	5 Years
4.	Installation of solar lights in Village of Salamtpur	10	After grant of EC	5 Years
5.	Promoting tree plantation & maintenance and social awareness program in nearby surrounding areas	17	After grant of EC	5 Years
Total		257		

During meeting, the Project Proponent apprised the Committee that the promoter company has already carried out construction in the land area wherein, the expansion is proposed to be carried out. As such, the project attracts the provisions of the violations under the EIA notification dated 14.09.2006. The Committee asked the Project Proponent to immediately stop the construction activity and submit the details of the construction activity already carried out in the proposed expansion project along with its timelines. The Project Proponent agreed to the same.

The Committee further observed that the Project Proponent has not submitted the component wise details of the land area, built up area, population, water requirement, green water requirement, etc as per the earlier Environmental Clearance granted to the promoter company viz-a-viz expansion proposal. The Project Proponent assured the Committee that the said details shall be provided before the next meeting of SEAC.

The Committee further observed that the Project Proponent has neither obtained permission for abstraction of ground water from PWRDA, nor submitted any details pertaining to the management and disposal of 18.56 MT/day of solid waste generation from the project. Further, no specific details and NOCs from the respective stakeholder have been provided for carrying out the CER activities.

The Committee decided that being violation case, SEIAA may be requested to write to PPCB to take action under Section 15 read with Section 19 of The Environmental (Protection) Act, 1986 to initiate prosecution against the promoter company, as per the Standard Operating Procedure (SoP) laid down by MoEF&CC vide OM dated 07.07.2021 for identification and handling of violations cases under EIA notification 2006.

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

- (i) The Project Proponent shall stop the construction activity in the expansion proposal with immediate effect and submit a self- declaration in this regard.

- (ii) The Project Proponent shall provide the details of the construction activity already carried out in the expansion proposal along with its timelines.
- (iii) The Project Proponent shall submit the component wise details of the total land area, total built up area, population, water requirement, flushing requirement, water requirements for green area etc as per the earlier Environmental Clearance granted to the promoter company viz-a-viz expansion proposal.
- (iv) The Project Proponent shall submit the permission for abstraction of ground water from PWRDA.
- (v) The Project Proponent shall submit the acknowledgement of the application submitted to NBWL for obtaining clearance under the provisions of the Wildlife Protection Act, 1972.
- (vi) The Project Proponent shall submit the detailed proposal for management & disposal of Solid Waste @ 18.56 MT/day and also earmark dedicated space for Solid Waste Management, in compliance to the Solid Waste Management Rules 2016
- (vii) The project proponent has submitted the permission for Change of Land Use (CLU) for the total land area of 392.03 acres against the total land area of 396 acres after expansion. The Project Proponent shall submit the permission for CLU for remaining 3.97 acres of land area.
- (viii) The Project Proponent shall submit the revised CER activities along with NOC from different stakeholders.
- (ix) The Project Proponent shall submit the self-declaration that the proposed project does not involve any forest area, PLPA land and Wildlife Sanctuary area.

Deliberations during 245th meeting of SEAC held on 24.04.2023.

The meeting was attended by the following:

- (i) Mr. Jaswinder Singh, Director M/s Altus Space Builders Pvt. Ltd..
- (ii) Mrs. Simranjit Kaur, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.
- (iii) Mrs. Jyoti Rani, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

SEAC allowed the Environmental Consultant of the project proponent to present the reply of the aforementioned observations. Thereafter, the Environmental Consultant presented reply as under:

S. No.	ADS Queries	Reply

1.	The Project Proponent shall stop the construction activity in the expansion proposal with immediate effect and submit a self- declaration in this regard.	Construction activities in the expansion part were initiated in mid-April, 2021 and continued till mid-September, 2021. After that no construction has been done in the expansion part and presently also no construction activity is being carried out at the site. Undertaking regarding the same submitted.
2.	The Project Proponent shall provide the details of the construction activity already carried out in the expansion proposal along with its timelines.	Road base construction in approximately 17000 sq.m. of area in the expansion part has been done over a period of 5 months i.e. mid-April, 2021 to mid-September, 2021.
3.	The Project Proponent shall submit the component wise details of the total land area, total built up area, population, water requirement, flushing requirement, water requirements for green area etc. as per the earlier Environmental Clearance granted to the promoter company viz-a-viz expansion proposal.	Comparison chart for all the components submitted.
4.	The Project Proponent shall submit the permission for abstraction of ground water from PWRDA.	The application to obtain the permission for abstraction of ground water from PWRDA has been submitted.
5.	The Project Proponent shall submit the acknowledgement of the application submitted to NBWL for obtaining clearance under the provisions of the Wildlife Protection Act , 1972.	The application has been submitted to NBWL for obtaining clearance under the provisions of the Wildlife Protection Act, 1972.
6.	The Project Proponent shall submit the detailed proposal for management & disposal of Solid Waste @ 18.56 MT/day and also earmark dedicated space for Solid Waste Management, in compliance to the Solid Waste Management Rules 2016.	The detailed proposal for management & disposal of Solid Waste in compliance with the Solid Waste Management Rules 2016 submitted.

7.	The project proponent has submitted the permission for Change of Land Use (CLU) for the total land area of 392.03 acres against the total land area of 396 acres after expansion. The Project Proponent shall submit the permission for CLU for remaining 3.97 acres of land area.	Additional CLU has been obtained for an area of 61.13 Acres. Copy of same submitted.
8.	The Project Proponent shall submit the revised CER activities along with NOC from different stakeholders.	The detailed proposal for CER activities along with NOC submitted.
9.	The Project Proponent shall submit the self-declaration that the proposed project does not involve any forest area, PLPA land and Wildlife Sanctuary area.	Self-declaration stating that the proposed project does not involve any forest area, PLPA land and Wildlife Sanctuary area submitted.

The Committee observed that Member Secretary SEAC vide letter no. 13 dated 05.01.2023 requested SEIAA to write to PPCB to take action under Section 15 read with Section 19 of the Environmental (Protection) Act, 1986 to initiate prosecution against the promoter company, as per the Standard Operating Procedure (SoP) laid down by MoEF&CC vide OM dated 07.07.2021 for identification and handling of violations cases under EIA notification 2006. However, no report in this regard has been received from SEIAA.

The Committee observed that the Project Proponent was issued Terms of Reference vide letter no. SEIAA/2019/749 dated 22.08.2019 with the following conditions besides other conditions:

- (i) Special condition: - Northern Regional Office, MoEF&CC, Chandigarh has yet not verified the compliance of conditions of earlier EC granted to the project. Thus, the observations to be made by MoEF&CC w.r.t compliances of previous EC, will be considered as additional ToRs for the expansion project. Further, the application for grant of EC for the expansion project will be considered only after the confirmation of the compliance of conditions of EC of the existing project.
- (ii) Additional ToR:- The Project Proponent shall re-work on the proposal to install STP considering waste water generation 80% of the total water consumption @ 200 LPCD on module basis so as to effectively handle the waste water as per generation from the society.

In compliance of the above, the Committee observed that MoEF&CC is yet to submit the certified compliance report. Further, the Project Proponent has submitted the proposal by considering the water consumption @ 135 LPCD against ToR condition of @ 200 LPCD. The Project Proponent agreed to revise the same.

The Committee perused the ADS reply submitted by the Project Proponent and found it incomplete w.r.t point no. 2, 6 & 8. The Project Proponent in the ADS reply of point no. 2 has not provided the details of road base construction carried out in the 17000 sq. m. area in the expansion part. Further the Project Proponent in the ADS reply of the point no. 6 has not provided the land area required for solid waste management along with the details of various components such as storage area for organic & inorganic waste, composters, material recovery facility etc., agreement with the municipal authority for the disposal of inert waste. Further, the Project Proponent in the ADS reply of point no. 8 has provided repair of school roof, fixing of tiles on roof, furniture for anganwari workers etc. under CER activities which does not cover under environmental protection activities.

The Committee further perused the damage assessment, remediation plan and natural resource augmentation plan submitted by the Project Proponent and observed that the same is prepared without taking into account the No. of days of violation. No remediation measures have been proposed as the same has been mentioned as "Not Applicable". Proposal regarding submission of penalty amount to be deposited also not submitted. The Committee observed that the Damage Assessment Plan, Remediation Plan & Natural Resource Augmentation Plan was not in consonance with the Standard Operating Procedure as laid down by MoEF&CC vide Office Memorandum dated 7.07.2021 for identification and handling of violation cases.

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

- (i) The Project Proponent shall submit the certified compliance report from MoEF&CC, in compliance to the special condition mentioned in the letter No. SEIAA/2019/749 dated 22.08.2019. Further, the Project Proponent shall submit the pointwise reply of the observations raised by MoEF&CC in their certified compliance report.
- (ii) The Project Proponent shall submit the revised calculation by considering the water consumption @ 200 LPCD, in compliance of additional ToR issued vide letter No. SEIAA/2019/749 dated 22.08.2019. Accordingly, the Project Proponent shall submit the revised permission from GMADA for discharging excess treated wastewater.
- (iii) The Project Proponent shall submit the details of road base construction carried out in the 17000 sq. m. area in the expansion part.
- (iv) The Project Proponent shall submit the land area required for solid waste management along with the details of various components such as storage area for organic & inorganic waste, composters, material recovery facility etc.
- (v) The Project Proponent shall submit agreement with the municipal authority for the disposal of inert waste.
- (vi) The Project Proponent shall submit the revised CER activities along with the NOCs from the concerned stakeholders.
- (vii) The Project Proponent shall submit the revised details of the Damage Assessment, Remediation Plan & Natural Resource Augmentation Plan.

- (viii) The Project Proponent shall submit the layout plan by superimposing the land area for which Environmental Clearance had been granted and proposed land area for which EC has been sought.

Deliberations during 247th meeting of SEAC held on 22.05.2023.

The case was considered by the following:

- (i) Mr. Jaswinder Singh, Director M/s Altus Space Builders Pvt. Ltd.
- (ii) Mr. Sandeep Garg, EC Coordinator, M/s Eco laboratories Pvt. Ltd.
- (iii) Mrs. Jyoti Rani, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

The Committee allowed the Environmental Consultant to present the reply of the aforementioned observations. Thereafter, the Environmental Consultant presented the reply as under:

S. No.	ADS Queries	Reply by the Project Proponent
1.	The Project Proponent shall submit the certified compliance report from MoEF&CC, in compliance to the special condition mentioned in the letter No. SEIAA/2019/749 dated 22.08.2019. Further, the Project Proponent shall submit the pointwise reply of the observations raised by MoEF&CC in their certified compliance report.	Certified Compliance Report has been obtained from RO, MoEF&CC, Chandigarh vide letter no. 5-852/2015-RO(NZ)/583 dated 02.12.2022. Copy of the same has already been enclosed with reply of EDS dated 07.10.2022. Copy of certified compliance report is submitted.
2.	The Project Proponent shall submit the revised calculation by considering the water consumption @ 200 LPCD, in compliance of additional ToR issued vide letter No. SEIAA/2019/749 dated 22.08.2019. Accordingly, the Project Proponent shall submit the revised permission from GMADA for discharging excess treated wastewater.	Revised water demand calculations @ 200 lpcd along with water balance is submitted. Letter has been submitted to GMADA for disposal of excess treated water. Copy of acknowledgement is submitted.
3.	The Project Proponent shall submit the details of road base construction carried out in the 17,000 sq.m. area in the expansion part.	Area development done in expansion part = 17,000 sq.m (4.2 acres) disturbed during construction phase for laying of roads, sewer, storm, water supply, etc. Length of road = 2,200 m

		<p>Width of road = 7.7 m</p> <p>Area of road = 17,000 sq.m. (approx.)</p> <p>Out of this, only 2,500 sq.m of area is involved under concrete or brick work in construction of roads.</p> <p>While, built-up area constructed by 11 individual plot owners = 2,010 sq.m.</p>
4.	The Project Proponent shall submit the land area required for solid waste management along with the details of various components such as storage area for organic & inorganic waste, composters, material recovery facility etc.	2,280 sq.m. has been reserved for solid waste management within the project premises. Layout plan showing the location reserved for solid waste management is submitted. Further, Solid waste management layout plan depicting various components like storage of raw material, segregation area, location of composters, area for ready compost, etc. is submitted.
5.	The Project Proponent shall submit agreement with the municipal authority for the disposal of inert waste.	Letter has been submitted to GMADA for disposal of inert solid waste. Copy of acknowledgement is submitted.
6.	The Project Proponent shall submit the revised CER activities along with the NOCs from the concerned stakeholders.	Revised CER activities along with NOCs is submitted.
7.	The Project Proponent shall submit the revised details of the Damage Assessment, Remediation Plan & Natural Resource Augmentation Plan.	<p>Revised Chapter 13 stating the details of the damage assessment, remediation plan & natural resource augmentation plan is submitted.</p> <p>1. As per the damage assessment plan, remediation plan along with natural & community resource augmentation plan, total no. of days of violation were calculated as 326 (considering date for start of the project as 12.04.2021 and date of submission of self-declaration regarding violation vide dated 03.03.2022). Date of submission of application proposal for EIA Notification dated 14.09.2006 is 19.05.2022. However, date of</p>

		<p>stoppage of construction work was 12.09.2021.</p> <p>2. The Capital & Recurring cost for Damage Assessment has been estimated as 10.19 lakhs and Rs. 0.014 lakh/day respectively. Whereas, the amount allocated towards Remediation Plan & Natural and Community Resources Augmentation Plan has been proposed as Rs. 14.7 lakhs for 326 days of violation.</p> <p>3. The Project Proponent after the grant of ToR committed the violation by carrying out the development/construction activity. The project cost incurred Rs. 4.60 Cr in expansion part without obtaining Environmental Clearance from 09.04.2021 till 15.09.2021 as per the CA certificate dated 22.04.2023 (CA certificate dated 22.04.2023 submitted). Further, as the operation has not been commenced. Therefore, taking into consideration of the clause 12(i) of the OM dated 07.07.2021, penalty of Rs. 2.3 Lakhs have been worked out as total amount will be deposited.</p>
8.	The Project Proponent shall submit the layout plan by superimposing the land area for which Environmental Clearance had been granted and proposed land area for which EC has been sought.	Superimposed layout plan is submitted.

The Committee perused the reply of Sr. No. 1 in the above table submitted by the Project Proponent vide letter dated 29.11.2022, in response to the observations conveyed by Regional Office of MoEF&CC vide letter No. 5-852/2015-RO (NZ)/566 dated 18.11.2022, and observed that reply is incomplete with respect to following:

- (i) The Project Proponent has developed 17.2 acres of green area out of total green area of 19.10 acre by planting around 3200 trees at a total cost of Rs. 30 lakh which is on lower side.

- (ii) The Project Proponent has mentioned that NOC for structural safety and fire NOC are not applicable being a development project. The same was found to be not in order.
- (iii) The Project Proponent has also mentioned that due to financial crisis in the company, partial Consent to Operate (CTO) could not be applied. Further, the application has been filed to Punjab Pollution Control Board for partial Consent to Operate. The Committee observed that the EC to the Project was granted to the project vide letter No. SEIAA/2015/175 dated 16.01.2015 and even after a lapse of more than 8 years, CTO has not been obtained so far by the Project Proponent.
- (iv) The Project Proponent has submitted a copy of the work order for providing composter of 250 KG capacity for treatment of organic waste. The Committee perused the work order and observed that no cost of the proposed composter has been mentioned in the same. The Committee took serious note of the issue and asked the Project Proponent and Environmental Consultant to be careful in future while submitting the documents before Committee.

The Committee observed that the Project Proponent has not provided the details of various components like storage area, material recovery facility, management of organic & inorganic waste, use of manure etc. The Project Proponent has also not submitted the agreement with the municipal authority for the disposal of inert waste. The Committee asked the Project Proponent to submit revised solid waste management proposal.

The Committee further observed that the Capital & Recurring cost proposed for Damage Assessment as Rs. 10.19 lakhs and Rs. 0.014 lakh/day respectively and the amount allocated towards Remediation Plan and Natural & Community Resources Augmentation Plan as Rs. 14.7 lakhs are on lower side and needs to be checked.

The Project Proponent apprised the Committee that the proposed project is located at a distance of 8 Km from Sukhna Wildlife Sanctuary as such he has applied for obtaining clearance from National Board for Wildlife (NBWL) as the project falls within eco-sensitive zone of the Sukhna Wildlife Sanctuary. In this regard, the Committee perused the SEIAA letter no. 518 dated 28.03.2023 addressed to Member Secretary vide which it was informed as under:

“The Principal Chief Conservator of Forest (Wildlife) & Chief Wildlife Warden, vide letter no. 8334 dated 13.02.2023 has informed that the PCCF (HoFF), Punjab vide his letter dated 10.01.2023 requested the State Government to send the proposal to the Government of India, MoEF&CC/CEC to declare only 100 metres area of Punjab surrounding Sukhna Wildlife Sanctuary as eco sensitive zone. Further, it has been informed that until the approval of the Government of India is obtained for notifying the eco-sensitive zone of 100 metres around Sukhna Wildlife Sanctuary, as per the Hon’ble Supreme Court order dated 03.06.2022, the width of eco-sensitive zone is to be considered as 1 km.”

In view of above the Committee decided not to press the Project Proponent for obtaining NOC from National Board for Wildlife (NBWL) due to the decision taken by the SEIAA to observe 1Km as eco-sensitive zone around the wildlife sanctuary.

The Committee perused the Environmental Clearance earlier granted to the project vide SEIAA letter No. 175 dated 16.01.2015 with a proposal to dispose of the excess treated wastewater of 2.1 MLD into the public sewer. The said Environmental Clearance was granted in view of GMADA Memo No. DE(PH-1)2014/2210 dated 23.05.2014 mentioning that GMADA will account for water supply and sewage load from the project while designing the trunk services on the peripheral grid road of Mullanpur, Master Plan.

However, in the present expansion proposal, the Project Proponent has proposed to discharge excess treated wastewater of 4.9 MLD into public sewer. The Project Proponent has submitted a copy of GMADA letter No. GMADA-DE (PH-2)-2023/1169 dated 19.05.2023, wherein, it has been mentioned that it is proposed to lay 600mm diameter pipeline on VR-5 road passing through the project, for the purpose of disposal of surplus treated wastewater left after utilizing within the project. The pipeline could only be laid after the land of VR-5 is acquired by the concerned office. The connection would be provided as per the terms & conditions laid down by GMADA.

The Committee observed that earlier GMADA vide letter dated 23.05.2014 informed that GMADA will account for water supply and sewage load from the project and now GMADA vide letter dated 19.05.2023 indicated that land of VR-5 has not been acquired. The Committee observed that even after the lapse of 9 years, land has not been acquired so far by the GMADA and no timelines have been given for laying the sewer pipe line.

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

- (i) The Project Proponent shall submit the breakup of the Net Planned Area as per the Environmental Clearance accorded to project and as per the expansion proposal.
- (ii) The Project Proponent shall submit the revised reply of the observations raised by MoEF&CC vide letter No. 5-852/2015-RO (NZ)/566 dated 18.11.2022:
 - a) Development of 17.2 acres of green area out of total green area of 19.10 acre by planting around 3200 trees at a total cost of Rs. 30 lakh seems to be on lower side.
 - b) NOC for structural safety and fire NOC are not applicable being a development project. This appears to be incorrect.
 - c) The Committee observed that the EC to the Project was granted to the project vide letter No. SEIAA/2015/175 dated 16.01.2015 and even after a lapse of more than 8 years, CTO has not been obtained so far by the Project Proponent. The Project Proponent shall obtain CTO from Punjab Pollution Control Board.
 - d) The Project Proponent shall submit proper copy of the work order for providing composters.
- (iii) The Project Proponent shall submit detailed proposal for solid waste management by working out the areas of various components such as storage area for organic & inorganic waste, composters, material recovery facility, utilization/disposal of manure etc.

- (iv) The Project Proponent shall upload the six-monthly compliance report for the period July to December, 2022 on the Parivesh Portal.
- (v) The Project Proponent shall submit the Letter from the Competent Authority of GMADA mentioning the timelines for laying of sewer lines in the vicinity of the project area for the disposal of excess treated waste water.
- (vi) The Project Proponent shall submit the revised details of the Capital & Recurring cost proposed for Damage Assessment, Remediation Plan & Natural and Community Resources Augmentation Plan.

Item No. 247.05: Application for obtaining Environmental Clearance of Expansion of Group Housing project namely “Leela Orchid Greens” at Sector-115, Village Khuni Majra, Tehsil Kharar, Distt. S.A.S Nagar, Punjab by M/s Leela Residencies Pvt. Ltd. (SIA/PB/MIS/251736/2022)

The Project Proponent was granted Environmental Clearance vide SEIAA letter no. 3306 dated 11.11.2014 for a group housing project namely “Orchid Greens”, at Sector 115, Village Khunimajra, Kharar, District Mohali, Punjab in the name of promoter company M/s Best Zone Builders & Developers Pvt Ltd. The total land area of the project is 25847.27 sqm having built up area of 44,879.54 sqm.

The project proponent has applied for obtaining Environmental Clearance of Expansion of Group Housing project namely “Leela Orchid Greens” Sector-115, Village Khuni Majra, Tehsil Kharar, Distt. S.A.S Nagar, Punjab in the name of promoter company M/s Leela Residencies Pvt. Ltd. The total land area of the project is 6.387 acres having built-up area of 49,880.78 sq.m. The Project is covered under category 8(a) of the schedule appended with the EIA notification dated 14.09.2006.

The project proponent has submitted the Form, certified compliance report, approved layout plan, and other additional documents through Parivesh. The Project Proponent has also deposited Rs. 10,005/- submitted vide UTR No. N329211725408679 dated 25.11.2021, as checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide e-mail dated 31.01.2023 was requested to furnish the latest construction status report but the same is awaited.

Deliberations during 240th meeting of SEAC held on 20.02.2023.

The case was considered by the following:

- (i) Mr. Warangan Kumar Ralhan, Director M/s Leela Residencies Pvt. Ltd.
- (ii) Mr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.
- (iii) Mrs. Jyoti Rani, EC Coordinator, M/s Eco laboratories Pvt Ltd.

Summary of the case as per application proposal is as under:

Sr. No.	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	Expansion of Group Housing project namely “Leela Orchid Greens” Sector-115, Village Khuni Majra, Tehsil Kharar, Distt. S.A.S Nagar, Punjab by M/s Leela Residencies Pvt. Ltd.
1.2	Proposal:	SIA/PB/MIS/251736/2022
1.3	Location of Project:	Village Khuni Majra, Tehsil Kharar, Distt. S.A.S Nagar, Punjab.

1.4	Details of Land area & Built up area:	Plot Area = 25,849.29 sq.m. (6.387 acres) Built-up Area = 49,880.78 sq. m.
1.5	Category under EIA notification dated 14.09.2006	The project falls under S.No. 8(a) 'Building & Construction Project' as the built-up area of the project is 49,880.78 sq.m.
1.6	Cost of the project	Rs. 83.40 Crores
2.	Site Suitability Characteristics	
2.1	Whether project is suitable as per the provisions of Master Plan:	Yes. The project falls within the Residential zone as per Master Plan of Kharar.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	The Project Proponent had already been granted Environmental Clearance for the total land area of 25847.27 sqm (6.38 acres) and there is no increase in the land area.
3	Forest, Wildlife and Green Area	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	No. The project does not involve any forest land. Self-Declaration stating the same is enclosed along with application, however, the same is not submitted in the prescribed proforma.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	Project is not covered under PLPA, 1900.
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	No. The project does not require clearance under Wildlife Protection Act, 1972. Self-Declaration stating the same is enclosed along with application, however, the same is not submitted in the prescribed proforma.
3.4	Whether the project falls within the influence of Eco-Sensitive Zone or not.	No. The project does not fall within any eco-sensitive zone.
3.5	Green area requirement and proposed No. of trees:	Total green area: 5,442.22 sq.m. <ul style="list-style-type: none"> • No. of trees required: 323 trees • Trees already planted: 700 trees
4.	Configuration & Population	
4.1	Proposal & Configuration	
	Description	Earlier EC accorded
	Components	383 Flats, 38 EWS flats, Community Centre & 15 Shops
		Total (after Expansion)
		Phase-I (120 flats & 19 Shops) Phase-II (359 Flats, 50 EWS flats, Club & 19 Shops)

The block wise FAR area bifurcation of the flats to be constructed is as under:				
Sr. No.	Block	No. of Units	FAR (in sq.ft)	FAR (in sq.m)
Phase-I				
1.	Block-D (G+3)	16 Flats	14795.75	1374.57
2.	Block –E (G+3)	4 Flats	4674.62	434.28
3.	Block-F (G+3)	96 Flats	50161.87	4660.19
4.	Block-G (G+3)	4 Flats	3627.17	336.97
5.	Shops	19 Shops	6271.66	582.65
Total (Phase-I)		120 flats & 19 Shops	79531.07	7388.66
Phase-II				
6.	Block-A (S+11)	176 Flats	1,99,115.37	18,498.42
7.	Block-A1 (S+11/12)	47 Flats	53293.08	4,951.09
8.	Block-B (S+11)	88 Flats	75076.47	6,974.83
9.	Block-C (S+12)	48 Flats	54261.34	5,041.04
10.	Club	1 no.	9017.47	837.75
11.	EWS	50 Flats	17721.28	1,646.36
Total (Phase-II)		359 Flats & 50 EWS, 1 Club House	4, 08,485.02	37,949.518
Total (Phase-I + Phase-II)		479 Flats, 50 EWS Flats, 1 Club House and 19 Shops	4,88,016.093 sq.ft	45,338.178 sq.m
4.2	Population details			
Sr. No.	Description	EC accorded	Proposed	Total (after Expansion)
1.	Population	2,165 Persons	783 Persons	2,948 Persons
The details of the population as per the revised planning is as under:				
	Type of units	No.	Criteria	Population (No.)
Phase-I	Residential Flats	120	5 persons per flat	600
	Shops	19	2 person per shop	38
Phase-II	Residential Flats	359	5 persons per flat	1795
	EWS Flats	50	5 persons per flat	250

	Visitors	-	10% of residential	265			
	Total Estimated Population		2948 Persons (Residential Population = 2645 no. Floating Population = 303 no.)				
5	Water						
5.1	Water demand & Waste water generation details:						
	Sl. No.	Details	Population	Water Demand (KLD)			
	1.	Residential @135 lpcd	2645 no.	357			
	2.	Floating @45 lpcd	303 no.	14			
		Total water req.		371 KLD			
	3.	Flushing water req. @45 lpcd for residential population & @16 lpcd for floating population		95 KLD			
	4.	Fresh Water req.		371-95 = 276 KLD			
	5.	Wastewater Generation (@ 80%)		297 KLD			
	6.	Treated Wastewater (@ 98%)		291 KLD			
	7.	Horticulture Demand- an area of 5,442.22 sq.m is available with water req. of					
		• Summer (@ 5.5 lit/sq.m./day)		30 KLD			
		• Winter (@ 1.8 lit/sq.m./day)		10 KLD			
		• Monsoon (@ 0.5 lit/sq.m./day)		3 KLD			
	8.	Excess will be discharged onto 2.76 acres land reserved under Karnal Technology till the MC sewer is connected		193 KLD			
5.2	Cumulative Details:						
	Sr. No.	Total water Requirement	Total wastewater generated	Treated wastewater	Flushing water requirement	Green area requirement	For irrigation (2.76 acres) to be developed as per Karnal Technology
	1.	371 KLD	297 KLD	291 KLD	95 KLD	Summer: 30 KLD Winter: 10 KLD Monsoon: 3 KLD	Summer: 166 KLD Winter: 186 KLD Monsoon: 193 KLD
5.10	Rain water harvesting proposal:	13 Rain water recharging pits have been proposed for artificial rain water recharge within the project premises.					
6	Air						
6.1	Details of Air Polluting machinery:	3 no. of DG sets of capacity 300 kVA, 400 kVA and 500 kVA shall be installed.					
6.2	Measures to be adopted to contain	DG sets will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.					

	particulate emission/Air Pollution																
7	Waste Management																
7.1	Total quantity of solid waste generation	<table border="1"> <thead> <tr> <th>Description</th> <th>As per Earlier EC</th> <th>Proposed</th> <th>Total (after Expansion)</th> </tr> </thead> <tbody> <tr> <td>Solid waste generation</td> <td>848 kg/day</td> <td>271 kg/day</td> <td>1,119 kg/day</td> </tr> </tbody> </table>	Description	As per Earlier EC	Proposed	Total (after Expansion)	Solid waste generation	848 kg/day	271 kg/day	1,119 kg/day							
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Solid waste generation	848 kg/day	271 kg/day	1,119 kg/day														
7.2	Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery Facility submitted or not	Yes. Biodegradable waste will be managed by installation of 2 Composters of size 300 kg & 200 kg and manure generated will be utilized within the project for landscaping. Recyclable waste will be recycled through authorized recyclers. Inert waste will be disposed at our own cost to approved dumping site or disposal site of MC. While, domestic hazardous waste will be handed over to authorized vendors approved by PPCB. Thus, solid waste will be managed as per provision of Solid Waste Management Rules, 2016.															
7.3	Details of management of Hazardous Waste.	Hazardous Waste in the form of used oil from DG set will be generated which will be managed & disposed off to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.															
8	Energy Saving & EMP																
8.1	Power Consumption:	2,221.71 KW															
8.2	Energy saving measures:	Solar panels have been proposed on the roof top of the building. The project will install solar panels at terrace of all towers which will generate 250 KW of power. Also, 26.176 KW of energy will be saved by using LEDs instead of CFLs within the project. Details of energy savings submitted.															
8.3	Details of activities under Environment Management Plan.																
	<table border="1"> <thead> <tr> <th>Description</th> <th>Capital Rs. Lakhs</th> <th>Recurring Cost Rs. Lakhs</th> </tr> </thead> <tbody> <tr> <td>Waste Water Management (Additional STP of 250 KLD capacity, MBBR-UF)</td> <td>50</td> <td>5</td> </tr> <tr> <td>Air & Noise Pollution Management: (Tarpaulin sheets, Acoustics enclosures for DG sets).</td> <td>10</td> <td>1</td> </tr> <tr> <td>Landscaping</td> <td>3</td> <td>1</td> </tr> <tr> <td>Rainwater Recharging (construction of remaining 11 pits)</td> <td>20</td> <td>1</td> </tr> </tbody> </table>	Description	Capital Rs. Lakhs	Recurring Cost Rs. Lakhs	Waste Water Management (Additional STP of 250 KLD capacity, MBBR-UF)	50	5	Air & Noise Pollution Management: (Tarpaulin sheets, Acoustics enclosures for DG sets).	10	1	Landscaping	3	1	Rainwater Recharging (construction of remaining 11 pits)	20	1	
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Environmental Monitoring	4	4
Solid Waste Management (including mechanical composters of size 300 & 200 kg)	30	2
Energy Conservation Measures (Solar lighting, CFL & solar panel system)	100	1
TOTAL	Rs. 217 Lakhs	Rs. 15 Lakhs

construction phase:

Description	Recurring Cost (Rs. In Lakhs/annum)
Waste water Management (Two STPs of 100 KLD & 250 KLD capacity)	5
Air & Noise Pollution Management (Tarpaulin sheets, Acoustics enclosures for DG sets).	0.5
Landscaping	3
Rainwater Recharging (maintenance of 13 pits)	3
Environmental Monitoring	4
Solid Waste Management	5
Energy Conservation Measures	2
TOTAL	Rs. 22.5 Lakhs

Rs. 15 Lakhs has been reserved under following CER activities.

Sr. No.	Activities as per OM dt. 01.05.2018	Cost (Rs. Lacs)	Timeline	
			Start Date	End date
1.	Maintenance of village road adjoining the project location	12	After the grant of Environmental Clearance	2 years after grant of Environmental Clearance
2.	Provision of street lights	3	After the grant of Environmental Clearance	2 years after grant of Environmental Clearance
Total		Rs. 15 Lakhs		

During meeting, the Committee observed that the latest construction status report to be furnished by Punjab Pollution Control Board is still awaited. Further, the Committee appraised the application proposal of the promoter company and after detailed deliberations, the Committee decided to defer the case till the receipt of reply of the below mentioned observations:

1. The project proponent shall submit self-declaration to the effect that the industry does not require clearance under the provisions of the Forest Conservation Act 1980 and Wildlife Protection Act 1972 in the prescribed format.
2. The Project Proponent shall check the estimation of flushing water requirement and revise the water balance accordingly.

The latest construction status report received from Punjab Pollution Control Board vide letter no. 1689 dated 14.03.2023 is as under:

“The proposed site of the subject cited project was visited by officer of the Board on 1/2/2023 and the point wise reply of the comments sought by SEIAA relating to the proposal of the subject cited industry is given as under:

Sr. no.	Report of point sought by SEIAA	Remarks															
1.	Construction status of the proposal	<ol style="list-style-type: none"> 1. The project proponent has earmarked the entire boundary wall of the project with brick wall. 2. The project proponent has purchased the 2 phase of the project. The 1st phase has already been Completely developed by M/S Best Zone Builder and Developer P Ltd.. 3. In 2 nd phase, there are total 8 blocks (i.e block A@4 tower, Block B@2 Tower, Block A1@1 Tower & Block C@1 Tower. 4. The project proponent has started construction on 6 Blocks and remaining two blocks have not started construction yet. 5. The block wise construction status is as under: <table border="1"> <thead> <tr> <th>Sr.</th> <th>Block</th> <th>Const. status</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Block A (3 BHK of S + 11</td> <td>Structure work completed upto S + 10 storied building</td> </tr> <tr> <td>B</td> <td>Block A (3 BHK of S + 11</td> <td>Structure work completed upto S + 6 storied building</td> </tr> <tr> <td>C</td> <td>Block A (3 BHK of S + 11</td> <td>Structure work completed upto S + 6 storied building</td> </tr> <tr> <td>D</td> <td>Block B (2 BHK of</td> <td>Entire structure work completed upto S + 11 storied building</td> </tr> </tbody> </table> 	Sr.	Block	Const. status	A	Block A (3 BHK of S + 11	Structure work completed upto S + 10 storied building	B	Block A (3 BHK of S + 11	Structure work completed upto S + 6 storied building	C	Block A (3 BHK of S + 11	Structure work completed upto S + 6 storied building	D	Block B (2 BHK of	Entire structure work completed upto S + 11 storied building
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<i>2.</i>	<i>Status of physical structures within 500 m radius of the site including the status of industries, drain, river, eco sensitive structure, if any</i>	<p><i>The following units are located within 500 m radius of the unit:</i></p> <ol style="list-style-type: none"> <i>1. No rice sheller/ stone crusher/ hot mix plant/ brick kiln/CBWWF exist within 500 mtr from the proposed site.</i> <i>2. There is no jaggery, petroleum outlet exist within 100 mtr of the site.</i> <i>3. There is seasonal drain/ nallah/ choe exist adjoining the site.</i> <i>4. There is no eco-sensitive structure within 500 mtr of the site.</i> 																					
<i>3.</i>	<i>Whether the site meets with the prescribed criteria for setting up of such projects.</i>	<i>The proposed site is complying with the sitting guidelines framed by the Government of Punjab for such project.</i>																					

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

Deliberations during 243rd meeting of SEAC held on 03.04.2023.

The case was considered by the following:

- (i) Mr. Warangan Kumar Ralhan, Director M/s Leela Residencies Pvt. Ltd.
- (ii) Mr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

The Committee allowed the Project Proponent to present the reply of the observations raised in its 240th meeting held on 20.02.2023. Thereafter, the Project Proponent presented the reply as under:

S. No.	Observations	Reply
1.	The project proponent shall submit self-declaration to the effect that the industry does not require clearance under the provisions of the Forest Conservation Act, 1980 and Wildlife Protection Act, 1972 in the prescribed format.	Self-declaration stating that project does not require clearance under Forest Conservation Act, 1980 and Wildlife Protection Act, 1972 submitted.
2.	The Project Proponent shall check the estimation of flushing water requirement and revise the water balance accordingly.	The estimation for flushing water requirement has been calculated correctly. Flushing water requirement has been calculated for Phase-II only (i.e. for 359 Residential Flats & 50 EWS Flats) as Phase I does not have facility for utilization of treated water for flushing. As the phase I has already been constructed therefore, no addition/ alternation is possible at this stage viz-a-viz exploring the possibility of utilization of treated sewage for flushing purposes. Thus, revision in the water balance diagram cannot be considered at this stage.

The Committee perused the reply given by the Project Proponent and after detailed deliberations, decided to defer the case till the reply of the below mentioned observations:

- (i) The Project Proponent was granted Environmental Clearance in the name of Orchid Greens and now has submitted application for expansion in the name of Leela Orchid Greens. The Project Proponent shall submit the proper justification for change in name of the group housing project from Orchid Greens to Leela Orchid Greens. The Project Proponent shall submit the relevant supporting documents in this regard.
- (ii) The Project Proponent shall submit the details of the block wise built-up area constructed so far.
- (iii) The Project Proponent shall submit a letter from the Competent Authority of the concerned MC mentioning the timelines for laying of sewer lines in the project area and the capacity of its STP to take effluent load of the project.

Deliberations during 247th meeting of SEAC held on 22.05.2023.

The case was considered by the following:

- (i) Mr. Warangan Kumar Ralhan, Director M/s Leela Residencies Pvt. Ltd.
- (ii) Mr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.

The Committee allowed the Environmental Consultant to present the reply of the aforementioned observations. Thereafter, the Environmental Consultant presented the reply as under:

S. No.	Queries	Reply
1.	The Project Proponent was granted Environmental Clearance in the name of Orchid Greens and now has submitted application for expansion in the name of Leela Orchid Greens. The Project Proponent shall submit the proper justification for change in name of the group housing project from Orchid Greens to Leela Orchid Greens. The Project Proponent shall submit the relevant supporting	The project earlier envisaged in the name of "Orchid Greens" is now being established in its new name "Leela Orchid Greens". RERA registration of the project has already been obtained in the name of "Leela Orchid Greens". Copy of RERA registration certificate is submitted. Later on, letter was submitted to Regional Office, Deputy Directorate and MC, Kharar. NOC regarding the same has been obtained from the concerned department. Copy of the correspondence done along with approval letter is submitted.

	documents in this regard.																																									
2.	The Project Proponent shall submit the details of the block wise built-up area constructed so far.	<p>It is to highlight that Environmental Clearance has already been issued by SEIAA, Punjab for the project namely "Orchid Greens" vide letter no. SEIAA/M.S./2014/3306 dated 11.11.2014 for 383 flats, 38 EWS flats, 1 community center and 15 shops in the total plot area of 25,849.29 sq.m. (6.387 acres) and built-up area of 44,879.4 sq.m.</p> <p>Phase-I namely "Orchid Greens" (on 1.387 acres) has already been developed by M/s Best Zone Builders and Developers Pvt. Ltd. and same is in operational phase. Initially, all approvals were obtained by M/s Best Zone Builders and Developers Pvt. Ltd. Later on, due to Bankruptcy, project was handed over to NCLT and IRP was appointed. While, remaining land of 20,234 sq.m. was purchased by M/s Leela Residencies Pvt. Ltd.</p> <p>The block wise built-up area details are given below:</p> <table border="1"> <thead> <tr> <th>Sl. No.</th> <th>Blocks</th> <th>Construction Status</th> <th>Built-up area constructed (sq.m.)</th> </tr> </thead> <tbody> <tr> <td colspan="4">Phase-I (M/s Best Zone Builders and Developers Pvt. Ltd.)</td> </tr> <tr> <td>1.</td> <td>Block-D (G+3)</td> <td>Constructed</td> <td>1374.57</td> </tr> <tr> <td>2.</td> <td>Block-E (G+3)</td> <td>Constructed</td> <td>434.28</td> </tr> <tr> <td>3.</td> <td>Block-F (G+3)</td> <td>Constructed</td> <td>4660.19</td> </tr> <tr> <td>4.</td> <td>Block-G (G+3)</td> <td>Constructed</td> <td>336.97</td> </tr> <tr> <td>5.</td> <td>Shops</td> <td>8 shops Constructed out of 19 shops</td> <td>245.33</td> </tr> <tr> <td colspan="4">Phase-II (M/s Leela Residencies Pvt. Ltd.)</td> </tr> <tr> <td>6.</td> <td>Block A (3 BHK of S + 11)</td> <td>Constructed</td> <td>5,227.47</td> </tr> <tr> <td>7.</td> <td>Block A (3 BHK of S + 11)</td> <td>Constructed</td> <td>5,227.47</td> </tr> </tbody> </table>	Sl. No.	Blocks	Construction Status	Built-up area constructed (sq.m.)	Phase-I (M/s Best Zone Builders and Developers Pvt. Ltd.)				1.	Block-D (G+3)	Constructed	1374.57	2.	Block-E (G+3)	Constructed	434.28	3.	Block-F (G+3)	Constructed	4660.19	4.	Block-G (G+3)	Constructed	336.97	5.	Shops	8 shops Constructed out of 19 shops	245.33	Phase-II (M/s Leela Residencies Pvt. Ltd.)				6.	Block A (3 BHK of S + 11)	Constructed	5,227.47	7.	Block A (3 BHK of S + 11)	Constructed	5,227.47
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		8.	Block A (3 BHK of S + 11)	Structure work completed till Stilt	602.87
		9.	Block B (2 BHK of S + 11)	Constructed	7,900.19
		11.	Block C (3 BHK of S + 12)	Constructed	5,643.91
		12.	Block A1 (3 BHK of S + 11/12)	Structure work completed till Stilt	602.87
		13.	Block A (3 BHK of S + 11)	Structure work completed till S+2	1435.74
		14.	Club House	Constructed	837.75
		15.	EWS	Construction not started	-
		Built-up Area constructed			34,529.61
3.	The Project Proponent shall submit a letter from the Competent Authority of the concerned MC mentioning the timelines for laying of sewer lines in the project area and the capacity of its STP to take effluent load of the project.	<p>Project falls in Master Plan of Kharar and excess sewage load for the said project has already been accounted by MC, Kharar. Accordingly, letter was issued by MC, Kharar vide dated 23.10.2013 for disposal of excess treated water into main sewer. Copy of letter in this regard is submitted.</p> <p>Punjab Water Supply & Sewerage Board, Ropar has informed to MC, Kharar that a DPR has been prepared and submitted to higher authority for approval. Copy of the letter is submitted. According to the letter, 100% sewerage facility for Shiwalik city, Villages- Chajju Majra, Khuni Majra, Sante Majra, and both sides of the Landran road is under proposal and has already been sent to competent authority amounting Rs. 5,460.10 lakhs and same is likely to be approved in the near future. Sewerage work will be completed within time frame of 2 years thereafter. Layout plan showing location of project along with location of proposed STP (10 MLD) of MC, Kharar is submitted. Recently letter has been issued by MC, Kharar vide dated 04.05.2023 stating the same for our project. Copy of the letter is submitted.</p> <p>In addition, alternate disposal arrangement has also been proposed for disposal of treated wastewater on adjoining land measuring 2.76 acres reserved for Karnal</p>			

		<p>technology till the main sewer line is connected to our project.</p> <p>Further, it is to assure you that no possession in Phase II of Leela Residencies Pvt. Ltd. project name “Leela Orchid Greens” will be given till main MC sewer is connected to our project.</p>
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The Committee perused the reply of the Project Proponent submitted through ADS and observed that the Project Proponent has not submitted satisfactory reply to the observation raised at Point No. 1 and asked the Project Proponent to submit affidavit for owning the responsibility to comply with the conditions of the Environmental Clearance earlier granted in the name of Orchid Greens. In this regard, the Project Proponent submitted an affidavit attested by Notary public stating that he shall be responsible to comply with the conditions of the Environment Clearance already granted in favour of project namely “Orchid Greens” by M/s Best Zone Builders and Developers Pvt. Ltd. on 11.11.2014 and also hereby undertake to comply with the conditions as will be prescribed in the EC for the proposed project on the name of Leela Orchid Greens” by M/s Leela Residencies Pvt. Ltd. Further, there is no dispute pending at any forum with respect to the change in name of the project or amalgamation of the projects namely “Orchid Green” and “Leela Orchid Green” by M/s Leela Residencies Pvt Ltd. Further, in case of any dispute in future, the Project Proponent shall be responsible for the same. The Committee noted the same and took the affidavit on record.

The Committee further asked the Project Proponent to submit an affidavit stating that possession to the flat owners shall not be given until the outlet of the project sewer is connected with the public sewer. The Project Proponent submitted the same.

The Committee was satisfied with the presentation and reply given by the Project Proponent and after detailed deliberations, the Committee decided to award silver grading to the project and to forward the application to SEIAA with the recommendation to grant Environmental Clearance of Expansion of Group Housing project namely “Leela Orchid Greens” at Sector-115, Village Khuni Majra, Tehsil Kharar, Distt. S.A.S Nagar, Punjab by M/s Leela Residencies Pvt. Ltd, subject to the following standard & special conditions: -

Special Conditions: -

1. The Project Proponent shall not give possession to the flat owners until the outlet of the project sewer is connected with the sewer of MC, Kharar.

I. Statutory compliances:

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

- ii) The approval of the Competent Authority shall be obtained for the structural safety of buildings due to earthquakes, adequacy of firefighting equipment, etc. as per the National Building Code including protection measures from lightning, etc.
- iii) The project proponent shall obtain forest clearance under the provisions of the Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purposes is involved in the project.
- iv) The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- v) The project proponent shall obtain Consent to Establish / Operate under the provisions of the Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Punjab Pollution Control Board.
- vi) The project proponent shall obtain the necessary permission for the abstraction of groundwater/ surface water required for the project from the competent authority.
- vii) A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
- viii) All other statutory clearances such as the approvals for storage of diesel from the Chief Controller of Explosives, Fire Department, and Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
- ix) The provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, Construction & Demolition Waste Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
- x) The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
- xi) The project site shall conform to the suitability as prescribed under the provisions laid down under the master plan of the respective city/ town. For that, the project proponent shall submit the NOC/ land use conformity certificate from Deptt. of Town and Country Planning or other concerned Authority under whose jurisdiction, the site falls.
- xii) Besides the above, the project proponent shall also comply with siting criteria/guidelines, standard operating practices, code of practice, and guidelines if any prescribed by the SPCB/CPCB/MoEF&CC for such types of projects.
- xiii) The project proponent shall construct the buildings as per the layout plan approved from the Competent Authority and in consonance of the project proposal for which this environment clearance is being granted.

II. Air quality monitoring and preservation

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

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

- xiii) The diesel generator sets to be used during the construction phase shall be low sulphur diesel type and shall conform to the norms and regulations prescribed under air and noise emission standards.
- xiv) The gaseous emissions from the DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xv) For indoor air quality, the ventilation provisions as per the National Building Code of India shall be complied with.
- xvi) Roads leading to or at the construction site must be paved and blacktopped (i.e., metallic roads should be built and used).
- xvii) Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.
- xviii) Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measures will be notified at the site

III. Water quality monitoring and preservation

- i) The natural drainage system should be maintained for ensuring unrestricted flow of water.
- ii) No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.
- iii) Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done.
- iv) The total fresh water requirement for the project shall be 276 KLD. Total freshwater use shall not exceed the proposed requirement as provided in the application proposal and other relevant details as under:
 - 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 the construction phase, the project proponent shall ensure that the wastewater generated from the labour quarters/toilets shall be treated and disposed of in an environment-friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately

designed septic tanks for the treatment of such wastewater and treated effluents shall be utilized for green area/plantation.

- v) The project proponent shall ensure a safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.
- vi) The quantity of freshwater usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC and SEIAA along with six-monthly monitoring reports.
- vii) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration, and the balance of water available. This should be specified separately for groundwater and surface water sources, ensuring that there is no impact on other users.
- viii) 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.
- ix) Dual pipe plumbing shall be installed for supplying fresh water for drinking, cooking and bathing, etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, air conditioning etc.
- x) Installation of R.O. plants in the project will be discouraged in order to reduce water wastage in form of RO reject. However, in case the requirement of installing RO plant is unavoidable, the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises.
- xi) The project proponent shall also adopt the new/innovative technologies like low water discharging taps (faucet with aerators) /urinals with electronic sensor system /waterless urinals/twin flush cisterns/ sensor-based alarm system for overhead water storage tanks and make them a part of the environmental management plans/building plans so as to reduce the water consumption/groundwater abstraction.
- xii) The project proponent will provide plumbing system for reuse of treated wastewater for flushing/other purposes etc. and will colour code the different pipelines carrying water/wastewater from different sources / treated wastewater as follows:

Sr. No	Nature of the Stream	Color code
a)	Fresh water	Blue
b)	Untreated wastewater from Toilets/ urinal and from Kitchen	Black
c)	Untreated wastewater from Bathing/shower area, hand washing (Washbasin / sinks) and from Cloth Washing	Grey

d)	Reject water streams from RO plants and AC condensate (this is to be implemented wherever centralized AC system and common RO has been proposed in the Project). Further, in case of individual houses/establishment this proposal may also be implemented wherever possible.	White
e)	Treated wastewater (for reuse only for plantation purposes) from the STP treating black water	Green
f)	Treated wastewater (for reuse for flushing purposes or any other activity except plantation) from the STP treating greywater	Green with strips
g)	Stormwater	Orange

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

The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry / SEIAA before the project is commissioned for operation. Treated wastewater shall be reused on-site for landscape, flushing, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by the Ministry of Environment, Forest, and Climate Change. Natural treatment systems shall be promoted.

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

IV. Noise monitoring and prevention

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

V. Energy Conservation measures

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

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

VI. Waste Management

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

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

VII. Green Cover

- i) No naturally growing tree should be felled/transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department.
- ii) At least a single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure the planting of 323 trees in the project area at the identified location, as the per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and thereafter, protected throughout the entire lifetime of the Project. The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines.
- iii) The Project Proponent shall develop a green belt with native tree species (having canopy type structure and especially trees, and not grass) before the completion of the project. The greenbelt shall inter alia cover the entire periphery of the unit provided that the number of trees to be planted should not be less than one tree per 80 sqm of the total land area. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles.
- iv) Where the trees need to be cut with prior permission from the concerned local Authority, a compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 saplings of the same species for every tree that is cut) shall be done and the newly planted saplings will be maintained for at least 5 years. Green belt development shall be undertaken as per the details provided in the project document.
- v) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during the plantation of the proposed vegetation on site.
- vi) The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.

- vii) The green belt along the periphery of the plot shall achieve an attenuation factor conforming to the day and night noise standards prescribed for commercial land use.
- viii) The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.

VIII. Transport

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

IX. Human health issues

- i) All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris, or working in any area with dust pollution shall be provided with dust masks.
- ii) For indoor air quality, the ventilation provisions as per the National Building Code of India should be followed.
- iii) An emergency preparedness plan based on the Hazard Identification and Risk Provision shall be made for the housing of construction labour within the site with all

necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, and medical health care, creche, etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

- iv) Occupational health surveillance of the workers shall be done regularly.
- v) A First Aid Room shall be provided in the project both during construction and operations of the project.

X. Environment Management Plan

- i) The company shall have a well-laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violations of the environmental / forest/wildlife norms/conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stakeholders. A copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of the six-monthly report.
- ii) A separate Environmental Cell both at the project and company headquarters level, with qualified personnel shall be set up under the control of senior Executive, who will report directly to the head of the organization.
- (i) An action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority.

XI. Validity

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

XII. Miscellaneous

- i) The project proponent shall obtain a completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab before allowing any occupancy.
- ii) The project proponent shall comply with the conditions of CLU, if obtained.
- iii) The project proponent shall prominently advertise in at least two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.
- iv) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn have to publicly display the same for 30 days from the date of receipt.

- v) The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on a half-yearly basis.
- vi) The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the Ministry of Environment, Forest and Climate Change at the Environment Clearance portal and submit a copy of the same to SEIAA.
- vii) The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put the same on the website of the company.
- viii) The project proponent shall inform the Regional Office as well as SEIAA Punjab, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
- ix) The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- x) The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitments made during public hearing and also those made to SEIAA / SEAC during their presentation.
- xi) No further expansion or modifications in the project shall be carried out other than those permitted in this EC without prior approval of SEIAA. In case of deviation or alterations in the project proposal from those submitted to the Ministry/SEIAA for clearance, a fresh reference shall be made to the Ministry/SEIAA, as applicable, to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
- xii) The Regional Office, MoEF&CC, Chandigarh, Punjab Pollution Control Board and SEIAA/ SEAC members nominated for the purpose shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) entrusted with this monitoring by furnishing the requisite data/information/monitoring reports.
- xiii) This Environmental Clearance is granted subject to final outcome of pending related cases in the Hon'ble Supreme Court of India, Hon'ble High Courts, Hon'ble NGT and any other Court of Law as may be applicable to this project.

XIII. Additional Conditions

- i) The approval is based on the conceptual plan/drawings submitted with the application. In case, there is variation in built-up area/green area/ any other details in

the drawings approved by the competent authority, the Project Proponent shall obtain the revised Environmental Clearance.

- ii) The Project Proponent shall ensure that the natural drainage channels in the project site including streams, drains, choes, creeks, rivulets, etc. are not disturbed so that the natural flow of rainwater, etc is not impeded or disrupted in any manner.
- iii) Authorization from Punjab Pollution Control Board shall be obtained as applicable under the Bio-Medical Waste Management Rules 2016 as amended from time to time.
- iv) The solid waste other than Bio-Medical Waste & Hazardous Waste (dry as well as wet garbage) generated should be properly collected and segregated before disposal to Municipal Authorities in accordance with the Municipal Solid Waste (Management & Handling) Rules, 2000. No municipal waste should be disposed off outside the premises in contravention of relevant rules and by-laws. Adequate measures should be taken to prevent any malodour in and around the Project premises.
- v) In the event that the project proponent decides to abandon/close the Project at any stage, he shall submit an application in the prescribed form along with requisite documents through Parivesh to SEIAA for surrendering the Environmental Clearance as per the procedure prescribed in OM dated 29.03.2022 issued by the MoEF&CC. The project proponent shall be accountable for adherence/compliance of the EC conditions till such time as the project is finally closed by SEIAA, based upon the certified closure report of Integrated Regional Offices (IROs) of MoEF&CC, Chandigarh/PPCB.
- vi) This Environmental Clearance is liable to be revoked without any further notice to the Project Proponent in case of failure to comply with condition (v) above.
- vii) Concealing factual data or submission of false/fabricated data may result in revocation of this Environmental Clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- viii) The Project Proponent shall manage the solid waste generated from the project as per the sub-rule-7 of rule-4 of SWM Rules 2016.
- ix) The Ministry reserves the right to stipulate additional conditions if found necessary. The Promoter Company in a time bound manner shall implement these conditions.
- x) The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and other wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India/High Courts and any other Court of Law relating to the subject matter.

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

Item No. 247.06: Application for Environment Clearance for expansion of steel manufacturing unit at Village Mullanpur Kalan, Mandi-Gobindgarh, Tehsil-Amluh District Fatehgarh Sahib, Punjab by M/s Natural Castings (SIA/PB/IND1/425225/2023).

The industry is an existing unit and was granted consent to operate under the provisions of the Water Act 1974 and Air Act 1981 for the manufacturing of steel ingots @ 82 MTD, which are valid up to 30.09.2024.

The industry was granted Terms of References (TOR) vide letter No. SEIAA/MS/2021/4341 dated 25.06.2021 for upgradation of 01 no. existing Induction Furnace of 7TPH capacity to 10TPH capacity and addition of 01 no. new Induction Furnace of 15 TPH capacity, Laddle Refining furnace (LRF) of 20 TPH, AOD, VD, and a rolling mill at village Mullanpur Kalan, Mandi Gobindgarh, District Fatehgarh Sahib, Punjab with total production of Steel Ingots/billets, angles, channels, round, square, TMT Bars, flats & Patra @ 1,31,250 TPA.

The industry has applied for obtaining Environmental Clearance for steel manufacturing unit and submitted Final EIA report after incorporating the compliance of the ToRs and Public Hearing. The total project cost is Rs 15.49 Crores.

The industry had deposited Rs. 39,475/- vide NEFT dated 06.04.2021 at stage of ToR. Now, the industry has deposited Rs.1,18,425/- vide UTR no.- AXISP00367807539 dated 02/03/2023. The adequacy of the fee has been verified by the supporting staff SEIAA.

Punjab Pollution Control Board vide letter No. 1101 dated 10.01.2023 send the proceedings of the public hearing conducted on 10.10.2022 of the subject cited industry. In the said letter, the status with regard to the construction work, suitability of site and adequacy of the pollution control proposals was furnished, which is reproduced as under:

“Construction Status:

No construction work for the proposed expansion project has been started by the industry at site.

Suitability of site:

There are industrial unit in the vicinity of the proposed site as shown by the Project Proponent. The site of the industrial zone as per the Notified Master Plan of Mandi Gobindgarh. Hence, the site is suitable for the proposed expansion project.

Adequacy of Pollution control Proposals:

As per the draft EIA report, industry has proposed to install side suction hood and pulse jet filter with offline technology having 99% efficiency as APCD for its proposed induction furnaces.

Further for domestic wastewater, STP of capacity 10 KLD is to be installed. The proposed pollution control scheme submitted by the industry for Air and Water Pollution are adequate in principle.

The industry has purchased additional land for the expansion of the project. It has submitted a proposal to develop a green area measuring 45600 sqft or 4236.34 sqm (i.e 33.3% of the total land area of the project i.e. 138150 sqft)."

Deliberations during 247th meeting of SEAC held on 22.04.2023.

The meeting was attended by the following:

- (i) Sh. Sanjeev Mangi, Partner, M/s Natural Castings (India) Ltd.
- (ii) Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.
- (iii) Sh. Sandeep Singh, Consultant, M/s. Chandigarh Pollution Testing Laboratory.

SEAC allowed the Environmental Consultant of the Promoter Company to present the reply before the Committee as under:

Sr. No.	Description	Details
1	Basic Details	
1.1	Name of Project & Project Proponent:	M/s Natural Castings (India) Ltd. Sumit Kumar Partner
1.2	Proposal:	
1.3	Location of Industry:	Village-Mullanpur Kalan, Mandi-Gobindgarh, Tehsil-Amloh, District-Fatehgarh Sahib, Punjab
1.4	Details of Land area & Built up area:	The existing land area of the project is 1.25 Acre. About 2 Acre additional land will be required for expansion. The total land area after expansion will be 3.25 acres or 12834.44 sqm. Out of which, 4236.34 sqm will be developed as greenbelt.
1.5	Category under EIA notification dated 14.09.2006	The project falls under S.No. 3(a) – Metallurgical Industries
1.6	Cost of the project	Total – Rs 15.79 Cr.
1.7	Compliance of Public Hearing Proceedings	Detailed Action Plan along with timeline and Budget allocation is given as Annexure I .
2.	Site Suitability Characteristics	
2.1	Whether site of the industry is suitable as per the provisions of Master Plan:	Yes, the site falls in approved existing Industrial zone
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	The project falls in Industrial area as per the Master Plan of Mandi Gobindgarh. To carry out the expansion the proponent has taken additional land of 2.0 acres.
3	Forest, Wildlife and Green Area	
3.1	Whether the industry required clearance under	No forest land is involved in the project. An undertaking in the prescribed format submitted.

	the provisions of Forest Conservation Act 1980 or not:																																																																							
3.2	Whether the industry required clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900:	No, the industry does not require the clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900. An undertaking in the prescribed format submitted.																																																																						
3.3	Whether industry required clearance under the provisions of Wildlife Protection Act 1972 or not:	No wildlife sanctuary is involved in the vicinity or study area of the project site. An undertaking in the prescribed format submitted.																																																																						
3.5	Whether the industry falls within the influence of Eco-Sensitive Zone or not. (Specify the distance from the nearest Eco sensitive zone)	Not applicable																																																																						
3.6	Green area requirement and proposed No. of trees:	33% i.e. 4236.34 m2 of total area as per MoEF&CC stipulated norms will be developed as the green belt. A total of 636 trees will be planted.																																																																						
4.	Machinery, Raw material and Products details as under:																																																																							
	<table border="1"> <thead> <tr> <th>S.No.</th> <th>PARTICULARS</th> <th>EXISTING</th> <th>PROPOSED</th> <th>TOTAL</th> </tr> </thead> <tbody> <tr> <td>A.</td> <td colspan="4">PROPOSED CAPACITY OF FURNACES</td> </tr> <tr> <td>1.</td> <td>Induction Furnace</td> <td>1X7TPH (Upgraded)</td> <td>1X10 TPH 1X15 TPH</td> <td>1X10 TPH 1X15 TPH</td> </tr> <tr> <td>2.</td> <td>Rolling mill</td> <td>Nil</td> <td>20 Ton/hr</td> <td>20 TPH</td> </tr> <tr> <td>3.</td> <td>Ladle Refining Furnace(LRF)</td> <td>Nil</td> <td>20 TPH</td> <td>20 TPH</td> </tr> <tr> <td>4.</td> <td>Concast</td> <td>Nil</td> <td>01 No.</td> <td>01 No.</td> </tr> <tr> <td>5.</td> <td>AOD</td> <td>Nil</td> <td>01 No.</td> <td>01 No.</td> </tr> <tr> <td>6.</td> <td>VD</td> <td>Nil</td> <td>01 No.</td> <td>01 No.</td> </tr> <tr> <td>7.</td> <td>DG Set</td> <td>1X125KVA</td> <td>1X125KVA</td> <td>2X125KVA</td> </tr> <tr> <td>B.</td> <td colspan="4">PRODUCTS (TPA)</td> </tr> <tr> <td></td> <td>Steel Ingots/billets, Angles, Channels, Rounds, Square, TMT Bars, Flats, Patra (TPA)</td> <td>28,700 (Steel ingots)</td> <td>1,02,550</td> <td>1,31,250</td> </tr> <tr> <td>C.</td> <td colspan="4">RAW MATERIAL (TPA)</td> </tr> <tr> <td>1.</td> <td>MS Scrap, CI, Sponge Iron, Ferro Alloys(TPA)</td> <td>31,150</td> <td>1,11,300</td> <td>1,42,450</td> </tr> <tr> <td>D.</td> <td colspan="4">GENERALS</td> </tr> </tbody> </table>	S.No.	PARTICULARS	EXISTING	PROPOSED	TOTAL	A.	PROPOSED CAPACITY OF FURNACES				1.	Induction Furnace	1X7TPH (Upgraded)	1X10 TPH 1X15 TPH	1X10 TPH 1X15 TPH	2.	Rolling mill	Nil	20 Ton/hr	20 TPH	3.	Ladle Refining Furnace(LRF)	Nil	20 TPH	20 TPH	4.	Concast	Nil	01 No.	01 No.	5.	AOD	Nil	01 No.	01 No.	6.	VD	Nil	01 No.	01 No.	7.	DG Set	1X125KVA	1X125KVA	2X125KVA	B.	PRODUCTS (TPA)					Steel Ingots/billets, Angles, Channels, Rounds, Square, TMT Bars, Flats, Patra (TPA)	28,700 (Steel ingots)	1,02,550	1,31,250	C.	RAW MATERIAL (TPA)				1.	MS Scrap, CI, Sponge Iron, Ferro Alloys(TPA)	31,150	1,11,300	1,42,450	D.	GENERALS				
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	1.	Project Cost (Crores)	Rs. 3.79	Rs. 12	Rs. 15.79
	2.	Land (Sq.m.)	1.25 acre	2.0 acre	3.25 acre
	3.	Power (MW)	8	3	11.0
	4.	DG Set	X125KVA	1X125KVA	2X125KVA
	4.	Manpower (Nos.)	50	50	100
	5.	Working days	350 working days in year		
4.1					
4.2	Population details	Existing Manpower – 50 Additional - 50 Total- 100			
5	Water				
5.1	Total water requirement:	146.08 KLD			
5.2	Source:	Own Tube Well			
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) Details thereof	PWRDA Application is submitted.			
5.4	Total water requirement for domestic purpose:	4.5 KLD			
5.4.1	Total wastewater generation:	Industrial Effluent – Nil Domestic wastewater – 3.6 KLD			
5.4.2	Treatment methodology for domestic wastewater: (STP capacity, technology & components)	No waste water is generated from the industrial operations. However, 3.6 KLD domestic waste water will be treated in STP of capacity 5 KLD and treated wastewater thereafter shall be used in landscaping and plantation.			
5.5	Total water requirement	Total Water requirement- 146 KLD			
5.5.1	Total effluent generation:	There are no generations of effluents from process.			
5.5.2	Treatment methodology for industrial wastewater: (ETP capacity, technology & components)	NA			
5.6	Details of utilization of treated wastewater into green area in summer, winter and rainy season	The wastewater generated from domestic will be treated through STP and will be used for plantation within premises.			
5.7	Cumulative Details: Water Consumption for Summer (KLD)				
	Description	Existing (KLD)	Proposed (KLD)	Total (KLD)	
	Domestic	2.25 KLD	2.25 KLD	4.5 KLD	
	Cooling (makeup water)	20 KLD	121.58 KLD	141.58 KLD	
	Total	22.25 KLD	123.83 KLD	146.08 KLD	

	<p>Water Consumption for Winter & Rainy (KLD)</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Existing (KLD)</th> <th>Proposed (KLD)</th> <th>Total (KLD)</th> </tr> </thead> <tbody> <tr> <td>Domestic</td> <td>2.25 KLD</td> <td>2.25 KLD</td> <td>4.5 KLD</td> </tr> <tr> <td>Cooling (makeup water)</td> <td>20 KLD</td> <td>74.16 KLD</td> <td>94.16 KLD</td> </tr> <tr> <td>Total</td> <td>22.25 KLD</td> <td>76.41 KLD</td> <td>98.66 KLD</td> </tr> </tbody> </table>			Description	Existing (KLD)	Proposed (KLD)	Total (KLD)	Domestic	2.25 KLD	2.25 KLD	4.5 KLD	Cooling (makeup water)	20 KLD	74.16 KLD	94.16 KLD	Total	22.25 KLD	76.41 KLD	98.66 KLD
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5.8	Rain water harvesting proposal:	<p>Outside: The industrial unit has adopted one village pond for rain water harvesting. The total recharge potential will be 52,500 KL/Annum. NOC obtained from Sarpanch is submitted.</p> <p>Inside: - A tank of 75 KLD is proposed for inside rain water harvesting using roof top of the project site.</p>																	
6	Air																		
6.1	Details of Air Polluting Machinery and APCDs installed are as under:																		
	S.No.	Source	Existing	APCD															
	1.	Induction Furnace	1X7TPH (to be upgraded)	Pulse jet back filter with offline technology having efficiency 99.0%															
	2.	Rolling mill	Nil	--															
	3.	Ladle Refining Furnace (LRF)	Nil	--															
	4.	Concast Machine	Nil	--															
	5.	AOD	Nil	--															
	6.	VD	Nil	--															
	7.	DG Set	1X125 KVA	Stack with adequate height															
	AFTER EXPANSION																		
	S.No.	Source	After Expansion	APCD															
	1.	Induction Furnace	1X10 TPH, 1X15 TPH	Pulse jet back filter with offline technology having efficiency 99.0%															
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7	Waste Management																												
7.1	Details of management and disposal of solid waste (Mechanical Composter/Compost pits)		Disposal of Solid waste will be as per MSW rules, 2016																										
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		After Expansion – 11 MW Source - Punjab State Power Corporation Limited, Punjab			
8.2	Energy saving measures:	LEDs have been proposed to be used instead of CFLs.			
9.	Additional Environmental Activities	Additional Environmental activities-			
		S.No.	Activity	Timeline	Budget allocation
		1.	Rejuvenation of Village Pond, Mullanpur Kalan	Within one year after grant of EC	Rs 16.0 Lakhs
10.	EMP BUDGET				
	S. No	Title	Capital Cost Rs. Lakh	Recurring Cost Rs. Lakh	
	1	Pollution Control during construction stage	5.0	2.0	
	2	Air Pollution Control (Installation of APCD)	180.0	10.0	
	3	Water Pollution Control/ STP up-gradation	10.0	2.0	
	4	Noise Pollution Control	3.0	0.50	
	5	Green Belt Development maintenance plan	6.40	6.40 (for Three years)	
	6	Solid Waste Management	3.0	0.25	
	7	Environment Monitoring and Management	-	0.50	
	8	Occupational Health, Safety and Risk Management	5.0	1.0	
	9	RWH	15.0	2.0	
	10.	CER Activities	16.0	-	
	11.	Energy Conservation	3.0	1.0	
		TOTAL	246.4	25.65	

Sr. No.	Name & Address of the Person	Detail of query/ statement/ information/ clarification sought by the person present	Reply of the query/statement information/clarification given by the Project Proponent	Action Plan	Time Line
1.	Sh. Raghbir Singh, Chattarpur, Mandi Gobindgarh	Sh. Raghbir Singh, Chattarpur, Mandi Gobindgarh What are the advantages and disadvantages of the new project?	The Industry's environmental consultant said the people will get employment on the basis of their educational qualifications. The consultant informed the Industry will carry out social welfare works with the help of Panchayat of the Village.	Employment based on education & skill will be given to locals. Social welfare activities will be undertaken in the buffer zone.	Employment will start with construction phase & social works after one year of satisfactory operation of plant.
2.	Sh. Harmeet Sing, Isarhel	Sh. Harmeet Sing, Isarhel asked that what arrangements shall be done by the Industry for taking care of the health of the factory workers?	The consultant of the Industry informed that the occupational survey of the workers is done. Secondly, as far as, safety issues are concerned, the workers handling raw material and sharp scrap are provided with hard head shoes, helmets, gloves and nose masks. Workers working in the nosy environment, are given ear plugs etc. Whereas, health issues are concerned, physical	Pre-employment health check up will be done & during the course of employment periodic check up will be done.	The process will start with the employment and continue throughout the service of an employee.

			<p>fitness checkup like chest, spirometry and eye checkup are being done during pre-placement of workers to ascertain that they are fit for the job or not. After Induction, medical checkups will be carried out yearly for workers of 50 years & above and once in 5 years for workers less than 50 years age.</p>		
3.	Sh. Manjit Singh, Village Wazirabad	Sh. Manjit Singh, Village Wazirabad asked how air & water pollution shall be reduced?	<p>The industry's environmental consultant said that water is not used in any process, only water shall be used for cooling purpose of induction coils which will be re-circulated and no chemical wastewater shall be generated. So there is no issue of water pollution in the unit. Further, for domestic effluent generated from toilets, STP shall be installed and treated effluent after STP shall be used inside the unit.</p>	<p>Whereas no water is used in the process requiring treatment of waste water & disposal, air pollution will be abated by installing APCD on the I.F. Air quality will be regularly monitored.</p>	<p>All these pollution control devices will be operational with the start of production.</p>

			<p>Air pollution shall be generated from induction furnace, which shall mainly comprise of small particulate matter and metals for which latest technology of bag filter house shall be installed. The clean air after bag filter shall be released in the environment and there people will not face issue of breathing problem. APCD dust generated from the unit shall be used for metal recovery or shall be sent to TSDF Nimbuan.</p>		
4.	Sh. Gurpreet Singh, Wazirabad	Sh. Gurpreet Singh, Wazirabad asked how much expansion in power consumption will take place after expansion of the unit?	<p>The industry's environmental consultant said that industry is an energy intensive unit. The existing power load of the industry is 3 MW, since the capacity of induction furnace shall be increased 1.5 times and so will be power consumption. Therefore, additional power consumption of 8 MW is required. After expansion the total power</p>		

			consumption load shall be 11 MW. The industry has obtained approval of power consumption from Punjab State Power Corporation Limited.		
5.	Sh. Harjit Singh, Village Mulanpur	Sh. Harjit Singh, Village Mulanpur how many trees shall be planted by the industry?	The industry's environmental consultant said that plantation shall be carried out in 33% of the land area and about 636 plants shall be planted. Proper maintenance shall be carried out of these plants so that the survival rate is more than 90%. In case of damaged plant, the same shall be replaced within 1-year time.	Plantation will commence with the start of construction work.	Plantation will be completed with one year of grant of EC.

During meeting, the Committee observed that the industry has proposed to acquire additional land area of 2 acres for carrying out expansion and the said piece of land area shall be used for meeting the criteria of developing 33% of the green area by the industry. The Committee observed that the industry has submitted land ownership documents pertaining to 2 acres in the name of M/s Natural Concast. In this regard, the industry apprised the Committee that the management of M/s Natural Casting India Ltd and M/s Natural Concast are same. The industry has submitted an affidavit attested by Notary Public stating that the 2 acres of land area adjoining to the existing industrial premises is owned by M/s Natural Concast. Further, M/s Natural Casting is promoted by 5 partners namely Sh. Sumit Chahal, Sh. Yogesh Kumar, Sh. Ashok Kumar, Sh. Anubhav Chehal and Sh. Sanjiv Mangi, whereas, M/s Natural Concast is promoted by 3 partners namely Sh. Sumit Chahal, Sh. Yogesh Kumar and Sh. Ashok Kumar. Therefore, 3 common partners have no objection for use of two acres of land by M/s Natural Casting for industrial purposes and M/s Natural Casting will be responsible for use of this land for only industrial purposes and development of the same as per the layout plan. The Project Proponent has submitted an undertaking furnished by M/s

Natural Concast for providing 2 acres of the land area for meeting the criteria of developing 33% green area.

The industry has also mentioned in the affidavit that after filing application for obtaining Environmental Clearance, the matter was discussed with technical experts and the proposal for the installation of VD & AOD has been dropped. However, the remaining proposal and production capacity will remain as mentioned in the application proposal.

SEAC was satisfied with the presentation given by the industry and after detailed deliberations, decided to award **silver grading** to the industry and to forward the application to SEIAA with the recommendation to grant Environmental Clearance for expansion of steel manufacturing unit at Village Mullanpur Kalan, Mandi-Gobindgarh, Tehsil-Amloh District Fatehgarh Sahib, Punjab by M/s Natural Castings, subject to the following standard conditions: -

I. Statutory compliance

- i. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
- ii. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- iii. The project proponent shall prepare a Site-Specific Conservation Plan & Wildlife Management Plan and approved by the Chief Wildlife Warden. The recommendations of the approved Site Specific Conservation Plan/ Wildlife Management Plan shall be implemented in consultation with the State Forest Department. The implementation report shall be furnished along with the six-monthly compliance report (in case of the presence of schedule-I species in the study area).
- iv. The project proponent shall obtain 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 Punjab Pollution Control Board.
- v. The project proponent shall obtain the necessary permission from the Central Ground Water Authority/competent authority concerned, in case of withdrawal of groundwater and also in case of use of surface water required for the project. In case of non-grant of permission by CGWA for ground water abstraction, the industry shall make alternative arrangements by using surface water or treated city sewage effluent after obtaining permission from the competent authority.
- vi. The project proponent shall obtain authorization under the Hazardous and other Waste Management Rules, 2016 as amended from time to time.
- vii. The project proponent shall comply with the siting criteria, standard operating practices, code of practice and guidelines if any prescribed by the SPCB/CPCB/MoEF&CC for such type of units.

- viii. The project proponent shall comply with the CLU conditions imposed by the competent authority, if any.

II. Air quality monitoring and preservation

- i. The project proponent shall install 24x7 continuous emission monitoring system at the inlet as well as at the outlet (stack) of each APCD to monitor the SPM concentration with respect to standards prescribed in Environment (Protection) Rules 1986 vide G.S.R 277 (E) dated 31st March, 2012 (applicable to IF/EAF) as amended from time to time; S.O. 3305 (E) dated 7th December, 2015 (Thermal Power Plants) as amended from time to time) and connected to SPCB and CPCB online servers and calibrate these systems from time to time according to equipment supplier specification through labs recognized under Environment (Protection) Act, 1986 or NABL accredited laboratories.
- ii. The project proponent shall monitor fugitive emissions in the plant premises at least once in every quarter through laboratories recognized under Environment (Protection) Act, 1986 or NABL accredited laboratories.
- iii. The project proponent shall install a system to carry out Manual Ambient Air Quality monitoring for parameters relevant to the main pollutants released (e.g. PM₁₀ and PM_{2.5} in reference to PM emission, and SO₂ and NO_x in reference to SO₂ and NO_x emissions) within and outside the plant area (at least at four locations one within and three outside the plant area at an angle of 120° each), covering upwind and downwind directions.
- iv. The project proponent shall submit monthly summary report of continuous stack emission and air quality monitoring and results of manual stack monitoring and manual monitoring of air quality/ fugitive emissions to the Regional Office of MoEF&CC, Zonal office of CPCB and Regional Office of SPCB along with six-monthly monitoring report.
- v. Appropriate Air Pollution Control (APC) system shall be provided for all the dust-generating points including fugitive dust from all vulnerable sources.
- vi. The project proponent shall provide leakage detection and mechanized bag cleaning facilities for better maintenance of bags.
- vii. Sufficient number of mobile or stationery vacuum cleaners shall be provided to clean plant roads, shop floors, roofs, etc. regularly.
- viii. Recycle and reuse of iron ore fines, coal and coke fines, lime fines and such other fines collected in the pollution control devices and vacuum cleaning devices in the process after briquetting/ agglomeration should be ensured.
- ix. The project proponent shall use leak-proof trucks/dumpers carrying coal and other raw materials and cover them with tarpaulin.
- x. The project proponent shall provide covered sheds for raw materials like scrap and sponge iron, lump ore, coke, coal, etc.

- xi. The project proponent shall provide primary and secondary fume extraction system at all melting furnaces.
- xii. Design and implementation of the ventilation system for adequate air changes as per the ACGIH document for all tunnels, motor houses, Oil Cellars should be ensured.

III. Water quality monitoring and preservation

- i. The project proponent shall monitor regularly ground water quality at least twice a year (pre and post-monsoon) at sufficient numbers of piezometers/ sampling wells in the plant and adjacent areas through labs recognized under Environment (Protection) Act, 1986 and NABL accredited laboratories.
- ii. Garland drains and collection pits shall be provided for each stock pile to arrest the run-off in the event of heavy rains and to check the water pollution due to surface run off.
- iii. The project proponent shall practice rainwater harvesting to the maximum possible extent. For this, 1 no. of pond at Village Mullanpur Kalan, Mandi Gobindgarh, District Fatehgarh Sahib shall be adopted to recharge the water. As an additional safety measure, the stream carrying waste water of the village shall be diverted in one corner of Phytoid plants trench (designed based on the technology developed by CSIR-NEERI's) divided into different parts, the overflow of each chamber shall be allowed to enter into another chamber which will ultimately lead to the purification of water and collected into the pond to avoid any contamination of ground water aquifer. Pond water will percolate through natural strata (without injection) to augment the ground water and remaining water shall be used for irrigation purposes by pumping method in the nearby fields.
- iv. The project proponent shall make efforts to minimize water consumption in the steel plant complex by segregation of used water, practicing cascade use and by recycling treated water.

IV. Noise monitoring and prevention

- i. Noise level survey shall be carried as per the prescribed guidelines and the report in this regard shall be submitted to the Regional Officer of the Ministry as a part of six-monthly compliance report.
- ii. The ambient noise levels should conform to the standards prescribed under E(P)A Rules, 1986 viz. 75 dB(A) during day time and 70 dB(A) during night time.

V. Energy Conservation measures

- i. The project proponent shall practice hot charging of slabs and billets/blooms as far as possible.
- ii. The project proponent shall provide solar power generation on rooftops of buildings, solar light system for all common areas, street lights, parking around project area and maintain the same regularly.

- iii. The project proponent shall provide the for LED lights in their offices and residential areas.
- iv. The Project Proponent shall practice hot charging of slabs and billets/blooms as far as possible.

VI. Waste management

- i. Used refractories shall be recycled as far as possible.
- ii. 100% utilization of fly ash shall be ensured. All the fly ash shall be provided to cement and brick manufacturers for further utilization and Memorandum of Understanding in this regard shall be submitted to the Ministry's Regional Office.
- iii. The waste oil, grease and other hazardous waste shall be disposed of as per the Hazardous & Other waste (Management & Transboundary Movement) Rules, 2016.
- iv. Kitchen waste shall be composted or converted to biogas for further use.

VII. Green Belt

- i. Green belt shall be developed in an area of 4236.34 Sqm (equal to 33% of the plant area) with native tree species in accordance with SEIAA guidelines. Total 636 tall saplings (minimum 6 feet height) of indigenous species such as Neem, Drek, Kusum, Kadam, Banyan, Peepal, Amaltas, Arjun, Chakarasia etc will be planted.

VIII. Public hearing and Human health issues

- i. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
- ii. The project proponent shall carry out heat stress analysis for the workmen who work in high temperature work zone and provide Personal Protection Equipment (PPE) as per the norms of Factory Act.
- iii. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, creche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- iv. Occupational health surveillance of the workers shall be done on a regular basis and records maintained as per the Factories Act.
- v. The project proponent shall carry out the activities apart from CER activities and spent an amount as commuted during the public hearing as per the public hearing action plan.

IX. Environment Management Plan

- i. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/ forest/ wildlife

norms/conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions to all / 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 report 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 will not be diverted for any other purpose. The project proponent shall spend a minimum amount of Rs 246.4 Lakhs towards the capital cost and Rs 25.65 Lakhs/annum towards recurring cost including the environmental monitoring cost for the implementation of EMP as proposed in application proposal.
- iv. Year-wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six-Monthly Compliance Report along with the Six-Monthly Compliance Report.
- v. Self-environmental audit shall be conducted annually. Every three years third-party environmental audit shall be carried out.
- vi. All the recommendations made in the Charter on Corporate Responsibility for Environment Protection (CREP) for the plants shall be implemented.

X. Validity

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

XI. Miscellaneous

- i. The project proponent shall make public the environmental clearance granted for their project along with the environmental conditions and safeguards at their cost by prominently advertising it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days and in addition, this shall also be displayed in the project proponent's website permanently.
- ii. 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.
- iii. 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.

- iv. The project proponent shall monitor the criteria pollutants level namely; PM₁₀, SO₂, NO_x (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the projects and display the same at a convenient location for disclosure to the public and put on the website of the company.
- 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 of the Ministry and PPCB, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
- 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 SEAC and SEIAA.
- x. No further expansion or modifications in the project shall be carried out other than those permitted in this EC without prior approval of SEIAA. In case of deviation or alterations in the project proposal from those submitted to the Ministry/SEIAA for clearance, a fresh reference shall be made to the Ministry/SEIAA, as applicable, to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
- xi. The Regional Office, MoEF&CC, Chandigarh, Punjab Pollution Control Board and SEIAA/ SEAC members nominated for the purpose shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) entrusted with this monitoring by furnishing the requisite data/information/monitoring reports..

XII. Additional Conditions:

- i. The project proponent shall submit the progress of developing the green belt in the six-monthly compliance report.
- ii. The Project Proponent shall install online monitoring system at inlet as well as at the outlet of each APCD for monitoring SPM.
- iii. The Project Proponent shall submit compliance of the action plan proposed to address the public hearing issues along with the six-monthly compliance report of EC condition on Parivesh portal.

