Proceedings of 253rd meeting of State Expert Appraisal Committee (SEAC) held on 24.07.2023 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 (Through VC)
4.	Sh. Anil Kumar Gupta	Member
5.	Sh. Sunil Mittal	Member
6.	Sh. Pawan Krishan	Member (Through VC)
7.	Sh. Parminder Singh Bhogal	Member
8.	Sh. Preet Mohinder Singh Bedi	Member (Through VC)

Item No. 01: **Confirmation of the proceedings of 251st meeting of State Level Expert Appraisal Committee held on 10.07.2023.**

The proceedings of 251st meeting of State Level Expert Appraisal Committee held on 10.07.2023 was prepared and circulated through email. No comments have been received from any of the Members. Therefore, SEAC confirmed the same.

Item No. 02: **Action taken on the proceedings of the 251st meeting of State Level Expert Appraisal Committee held on 10.07.2023.**

The action taken on the decisions of 251st meeting of State Level Expert Appraisal Committee held on 10.07.2023 has been completed. SEAC noted the same.

Item No. 253.01: Application for amendment in Environmental Clearance under EIA Notification dated 14.09.2006 for steel manufacturing unit namely M/s Vardhman Adarsh Ispat Pvt Ltd located in the revenue estate of Village Ambey Mazra-Mandi Gobindgarh, District Fatehgarh Sahib, Punjab (Proposal No. SIA/PB/IND/299690/2023).

The industry was granted Environmental Clearance vide letter No. SEIAA/2019/717 dated 22.08.2019 for total production of 2,00,000 MTA of billets, steel ingots & blooms by installing induction furnace (2 No. 12 TPH each) and Arc furnace (1X 15 TPH) along with 1,20,000 MTA of TMT bars, round bars, wire, flats, strip by rolling mill and reheating furnace located at revenue estate of Village Ambey Mazra-Mandi Gobindgarh, District Fatehgarh Sahib, Punjab

The industry was granted amendment in Environmental Clearance vide letter No. 896 dated 07.09.2022. The industry has now applied for obtaining amendment in Environmental Clearance under EIA Notification dated 14.09.2006. The industry has proposed to acquire additional land for green area outside the industrial premises at a distance of 122m. As per amendment, the green area earlier proposed within the project premises has been reduced to 18% and remaining area shall be developed in the additional land area.

The industry has submitted Form-4, PFR and other relevant documents through Parivesh Portal. The industry has submitted Rs. 33,500/- vide NEFT No. N116232432806272 dated 26.04.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Deliberations during 249th meeting of SEAC held on 12.06.2023.
The meeting was attended by the following:

(i) Mr. Ashwani Garg, Director M/s Vardhman Adarsh Ispat 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.

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

Sr. No.	Description	EC accorded	1st EC amendment 2022	Additional/ Proposed	2nd EC amendment proposed
1.	**Project area**	28,471.25 sq.m (6.95 acres)	62,906.35 sq.m (15.46 acres)	No change	62,906.35 sq.m (15.46 acres)
2.	**Production capacity**	Billets, Ingots & Blooms @ 2,00,000 TPA and TMT Bars, Round Bars,	Billets, Ingots & Blooms @ 2,00,000 TPA and TMT Bars, Round Bars, Wire, Flats,	No change	Billets, Ingots & Blooms @ 2,00,000 TPA and TMT Bars, Round Bars,

		Wire, Flats, Strips @ 1,20,000 TPA	Strips @ 1,20,000 TPA		Wire, Flats, Strips @ 1,20,000 TPA
3.	**Machinery**	• 2 IFs × 12 TPH • 1 AF × 15 TPH • Rolling Mill	• 1 IF × 39 TPH • Rolling Mill	No change	• 1 IF × 39 TPH • Rolling Mill
4.	**Project Cost**	Rs. 25 Crores	Rs. 27.97 Crores	Rs. 3.35 Crores	Rs. 31.32 Crores
5.	**Green area**	1,858.061 sq.m within project premises	20,762.09 sq.m within project premises	Shifting of 15% green area outside of project premises	20,762.09 sq.m • 11,329 sq.m within project (18%) • 9,442.37 sq.m outside project (15%)

During meeting, the Committee observed that the industry is an existing unit and was granted Environmental Clearance on 22.08.2019 subject to the condition that the industry shall develop green belt in an area of 33% of the plant area with native tree species in accordance with the CPCB guidelines. The green belt shall inter alia cover the entire periphery of the plant.

The Committee observed that even after the lapse of 4 years from the date of grant of Environmental Clearance, compliance of the condition to develop 33% green area was found to be very poor. The Committee asked the industry to submit proper justification as to why the green area has not been developed within the industry even after a lapse of 4 years.

The Committee further perused the land ownership documents submitted with regard to the additional land to be acquired for development of green area in 5.56 acres. However, as per the layout plan (Drawing No. 6), total land area to be acquired for green area is 28844.33 sqm (7.12 acres). The industry is required to submit the land ownership documents of the remaining land area of 1.56 acre.

After detailed deliberations, SEAC decided to defer the case till receipt of the following observations:

(i) The industry shall submit proper justification as to why the work for development of the green area has not been started within the premises of industry even after the lapse of 4 years from the date of grant of Environmental Clearance.

(ii) The industry shall submit the land ownership document of remaining land area 1.56 acres out of total 7.12 acres proposed to be acquired for green area development.

Deliberations during 251st meeting of SEAC held on 10.07.2023.

The meeting was attended by the following:

(i) Mr. Ashwani Garg, Director M/s Vardhman Adarsh Ispat Pvt Ltd (Through VC)
(ii) Mr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.
(iii) Mrs. Jyoti Rani, EC Coordinator, M/s Eco laboratories Pvt Ltd.

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

<table>
<tr><th>Sr. No.</th><th>Observation</th><th>Reply</th></tr>
<tr><td>1.</td><td>The industry shall submit proper justification as to why the work for development of the green area has not been started within the premises of industry even after the lapse of 4 years from the date of grant of Environmental Clearance.</td><td>Commencement of the work for Expansion w.r.t Environmental Clearance granted was on hold during COVID-19 period.
Thereafter, development of green area was initiated within the project premises; photographs of the green area developed so far is submitted.

But, due to ongoing construction activities for the proposed shed, certain plant saplings were not able to survive.
Meanwhile, planning of the project has been revised and as per revised planning, 20,762.09 sq.m of green area @ 18% proposed within project premises and remaining 15% green area will be developed on additional land acquired.
Further, we wish to highlight that development of green area is being initiated in the current monsoon season.</td></tr>
<tr><td>2.</td><td>The industry shall submit the land ownership document of remaining land area 1.56 acres out of total 7.12 acres proposed</td><td>The land summary details is given below:
<table>
<tr><th>S. No.</th><th>Land details</th><th>Land (in acres)</th><th>Registry document No.</th></tr>
<tr><td>1.</td><td>3 Kanal 15 Marla</td><td>0.47 acres</td><td>2022-23/24/1/2366</td></tr>
</table>
</td></tr>
</table>

<table>
<tr>
<td></td>
<td>to be acquired for green area development.</td>
<td>
<table>
<tr><td>2.</td><td>12 Kanal 8 Marla</td><td>1.55 acres</td><td>2022-23/24/1/2365</td></tr>
<tr><td>3.</td><td>40 Kanal 17 Marla</td><td>5.11 acres</td><td>2022-23/24/1/2367</td></tr>
<tr><td colspan="2">Total</td><td>7.13 acres</td><td>-</td></tr>
</table>
Complete ownership document is submitted
</td>
</tr>
</table>

The Committee perused the reply submitted by the Project Proponent regarding justification for green area development and found the same not satisfactory. The Committee asked the Project Proponent to develop the proposed green area during the ongoing monsoon season. The Project Proponent agreed to the same.

After detailed deliberations, the Committee decided to defer the case till the Project Proponent develop the proposed green area during the ongoing monsoon season.

Deliberations during 253rd meeting of SEAC held on 24.07.2023.

The meeting was attended by the following:

(i) Mr. Ashwani Garg, Director M/s Vardhman Adarsh Ispat 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.

The industry apprised the Committee that 2000 No. of plants have been planted against the requirement of 3116 No. of plants. The remaining number of plants are to be planted within 4 weeks in the current monsoon season. The industry has also submitted undertaking in this regard.

"The committee expressed its displeasure for planting small sized plants against the requirement of at least 6ft tall plants prescribed by the committee." However, keeping in view that more than 60% work has been completed and the current monsoon season is nearly ending, the committee after relying on the verbal assurance of the proponent that these plants shall be properly maintained, decided to forward the application to SEIAA with recommendation to grant amendment in Environmental Clearance granted to it.

Item No. 253.02: Application for amendment in Environment Clearance for manufacturing of Steel unit located at Village Ambey Majra, Sirhind Side, Mandi Gobindgarh, District Fatehgarh Sahib by M/s Kanha Concast (Proposal No. SIA/PB/IND/299577/2023).

The industry was granted Environmental Clearance vide Letter No. DECC/SEIAA/2020/1931 dated 08.09.2020 for production of Ingots/Billets @ 1,10,000 TPA with 2 Induction Furnaces of capacity 12 TPH each and Flat bars, TMT bars, Wire rods and Rounds @ 1,04,500 TPA with Rolling Mill located at revenue estate of Village Ambey Majra, Chatarpura Road, Mandi Gobindgarh, Distt. Fatehgarh Sahib, Punjab.

The industry has applied for obtaining amendment in Environmental Clearance under EIA Notification dated 14.09.2006. The industry has proposed changes in the project area w.r.t EC accorded. The industry has been purchased additional land area of 10,350.15 sq.m (2.55 acres). Thus, after amendment, total area of the project becomes 22,638.80 sq.m (5.58 acres). However, no changes have been done in the production capacity or capacity of Induction Furnace w.r.t EC accorded.

The industry has submitted Form-4, PFR and other relevant documents through Parivesh Portal. The industry has submitted Rs. 16,200/- vide NEFT No. UBIN0903191 dated 21.04.2023. The adequacy of the fee has been checked & verified by the supporting staff of SEIAA.

Deliberations during 249th meeting of SEAC held on 12.06.2023.

The meeting was attended by the following:

(i) Mr. Prem Jindal, Partner M/s Kanha Concast.
(ii) Mr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.
(iii) Mrs. Jyoti Rani, EC Coordinator, M/s Eco laboratories Pvt Ltd.

SEAC allowed the Environmental Consultant of the Promoter Company to present the salient features of the project before the Committee as under:

Sr. No.	Description	EC accorded	Proposed/ Additional	Total after amendment
1.	**Plot area**	12,293.21 sq.m (3.03 acres)	10,350.15 sq.m (2.55 acres)	22,638.80 sq.m (5.58 acres)
2.	**Machinery**			
	Induction Furnace	2 × 12 TPH	No change	2 × 12 TPH

	Rolling Mill	1 No.	No change	1 No.
3.	**Production & Production capacity**	1,10,000 TPA of Ingots/ Billets and 1,04,500 TPA of Flat bars, TMT bars, Wire rods and Rounds	No change	1,10,000 TPA of Ingots/ Billets and 1,04,500 TPA of Flat bars, TMT bars, Wire rods and Rounds
4.	**Cost**	Rs. 21.07 Crores	Rs. 1.62 Crores	Rs. 22.69 Crores

During meeting, the Committee observed that the industry is an existing unit and was granted Environmental Clearance on 08.09.2020 subject to the condition that the industry shall develop green belt in an area of 33% of the plant area with tree species in accordance with the SEIAA guidelines. The green belt shall inter alia cover the entire periphery of the plant.

The Committee observed that even after the lapse of 3 years from the date of grant of Environmental Clearance, compliance of the condition to develop 33% green area was found to be very poor. The Committee asked the industry to submit proper justification as to why the green area has not been developed within the industry even after a lapse of 3 years.

After detailed deliberations, SEAC decided to defer the case till receipt of the following observations:

(i) The industry shall submit proper justification as to why the work for development of the green area has not been started within the premises of industry even after the lapse of 3 years from the date of grant of Environmental Clearance.

Deliberations during 251st meeting of SEAC held on 10.07.2023.

The meeting was attended by the following:

(i) Mr. Prem Jindal, Partner M/s Kanha Concast. (Through VC)
(ii) Mr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.
(iii) Mrs. Jyoti Rani, EC Coordinator, M/s Eco laboratories Pvt Ltd.

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

Sr. No.	Observation	Reply
1.	The industry shall submit proper justification as to why the work for	Partly land has been developed under green area as per Environmental Clearance

	development of the green area has not been started within the premises of industry even after the lapse of 3 years from the date of grant of Environmental Clearance.	accorded. Photographs showing the same is submitted. Thereafter, planning of the project has been revised and green area earlier proposed will be shifted on the additional adjoining land acquired. However, we wish to highlight that development of remaining green area is being initiated in the current monsoon season.

The Committee perused the reply submitted by the Project Proponent regarding justification for green area development and found the same not satisfactory. The Committee asked the Project Proponent to develop the proposed green area during the ongoing monsoon season. The Project Proponent agreed to the same.

After detailed deliberations, the Committee decided to defer the case till the Project Proponent develop the proposed green area during the ongoing monsoon season.

Deliberations during 253rd meeting of SEAC held on 24.07.2023.

The meeting was attended by the following:

(i) Mr. Prem Jindal, Partner M/s Kanha Concast.
(ii) Mr. Sandeep Garg, EIA Coordinator, M/s Eco laboratories Pvt. Ltd.
(iii) Mrs. Jyoti Rani, EC Coordinator, M/s Eco laboratories Pvt Ltd.

The industry apprised the Committee that 900 No. of plants have been planted against the requirement of 1121 No. of plants. The remaining number of plants are to be planted within the current monsoon season.

SEAC perused reply of the observation and was satisfied with the same. After detailed deliberations, SEAC decided to forward the application to SEIAA with recommendation to grant amendment in Environmental Clearance granted to it.

Item No. 253.03: Application for obtaining Environmental Clearance for establishment of Group Housing & Commercial Project at Village Balomajra (H.B. No. 32), Distt. SAS Nagar, Mohali (Punjab) by M/s Aerofront Developers (SIA/PB/INFRA2/422507/2023)

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

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

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

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

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

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

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

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

Deliberations during 250th meeting of SEAC held on 20.06.2023.

The meeting was attended by the following:

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

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

Sr. No.	**Description**	**Details**
1	**Basic Details**	
1.1	Name of Project & Project Proponent:	Mixed development Group housing and commercial project to be developed by M/s Aerofront Developers.

1.2	Proposal:	SIA/PB/INFRA2/422507/2023
1.3	Location of Project:	Balomajra (H.B. No. 32), Distt. SAS Nagar, Mohali (Punjab).
1.4	Details of Land area & Built up area:	Total Project Site Area = 57,702.61 sq.m (14.2 Acres) • Phase 01: 23,046.40 sq.m. (5.69 Acres). • Phase 02: 23,462.518 sq.m. (5.803 Acres) (Reserved for future expansion) • Phase 03: 10,960.49 sq.m. (2.708 Acres). Built-up Area = 1,43,008.07 sq.m.
1.5	Category under EIA notification dated 14.09.2006	8(a)
1.6	Cost of the project	Rs. 265.47 Crores
2.	**Site Suitability Characteristics**	
2.1	Whether project is suitable as per the provisions of Master Plan:	Yes, the project falls in mixed use as per Master Plan of SAS Nagar.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	A copy of permission for change of land use for total land measuring 14.201 acres issued by Department of Town & Country Planning, Punjab vide Memo No. 381-DTP (SAS Nagar)/CLU/2022/008 dated 10.03.2023 for mixed development group housing and commercial project submitted.
3	**Forest, Wildlife and Green Area**	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	No forest land is involved in the project. Self-declaration in this regard is submitted.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	Project is not covered under PLPA, 1900. The letter in this regard from District Forest Officer issued vide no. 5375 dated 03.12.2021 submitted.

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

<table>
<tr><th>Details</th><th>Plot area (in sq.m.)</th><th>Required green area (in sq.m.)</th><th>Proposed Green area (in sq.m.)</th><th>Required trees (Nos) {1 tree @ 80 sq.m. of plot area OR 1 tree @ 225 sq.m. of covered area}</th><th>Proposed trees (Nos.)</th></tr>
<tr><td>Phase 01</td><td>23,046.40</td><td>5,761.60 (@ 25%)</td><td>9,318.00 (@ 40.43%)</td><td>23,046.40/80 = 288
OR
94,557.64/225 = 420</td><td>423</td></tr>
<tr><td>Phase 03</td><td>10,960.49</td><td>2,740.12 (@ 25%)</td><td>3,335.91 (@ 30.44%)</td><td>10,960.49/80 = 137
OR
48,450.43 /225 = 215</td><td>220</td></tr>
<tr><td>Total</td><td></td><td>8,501.72</td><td>12,653.91</td><td>636</td><td>643</td></tr>
</table></td></tr>
<tr><td>4.</td><td colspan="2">Configuration & Population</td></tr>
<tr><td>4.1</td><td colspan="2">Configuration
The Project has been segregated in 3 phases. Components are described below:
• Phase 01: 5 Residential Towers with 235 dwelling units & Club.
• Phase 02: Reserved for future Expansion
• Phase 03: 2 Residential Towers with 162 dwelling units, Club and Commercial block.

<u>Table: Area Statement</u>

<table>
<tr><th>Description</th><th>Area (in sq.m.)</th><th>Area (in acres)</th></tr>
<tr><td>Total Plot area</td><td>57,469.408</td><td>14.201</td></tr>
</table></td></tr>
</table>

• Area under Phase 01	23,046.40	5.69
• Area under Phase 02 (Future Expansion)	23,462.518	5.803
• Area under Phase 03	10,960.49	2.708

Table: Area Statement (Phase 01)

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

Table: Component wise area details (Phase 01)

Description	No. of Floors	No. of Dwelling Units	FAR (Sq.m)	Non-FAR (Sq.m)	Built-up Area (Sq.m)
Residential					
• Tower 1	S+24	47	7,679.05	3,560.54	11,239.59
• Tower 2	S+24	47	10,817.31	3,008.58	13,825.90
• Tower 3	S+24	47	11,357.86	3,441.44	14,799.30
• Tower 4	S+24	47	13,553.27	4,247.17	17,800.44
• Tower 5	S+24	47	13,497.45	3,948.94	17,446.38
Recreational/club	G+2	--	2,524.08	203.72	2,727.80
Basement	1 (Upper)	--	--	16,718.22	16,718.22
Total		**235**	**59,429.02**	**35,128.62**	**94,557.64**

Table: Area Statement (Phase 03)

Description	Area (in sq.m.)
Site area	10,960.49

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

Table: Component wise area details (Phase 03)

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

Details are as per the conceptual plan.

4.2 Population details

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

Table: Population Details

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

Table: Populations details (Phase 01)

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

Table: Populations details (Phase 03)

Description		Factors as per NBC (Number of people)	Dwelling units	Population
Residents	3 BHK	6	162	972
Visitors	@ 10%	-	-	97
Staff	lumpsum	-	-	10
Sub Total				**1079**
COMMERCIAL (G+1)				
Population for commercial area		**Factors as per NBC (Area per person)**	**FAR (m^2)**	**Population**
1. Street floor		3 m^2/person	816.89	272
2. First Floor		6 m^2/person	950.67	159
Sub Total				**431**
Staff (@ 10%)				**43**
Visitors (@ 90%)				**388**
CLUB (G+1)				
Population for club		**Factors as per NBC (Area per person)**	**FAR (m^2)**	**Population**
Street floor		3 m^2/person	590.97	197
First floor		6m^2/person	464.43	77
Sub Total				**274**

	STAFF (@ 10%)	**27**
	VISITORS (@ 90%)	**247**
	TOTAL POPULATION	**1,784**
5	**Water**	
5.1	Source:	Borewells
5.2	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) *Details thereof*	Application for extracting ground water from borewell has been filed to Punjab Water Regulation and Development Authority (PWRDA); copy of acknowledgement regarding the same is submitted.

5.3 Total fresh water requirement:
267 KLD (Phase 01- 149 KLD & Phase 03- 118 KLD)

Table: Water demand & wastewater generation details

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

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

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

	Winter (@ 1.8 lt./m^2/day)	17
	Monsoon (@ 0.5 lt./m^2/day)	5

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

Sl. No.	Details	Population	Criteria	Water Demand (KLD)
1	Residential population	972	@ 135 lpcd	131
2	Floating population	80	@ 45 lpcd	4
3	Visitors	732	@ 15 lpcd	11
4	**Water Requirement**			**146**
5	Make up water demand for Swimming pool			25
6	**Total water requirement (4+5)**			**171**
7	Wastewater Generation (@ 80% of water requirement)			117
8	Treated Sewage (@ 98%)			115
9	Flushing Water Requirement (@ 45 lpcd for residential population, @ 20 lpcd for floating population & @ 10 lpcd for visitors)			53
10	**Total Fresh Water Demand including swimming pool demand**			**118**
11	**Green area water req. for 3335.91 sq.m.**			
	Summer (@ 5.5 lt./m^2/day)			18
	Winter (@ 1.8 lt./m^2/day)			6
	Monsoon (@ 0.5 lt./m^2/day)			2

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

5.5 Cumulative Details:

Phases	Total water Requirement KLD	Total wastewater generated KLD	Treated wastewater KLD	Flushing water requirement KLD	Green area requirement KLD	Into sewer KLD
Phase 01	229	183	179	80	Summer-51 KLD Winter-17 KLD Monsoon-5 KLD	Summer-48 KLD Winter-82 KLD Monsoon-94 KLD

	Phase 03	171	117	115	53	Summer- 18 KLD Winter-6 KLD Monsoon-2 KLD	Summer- 44 KLD Winter- 56 KLD Monsoon -60 KLD
5.6	Rain water harvesting proposal:	10 Rain water recharging pits (6 pits in Phase 01 & 4 pits in Phase 03) have been proposed for artificial rain water recharging within the project premises.					
6	**Air**						
6.1	Details of Air Polluting machinery:	Total 7 DG sets as given below: **Phase 01** • 2 No. 750 kVA, 415-volt DG sets • 2 No. 500 kVA, 415-volt DG sets **Phase 03** • 1 No. 750 kVA, 415-volt DG set • 1 No. 500 kVA, 415-volt DG set • 1 No. 320 kVA, 415-volt DG set					
6.2	Measures to be adopted to contain particulate emission/Air Pollution	DG sets will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.					
7	**Waste Management**						
7.1	Total quantity of solid waste generation	Total solid waste generation = 1,338 kg/day • Phase 01- 787 kg/day • Phase 03 - 551 kg/day					
7.2	Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery Facility submitted or not	Yes. Biodegradable waste will be converted into manure using 3 Composters. Non-biodegradable waste (recyclable waste) will be disposed off through authorized recycler vendors. Inert waste will be dumped at authorized dumping site.					

7.3	Details of management of Hazardous Waste.	Hazardous Waste in the form of used oil from DG sets will be generated which will be managed & disposed of to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.
8	**Energy Saving & EMP**	
8.1	Power Consumption:	Total Power load = 3,171 KW / 4,509 KVA • Phase 01 – 1,957 KW / 2,718 kVA • Phase 03 – 1,214 KW / 1,791 kVA
8.2	Energy saving measures:	Solar panels have been proposed on the roof top of the towers. The total area covered by solar panels will be 1,329 sq.m. which is @ 30% of roof top area which will generate 131 KW of power generation. 71.46 KW of energy will be saved by using LEDs instead of CFLs within the project.

8.3 Details of activities under Environment Management Plan.

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

6	Energy Conservation (LED lights in common areas, 131 KW solar panels, etc.)	60	1	5
7	Miscellaneous (Environment monitoring cost, Management of Environment Cell, etc.)	5	1	5
	Total	**215**	**10**	**38**

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

Sr. No.	**Additional Environment Activities**	**Cost (in Crores)**
1.	Adoption of 2 Ponds (1 acre each) in Village Hasanpur	Rs. 1 Cr.
2.	Adoption of Nanak Bagichi (1 acre land) in Village Hasanpur	Rs. 0.35 Cr.
3.	Provision of smog tower within the project premises	Rs. 1.3 Cr
	Total Additional Environment Activities	**Rs. 2.65 Crores**

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

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

Deliberations during 251st meeting of SEAC held on 10.07.2023.

The meeting was attended by the following:

(i) Mr. Harjinder Singh, Manager M/s Aerofront Developers

(ii) Mrs. Jyoti Rani, EC Coordinator, M/s Eco laboratories Pvt Ltd.

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

S. No.	Queries	Reply
1.	The Project Proponent shall submit permission from GMADA for discharge of excess treated waste water into public sewer or submit the alternate scheme for utilization/ disposal of excess treated wastewater.	Application has been filed to GMADA for sewerage connection vide dated 10.03.2023. But, till date no reply has been received. Thus, as an alternate arrangement, excess treated water will be disposed of for utilization in nearby construction activities or onto 2.2 acres of land to be developed under Karnal Technology within the project till GMADA sewer is connected. Layout plan showing the land to be developed under Karnal Technology within the project premises is submitted. Water balance diagram for three seasons mentioning alternate disposal scheme is submitted.
2.	The Project Proponent shall submit the permission for access/approach road to the project under the provisions of Forest Conservation Act, 1980. The Project Proponent shall also provide the details of Khasra No. as mentioned in the DFO letter No. 5375 dated 03.12.2021.	It is to highlight that earlier letter from DFO vide no. 5375 dated 03.12.2021 was approved for 19.686 acres of land which includes additional land also. Further, there is no approach for NH-205 to our project. Thus, there is no requirement of permission for access/approach road to the project. As desired, list of khasra nos. for 19.686 acres of land is submitted. Recently, letter has been obtained from DFO for our project land of 14.201 acres stating that no PLPA/forest land is involved in the project. Copy of NOC from DFO is submitted.
3.	The Project Proponent shall submit the proposal for the management & disposal of storm water to be generated from the project.	Storm water Management Plan is submitted. Services layout plan showing outfall of excess storm water is submitted.

4.	The Project Proponent shall submit the proposal for the management of the non-recyclable component of solid waste.	Solid waste management proposal is submitted. Layout plan showing location of solid waste management area is depicted in drawing submitted. Further, solid waste management layout plan along with layout & section foundation for composter drawing are submitted.
5.	The Project Proponent shall submit the detailed proposal for planting 643 No. of trees by indicating the running length of the road, distance between the plants, type of plants, height of plant etc.	Revised Landscape Plan stating the same submitted.

During meeting, the Committee perused the reply presented by the Environmental Consultant of the Project Proponent and observed that the reply of the observations raised at point no. 1,2 and 3 were not satisfactory. The Committee observed as under:

1. The High Transmission lines of 220 KV are passing across the green area of 2.2 acres proposed to be developed into Karnal Technology to utilize the excess treated wastewater generated from the project. The Committee asked the Project Proponent to check the feasibility of the proposal to develop the green area in form of Karnal Technology, as per the statutory norms/guidelines, in view of the provisions of leaving ROW due to high transmission lines passing over that area. The Project Proponent agreed to the same.
2. Permission for access/approach road to the project under the provisions of the Forest Conservation Act 1980 not submitted. In this regard, the Committee asked the Project Proponent to submit an affidavit to the effect that the access to the project is not from the forest area and is proposed from Master Plan Road which is still in planning stage. If, in case, the access road of the project falls in the Forest area, the requisite permission from the Department of Forest & Wildlife shall be taken. The Project Proponent agreed to submit the same.
3. The proposal submitted for storm water management was not found satisfactory and asked the Project Proponent to revise the same by clearly mentioning its disposal arrangements by obtaining permission from GMADA.

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

1. The Project Proponent shall check the feasibility of the proposal to develop the green area in form of Karnal Technology above, in view of the provisions of leaving ROW due to high transmission lines passing over that area.
2. The Project Proponent shall submit an affidavit to the effect that the access to the project is not from the forest area and is proposed from Master Plan Road which is still in planning stage. If, in case, the access road of the project falls in the Forest area, the requisite permission from the Department of Forest & Wildlife shall be taken.
3. The Project Proponent shall submit the revised proposal for the storm water management by clearly mentioning its disposal arrangements by obtaining permission from GMADA.

Deliberations during 253rd meeting of SEAC held on 24.07.2023.

The meeting was attended by the following:

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

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

S. No.	Queries	Reply
1.	The Project Proponent shall check the feasibility of the proposal to develop the green area in form of Karnal Technology above, in view of the provisions of leaving ROW due to high transmission lines passing over that area.	The tree plantation could not be feasible below the high transmission lines due to safety reasons. Even PSEB vide circular no. 143 dated 18.10.2022 directed us no to do any construction below the high transmission lines. Thus, the area shown below high transmission lines has not been considered to be developed under karnal technology. Layout plan showing the land to be developed under Karnal Technology within the project premises submitted.
2.	The Project Proponent shall submit an affidavit to the effect that the access to the project is not from the forest area and is proposed from Master Plan Road which is still in planning stage. If, in case, the access road of the project falls in the Forest area, the	As the project will be developed in two phases. Access road connected Phase I of the project does not involve any forest land. Access road for phase III is under planning stage as per the Master Plan of SAS Nagar and does not involve any forest land. However, we ensure that if any forest land will be involved in the

	requisite permission from the Department of Forest & Wildlife shall be taken.	approach roads, then requisite permissions of Forest Clear dance will be obtained under Forest Conservation Act. Affidavit stating the same is submitted**.**
3.	The Project Proponent shall submit the revised proposal for the storm water management by clearly mentioning its disposal arrangements by obtaining permission from GMADA.	As the project falls under the Master Plan of SAS Nagar thus, the storm water disposal arrangement will be provided by GMADA. In this context we have also met Er. Balwinder Singh, Chief Engineer of GMADA. He informed us that storm water disposal planning has already been prepared by GMADA and the same will be provided at our project site also in due course of time. However, as an alternative arrangement we have made provision of storm water storage tank of capacity 2,000 KL within the project premises in addition to 10 nos. of rain water harvesting pits. Layout plan showing the location of storm water storage tank within the project premises is submitted**.**

On perusal of the reply of the observation at Point No. (1) in the above table, as well as layout plan of the project, the Committee observed that the Project Proponent has proposed to develop green area of 2.2 acres as per Karnal Technology along the periphery of the land area reserved for future expansion under Phase-II of the Project. The Committee asked the Project Proponent to submit an affidavit to the effect that the land area of 2.2 acres shall be maintained as per karnal technology and no third-party interest shall be created in the said piece of land till the sewer of the project is connected with GMADA sewer. The Project Proponent agreed to the same and submitted an affidavit in this regard.

The Committee further perused the reply of the observation at Point No. (2) in the above table and observed that the Project Proponent has not mentioned that the Phase-II of the project does not involve any forest land. In this regard, the Project Proponent submitted an affidavit that the access road to Phase-II of the project does not involve any forest land. Further, if any forest land will be involved in approach road, then requisite permission of Forest Clearance will be obtained under the Forest Conservation Act, 1980. The Committee took a copy of the said affidavit on record.

The Committee was satisfied with the presentation given by the Project Proponent and after detailed deliberations, the Committee decided to award **'Silver Grading'** to the project proposal and decided to forward the application of the project proponent to SEIAA with the recommendation to grant Environmental Clearance for establishment of Group Housing & Commercial Project at Village Balomajra (H.B. No. 32), Distt. SAS Nagar, Mohali (Punjab) subject to the following standard conditions:

I. Statutory compliances:

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

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

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

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

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

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

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

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

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

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

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

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

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

II. Air quality monitoring and preservation

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

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

iii) The project proponent shall install a system to undertake Ambient Air Quality monitoring for common /criterion parameters relevant to the main pollutants released (e.g., PM10 and PM2.5) covering upwind and downwind directions during the construction period.

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

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

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

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

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

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

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

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

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

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

xiv) The gaseous emissions from the DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

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

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

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

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

III. Water quality monitoring and preservation

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

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

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

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

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

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

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

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

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

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

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

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

xiii) The project proponent shall also adopt the new/innovative technologies like low water discharging taps (faucet with aerators) /urinals with electronic sensor system /waterless

urinals/twin flush cisterns/ sensor-based alarm system for overhead water storage tanks and make them a part of the environmental management plans/building plans so as to reduce the water consumption/groundwater abstraction.

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

Sr. No	Nature of the Stream	Color code
a)	Fresh water	Blue
b)	Untreated wastewater from Toilets/ urinal and from Kitchen	Black
c)	Untreated wastewater from Bathing/shower area, hand washing (Washbasin / sinks) and from Cloth Washing	Grey
d)	Reject water streams from RO plants and AC condensate (this is to be implemented wherever centralized AC system and common RO has been proposed in the Project). Further, in case of individual houses/establishment this proposal may also be implemented wherever possible.	White
e)	Treated wastewater (for reuse only for plantation purposes) from the STP treating black water	Green
f)	Treated wastewater (for reuse for flushing purposes or any other activity except plantation) from the STP treating greywater	Green with strips
g)	Stormwater	Orange

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

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

xvii) All recharge should be limited to shallow aquifers.

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

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

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

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

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

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

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

IV. Noise monitoring and prevention

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

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

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

V. Energy Conservation measures

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

ii) Outdoor and common area lighting shall be LED.

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

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

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

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

VI. Waste Management

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

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

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

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

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

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

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

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

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

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

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

VII. Green Cover

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

ii) At least a single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure the planting of trees in the project area at the identified location, as the per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and

thereafter, protected throughout the entire lifetime of the Project. The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines.

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

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

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

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

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

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

VIII. Transport

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

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

b) Traffic calming measures.

c) Proper design of entry and exit points.

d) Parking norms as per local regulations.

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

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

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

IX. Human health issues

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

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

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

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

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

X. Environment Management Plan

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

deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stakeholders. A copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of the six-monthly report.

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

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

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

	Total	**215**	**10**	**38**

Additional Environmental Activities:

Sr. No.	Additional Environment Activities	Cost (in Crores)
1.	Adoption of 2 Ponds (1 acre each) in Village Hasanpur	Rs. 1 Cr.
2.	Adoption of Nanak Bagichi (1 acre land) in Village Hasanpur	Rs. 0.35 Cr.
3.	Provision of smog tower within the project premises	Rs. 1.3 Cr
	Total Additional Environment Activities	**Rs. 2.65 Crores**

XI. Validity

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

XII. Miscellaneous

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

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

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

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

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

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

vii) The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put the same on the website of the company.

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

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

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

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

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

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

XIII. Additional Conditions

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

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

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

iv) The solid waste other than Bio-Medical Waste & Hazardous Waste (dry as well as wet garbage) generated should be properly collected and segregated before disposal to Municipal Authorities in accordance with the Municipal Solid Waste (Management & Handling) Rules, 2000. No municipal waste should be disposed off outside the premises in contravention of relevant rules and by-laws. Adequate measures should be taken to prevent any malodour in and around the Project premises.

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

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

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

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

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

x) The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and other wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed

by the Hon'ble Supreme Court of India/High Courts and any other Court of Law relating to the subject matter.

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

Item No. 253.04: Application for Environmental Clearance for establishment of residential plotted Project namely "Amulyam" (10.836 acres) at Ward No. 9, Kurali bypass road, Padiala, Tehsil Kharar, Distt. SAS Nagar (Mohali), Punjab by M/s SRV Infrastructure (Proposal no. SIA/PB/INFRA2/426534/2023).

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

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

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

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

1. *The proposed site of the project is located at Ward no.9., Kurali Bypass, Padiala, Tehsil Kharar, Dist. SAS Nagar. The project proponent has earmarked its site with flag poles and no boundary wall / fencing is provided.*
2. *The project proponent has not started development works at site however, has constructed (temporary structure) for office/ sale office building only.*
3. *The nearest petrol pump is about 130 m away from the proposed site.*
4. *As per the boundary limits shown by the representative, it was observed that there is no operational approved/consented Industry such as rice Sheller/saila plant/brick kiln/ stone crushing/ screening cum washing unit/ hot mix plant/ cement grinding unit within a radius of 500 m. There is no operational approved/consented air polluting industry within a radius of 100 m from the boundary of the project site and there is no operational approved/consented MAH Industry within a radius of 250 m radius from the boundary of the proposed site. There is no operational approved/consented Jaggery Unit within 200 m.*
5. *The site of the project was found conforming to the sitting guidelines laid down by the Govt. of Punjab, Department of Science Technology and Environment vide order dated 25/07/2008 as amended on 30/10/2009."*

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

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

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

Sr. No.	Description	Details
1	**Basic Details**	
1.1	Name of Project & Project Proponent:	Residential Plotted Project namely "Amulyam" by M/s SRV Infrastructure
1.2	Proposal:	SIA/PB/INFRA2/426534/2023
1.3	Location of Project:	Ward No. 9 Kurali bypass, Padiala, Tehsil Kharar, Distt. SAS Nagar (Mohali), Punjab
1.4	Details of Land area & Built up area:	Plot area: 10.836 acres (43,852.37 sq.m.) Built up area: 43,528.07 sq.m.
1.5	Category under EIA notification dated 14.09.2006	8(a)
1.6	Cost of the project	Rs. 22.10 Crores
2.	**Site Suitability Characteristics**	
2.1	Whether project is suitable as per the provisions of Master Plan:	Permission for change of land use has been obtained for 10.836 acres of land vide Memo No. PB/CLU/SAS/KURAL/2263 dated 22.08.2022 in the name of copy of same is submitted.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	Permission for change of land use has been obtained for 43852.37 sq.m of land area at Kurali Byepass road, Village Padiala vide Memo No. PB/CLU/SAS/KURAL/2263 dated 22.08.2022. A copy of same is submitted with the application.
3	**Forest, Wildlife and Green Area**	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	No. The project does not involve any forest land. Forest NOC is attached along with application.

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

Table 3: Area Statement

Sl. No.	Description	Area (in sq.yd.)	Area (in sq.m.)
1.	**Total Plot Area**	52,447	**43,852.37 sq.m.** (10.836 acres)
2.	Area Under Road Widening	1,361.36	1,138.81
3.	Area under Scheme (1-2)	51,085.64	42,713.56 (10.555 acres)
4.	Area under EWS (@ 5%)	2,554.76	2,135.56
5.	Balance Area (3-4)	48,530.88	40,578 sq.m.
6.	Area under residential plots (@ 52.05%)	25,261.16	21,121.55
7.	Area under Commercial (@ 2.95%)	1,431.11	1,196.59
8.	Area Under Parks & Green (@ 6.16%)	2,988.2	2,499
9.	Area Under Surface Parking (@ 2.66%)	1,291.98	1,080.26

10.	Area Under Services (@ 1.55%) • STP (@ 0.62%) • Area Under EGS (@ 0.31%) • Area Under Water Works (@ 0.21%) • Garbage Collection (@ 0.41%)	750.66 • 300.09 • 150.50 • 100.01 • 200.06	627.65 250.91 125.84 83.62 167.28
11.	Area Under Roads (@ 34.63%)	16,807.77	14,053

Table 3: Permissible Built-up Area

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

4.2 Population details — 3,026 persons

SI. No.	Area Type	No. of Plots/ Booth/ Area	Criteria	Population
1.	Residential Plots	171 Plots	15 persons/ plot	2565
2.	Commercial (Booths)	23 Nos.	2 persons/ booth	46
3.	EWS	0.528 acre	300 persons /Acre	158
4.	Visitors	-	10% of residential population	257
	Total Estimated Population = 3,026 Persons			

5 Water

5.1 Total fresh water requirement: 247 KLD

Table 5: Water demand & wastewater generation calculations

<table>
<tr><td></td><td></td><td>
<table>
<tr><th>Sl. No.</th><th>Details</th><th>Population</th><th>Criteria</th><th>Water Demand (KLD)</th></tr>
<tr><td>1.</td><td>Residential population</td><td>2,565</td><td>@ 135 lpcd</td><td>346</td></tr>
<tr><td>2.</td><td>Commercial population</td><td>46</td><td>@ 45 lpcd</td><td>2</td></tr>
<tr><td>3.</td><td>EWS</td><td>158</td><td>@ 135 lpcd</td><td>21</td></tr>
<tr><td>4.</td><td>Visitors</td><td>257</td><td>@ 15 lpcd</td><td>4</td></tr>
<tr><td>5.</td><td colspan="3">Water Requirement</td><td>373 KLD</td></tr>
<tr><td>6.</td><td colspan="3">Wastewater Generation (@ 80% of water requirement)</td><td>298 KLD</td></tr>
<tr><td>7.</td><td colspan="3">Treated Sewage (@ 98%)</td><td>292 KLD</td></tr>
<tr><td>8.</td><td colspan="3">Flushing Water Requirement (@ 45 lpcd for residential population, @ 20 lpcd for floating population & @ 10 lpcd for visitors)</td><td>115+1+7+3= 126 KLD</td></tr>
<tr><td>9.</td><td colspan="3">Total Fresh Water Demand</td><td>373 -126= 247 KLD</td></tr>
<tr><td>10.</td><td colspan="3">Green area water req. for 2,499 sq.m.</td><td></td></tr>
<tr><td></td><td colspan="3">• Summer (@ 5.5 lt./m^2/day)</td><td>14 KLD</td></tr>
<tr><td></td><td colspan="3">• Winter (@ 1.8 lt./m^2/day)</td><td>4 KLD</td></tr>
<tr><td></td><td colspan="3">• Monsoon (@ 0.5 lt./m^2/day)</td><td>1 KLD</td></tr>
</table>
</td></tr>
<tr><td>5.2</td><td>Source:</td><td>Bore wells</td></tr>
<tr><td>5.3</td><td>Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N)
Details thereof</td><td>No. Permission from PWRDA is not required as water demand will be utilized exclusively for Drinking and Domestic use.</td></tr>
<tr><td>5.4</td><td>Total wastewater generation:</td><td>298 KLD</td></tr>
<tr><td>5.5</td><td>Treatment methodology: (STP capacity, technology & components)</td><td>298 KLD of wastewater will be generated from the project which will be treated in proposed STP of 350 KLD capacity based on MBBR Technology followed by UF.</td></tr>
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<tr><td>5.6</td><td>Treated wastewater for flushing purpose:</td><td>126 KLD</td></tr>
<tr><td>5.7</td><td>Treated wastewater for green area in summer, winter and rainy season:</td><td>Summer: 14 KLD
Winter: 4 KLD
Monsoon: 1 KLD</td></tr>
<tr><td>5.8</td><td>Utilization/Disposal of excess treated wastewater.</td><td>Excess treated water will be disposed of to MC sewer.</td></tr>
<tr><td>5.9</td><td colspan="2">Cumulative Details:
<table>
<tr><th>S. No.</th><th>Total water Requirement</th><th>Total wastewater generated</th><th>Treated wastewater</th><th>Flushing water requirement</th><th>Green area requirement</th><th>Into sewer</th></tr>
<tr><td>1.</td><td>373 KLD</td><td>298 KLD</td><td>292 KLD</td><td>126 KLD</td><td>Summer: 14 KLD
Winter: 4 KLD
Monsoon: 1 KLD</td><td>Excess will be disposed to MC sewer.

Summer: 152 KLD
Winter: 162 KLD
Monsoon: 165 KLD</td></tr>
</table></td></tr>
<tr><td>5.10</td><td>Rain water harvesting proposal:</td><td>5 Rain Water Recharging pits with dual bore have been proposed for artificial rain water recharging within the project premises.</td></tr>
<tr><td>6</td><td colspan="2">Air</td></tr>
<tr><td>6.1</td><td>Details of Air Polluting machinery:</td><td>1 DG set of 200 KVA capacity will be installed for essential services such as STP, borewell, etc.</td></tr>
<tr><td>6.2</td><td>Measures to be adopted to contain particulate emission/Air Pollution</td><td>DG set will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.</td></tr>
<tr><td>7</td><td>Waste Management</td><td></td></tr>
<tr><td>7.1</td><td>Total quantity of solid waste generation</td><td>1,118 kg/day</td></tr>
</table>

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<tr><td>7.2</td><td>Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery Facility submitted or not.</td><td>Solid waste management area has been provided and earmarked in conceptual layout plan attached along with application. Biodegradable waste will be composted by use of 1 Composter of 500 kg each. Recyclable component will be disposed of through authorized recycler vendors. Inert waste will be dumped to authorized dumping site.</td></tr>
<tr><td>7.3</td><td>Details of management of Hazardous Waste.</td><td>Hazardous Waste in the form of used oil from DG set will be generated which will be managed & disposed off to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.</td></tr>
<tr><td>8</td><td>Energy Saving & EMP</td><td></td></tr>
<tr><td>8.1</td><td>Power Consumption:</td><td>Total power demand for the proposed project will be 831.81 KVA which will be provided by Punjab State Power Corporation Limited (PSPCL).</td></tr>
<tr><td>8.2</td><td>Energy saving measures:</td><td>Use of LEDs is proposed in all common areas and the residents shall be educated about the huge savings in their electricity bills, if they use the LED.</td></tr>
<tr><td>8.3</td><td>Details of activities under Environment Management Plan.</td><td>Details of activities under Environment Management Plan is mentioned below:
<table>
<tr><th rowspan="2">S. No.</th><th rowspan="2">Title</th><th colspan="2">Construction Phase</th><th>Operation Phase</th></tr>
<tr><th>Capital Cost (in Lakhs)</th><th>Recurring Cost (in Lakhs per Annum)</th><th>Recurring Cost (in Lakhs per Annum)</th></tr>
<tr><td>1.</td><td>Air Pollution Control including anti-smog guns (tarpaulin sheets/ barricading, water sprinklers, etc.)</td><td>12</td><td>1</td><td>0.5</td></tr>
<tr><td>2.</td><td>Water Pollution Control (STP of 350 KLD based on MBBR technology followed by UF)</td><td>40</td><td>2</td><td>5</td></tr>
<tr><td>3.</td><td>Noise Pollution Control (Maintenance of machinery & PPE’s)</td><td>2</td><td>0.5</td><td>0.5</td></tr>
<tr><td>4.</td><td>Landscaping (550 nos. of trees and green area development)</td><td>8</td><td>2</td><td>5*</td></tr>
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5.	Solid Waste Management (Composter of 500 kg)	15	3	5
6.	Rain water Harvesting (5 pits with double bore)	15	2	2
7.	Energy Conservation (LED & solar lights in common areas)	5	0.5	1
8.	Miscellaneous (Environment monitoring cost, Management of Environment Cell, etc.)	5	2	2
Total		**Rs. 102 Lakhs**	**Rs. 13 Lakhs**	**Rs. 21 Lakhs**

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

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

1. The Project Proponent has submitted documents pertaining to the application proposal on the letter head of VRS Building Community, however, partnership deed submitted under the name of M/s SRV Infrastructure. The Project Proponent is required to clarify the same.
2. The Project Proponent shall submit permission from MC, Kurali for discharge of excess treated waste water into public sewer or submit any alternate scheme for utilization/disposal of excess treated wastewater.
3. The Project Proponent shall submit the revised estimation of EWS population by considering 450 persons/acre and accordingly revise the water demand, waste water generation, water balance etc.
4. The Project Proponent shall provide the details of activities being undertaken under Additional Environmental Activities along with the NOCs from various stakeholders.
5. The Project Proponent shall submit the proposal for the management & disposal of storm water to be generated from the project.
6. The Project Proponent shall submit the proposal for the management of the non-recyclable component of solid waste.
7. The Project Proponent shall submit the detailed proposal for planting 550 No. of trees by indicating the running length of the road, distance between the plants, type of plants, height of plant etc.

Deliberations during 251st meeting of SEAC held on 10.07.2023.
The meeting was attended by the following:

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

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

S. No.	Queries	Reply
1.	The Project Proponent has submitted documents pertaining to the application proposal on the letter head of VRS Building Community, however, partnership deed submitted under the name of M/s SRV Infrastructure. The Project Proponent is required to clarify the same.	We want to highlight that earlier we were running all the firms under one brand name i.e. "VRS – Building Community". Therefore, logo of "VRS" was used on all the letter heads of different firms. Accordingly, letter head used for submission of EC application comprises of logo of "VRS" on the top and firm name "M/s SRV Infrastructure" in the bottom. Further, we would also like to inform you that, there were some rearrangements between the partners in their joint ventures. Accordingly, new retirement cum partnership deeds for respective firms have been formed. New partnership deed of M/s SRV Infrastructure is submitted**.** As per new partnership deed, M/s SRV Infrastructure is under complete ownership of Mr. Rajesh Arora & Mr. Sanchan Arora. (Mr. Rajesh Arora is still one of the partner in firms under VRS Group). In addition, as the partners of M/s SRV Infrastructure have decided to run their separate brand logo for all their completely owned firms, the said firm will be represented under the company logo of "ALC" (Arora Land Corp). Thus, present letter head depicts logo of "ALC" at the top instead of "VRS" and firm name "M/s SRV Infrastructure" also on the top.
2.	The Project Proponent shall submit permission from MC, Kurali for discharge of excess treated waste water into public	As per earlier proposal submitted to your esteemed office, excess treated water will be discharged into MC sewer. In this regard, letter has been submitted to MC for status of sewer

	sewer or submit any alternate scheme for utilization/ disposal of excess treated wastewater.	connection. But, till date no reply has been received. Thus, as an alternate disposal, excess treated water generated from the project (max. 170 KLD during monsoon season) will be discharged onto 2.4 acres of land to be developed under Karnal Technology. M/s SRV Infrastructure is a General Power of Attorney (GPA) holder of land measuring 3.074 acres; copy of the land documents are submitted**.** Thus, excess treated water will be disposed onto own land of 2.4 acres out of 3.074 acres till MC sewer will be connected. Affidavit regarding the same is submitted**.** Google Earth Image showing land reserved for Karnal Technology is submitted**.** Further, revised water balance with alternate disposal scheme is submitted**.**
3.	The Project Proponent shall submit the revised estimation of EWS population by considering 450 persons/acre and accordingly revise the water demand, waste water generation, water balance etc.	Population and Water calculations of the project has been revised by considering 450 persons/acre for EWS plot. Revised water calculation along with water balance is submitted**.**
4.	The Project Proponent shall provide the details of activities being undertaken under Additional Environmental Activities along with the NOCs from various stakeholders.	Total estimated cost of the project is Rs. 22.10 Crores. Thus, Rs. 22.10 lakhs (i.e. 1% of total project cost) has been reserved for undertaking additional environment activities i.e. maintenance & beautification of pond located in Village Padiala. In this regard, NOC has been obtained and copy of the same is submitted**.** Further, detailed proposal regarding maintenance & beautification of pond is submitted**.**
5.	The Project Proponent shall submit the proposal for the management & disposal of storm	Storm water Management Plan is submitted**.** Storm water layout plan showing outfall of excess storm water is submitted**.**

	water to be generated from the project.	
6.	The Project Proponent shall submit the proposal for the management of the non-recyclable component of solid waste.	Solid waste management proposal is submitted**.** Layout plan showing location of solid waste management area/Garbage collection is depicted in drawing submitted**.** Further, solid waste management layout plan along with layout & section foundation for composter drawing are submitted**.** Permission from MC, Kurali for solid waste disposal is submitted.
7.	The Project Proponent shall submit the detailed proposal for planting 550 No. of trees by indicating the running length of the road, distance between the plants, type of plants, height of plant etc.	Revised Landscape Plan stating the same is submitted**.**

During meeting, the Committee perused the reply presented by the Environmental Consultant of the Project Proponent and observed that the reply of the observations raised at point no. 2 & 5 were not satisfactory. The Committee observed as under:

1. The Project Proponent proposed to develop green area of 2.4 acres into Karnal Technology outside the project premises to utilize the excess treated wastewater generated from the project. In this regard, SEAC apprised the Project Proponent that the following decision was taken in the 13th joint meeting of SEIAA/SEAC held on 25.04.2022, as under:

   "In case of absence of MC sewer, no case shall be granted Environmental Clearance in which the project proponent proposes to develop plantation as Karnal Technology on land taken on lease by the project proponent which is outside the project site. In all cases where the adoption of Karnal Technology method is to be used for disposal of wastewater (either due to absence of MC sewer or due to its present inadequate capacity), the project proponent be asked to develop plantation within the project site as per the Karnal Technology."

   As per above, the Project Proponent is required to submit the alternative proposal for utilizing the treated waste water.

2. No adequate proposal for storm water disposal was submitted by the Project Proponent. The Committee asked the Project Proponent to submit the proposal for storm water

management and its disposal after obtaining permission for discharging its excess storm water into MC storm sewer.

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

1. The Project Proponent shall submit the alternative proposal for utilization of excess treated wastewater.
2. The Project Proponent shall submit the revised proposal for the disposal of storm water after obtaining permission from MC, Kurali.

Deliberations during 253rd meeting of SEAC held on 24.07.2023.
The meeting was attended by the following:

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

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

S. No.	Queries	Reply
1.	The Project Proponent shall submit the alternative proposal for utilization of excess treated wastewater.	13.646 acres of land will be planned in 2 phases that is 10.836 acres for residential plotted project or 2.81 acres reserved for future development. The excess treated water will be disposed onto land of 2.4 acres out of 2.81 acres land reserved for future development till MC sewer will be connected. Layout plan showing the land to be developed under Karnal Technology within the project premises is submitted.
2.	The Project Proponent shall submit the revised proposal for the disposal of storm water after obtaining permission from MC, Kurali.	As the project falls under MC, Kurali thus, the storm water disposal arrangement will be managed by MC, Kurali. In this context MC, Kurali officials were contacted. they informed that storm water disposal planning has already been prepared by MC, Kurali and the same will be provided at the project site in due course of time.

		However, as an alternative and safety arrangement provision of storm water storage tank of capacity 1,000 KL shall be made within the land reserved for future development in addition to 5 Rain water recharging pits with dual bore. Layout plan showing the location of storm water storage tank within the land reserved for future development is submitted.

The Committee perused the reply of the observation raised at point No. (1) in the above table and observed as under:

(i) The total land area of the project is 13.646 acres, out of which Environment Clearance has been sought for development of residential plotted project in the land area measuring 10.836 acres and remaining land area of 2.81 acres is kept for future development.

(ii) Out of 2.81 acres kept for future development, 2.4 acres of land area shall be developed under Karnal Technology for utilization of the treated wastewater.

(iii) As per the decision of the 13th Joint meeting of SEIAA & SEAC, wherein the matter of utilization of treated wastewater onto land for plantation as per Karnal Technology methodology was deliberated upon and a decision was taken by the joint committee as under:

"In case of absence of MC sewer, no case shall be granted Environmental Clearance in which the project proponent proposes to develop plantation as Karnal Technology on land taken on lease by the project proponent which is outside the project site. In all cases where the adoption of Karnal Technology method is to be used for disposal of wastewater (either due to absence of MC sewer or due to its present inadequate capacity), the project proponent be asked to develop plantation within the project site as per the Karnal Technology."

(iv) The land area measuring 2.4 acres to be developed as per Karnal Technology, falls outside the proposed land area of 10.836 acres for which Environment Clearance is sought, however, the same land area (2.4 acres) lies in the ownership of the promoter company i.e., M/s SRV Infrastructure as per the details mentioned in the permission for Change of Land use of 2.8 acres obtained from Deptt. of Local Govt. A copy of the land ownership documents in the name of promoter company and permission for Change of Land use for land measuring 2.8 acres has been submitted by the Project Proponent.

In view of above, the Committee asked the Project Proponent to submit an affidavit to the effect that the land area of 2.4 acres shall be maintained as per Karnal Technology and no third-party interest shall be created in the said piece of land till the sewer of the project is connected with MC sewer. The Project Proponent agreed to the same and submitted an affidavit in this regard.

The Committee was satisfied with the presentation given by the Project Proponent and after detailed deliberations, the Committee decided to award **'Silver Grading'** to the project proposal and decided to forward the application of the project proponent to SEIAA with the recommendation to grant Environmental Clearance for establishment of residential plotted Project namely "Amulyam" (10.836 acres) at Ward No. 9, Kurali bypass road, Padiala, Tehsil Kharar, Distt. SAS Nagar (Mohali), Punjab subject to the following standard conditions:

I. Statutory compliances:

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

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

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

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

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

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

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

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

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

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

xi) The project site shall conform to the suitability as prescribed under the provisions laid down under the master plan of the respective city/ town. For that, the project proponent

shall submit the NOC/ land use conformity certificate from Deptt. of Town and Country Planning or other concerned Authority under whose jurisdiction, the site falls.

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

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

II. Air quality monitoring and preservation

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

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

iii) The project proponent shall install a system to undertake Ambient Air Quality monitoring for common /criterion parameters relevant to the main pollutants released (e.g., PM10 and PM2.5) covering upwind and downwind directions during the construction period.

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

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

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

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

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

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

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

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

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

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

xiv) The gaseous emissions from the DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

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

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

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

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

III. Water quality monitoring and preservation

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

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

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

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

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

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

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

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

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

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

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

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

xiii) The project proponent shall also adopt the new/innovative technologies like low water discharging taps (faucet with aerators) /urinals with electronic sensor system /waterless

urinals/twin flush cisterns/ sensor-based alarm system for overhead water storage tanks and make them a part of the environmental management plans/building plans so as to reduce the water consumption/groundwater abstraction.

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

Sr. No	Nature of the Stream	Color code
a)	Fresh water	Blue
b)	Untreated wastewater from Toilets/ urinal and from Kitchen	Black
c)	Untreated wastewater from Bathing/shower area, hand washing (Washbasin / sinks) and from Cloth Washing	Grey
d)	Reject water streams from RO plants and AC condensate (this is to be implemented wherever centralized AC system and common RO has been proposed in the Project). Further, in case of individual houses/establishment this proposal may also be implemented wherever possible.	White
e)	Treated wastewater (for reuse only for plantation purposes) from the STP treating black water	Green
f)	Treated wastewater (for reuse for flushing purposes or any other activity except plantation) from the STP treating greywater	Green with strips
g)	Stormwater	Orange

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

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

xvii) All recharge should be limited to shallow aquifers.

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

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

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

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

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

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

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

IV. Noise monitoring and prevention

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

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

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

V. Energy Conservation measures

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

ii) Outdoor and common area lighting shall be LED.

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

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

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

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

VI. Waste Management

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

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

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

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

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

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

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

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

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

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

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

VII. Green Cover

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

ii) At least a single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure the planting of trees in the project area at the identified location, as the per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years and

thereafter, protected throughout the entire lifetime of the Project. The species with heavy foliage, broad leaves, and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines.

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

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

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

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

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

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

VIII. Transport

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

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

b) Traffic calming measures.

c) Proper design of entry and exit points.

d) Parking norms as per local regulations.

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

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

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

IX. Human health issues

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

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

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

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

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

X. Environment Management Plan

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

deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stakeholders. A copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of the six-monthly report.

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

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

S. No.	Title	Construction Phase		Operation Phase
		Capital Cost (in Lakhs)	Recurring Cost (in Lakhs per Annum)	Recurring Cost (in Lakhs per Annum)
1.	Air Pollution Control including anti-smog guns (tarpaulin sheets/ barricading, water sprinklers, etc.)	12	1	0.5
2.	Water Pollution Control (STP of 350 KLD based on MBBR technology followed by UF)	40	2	5
3.	Noise Pollution Control (Maintenance of machinery & PPE's)	2	0.5	0.5
4.	Landscaping (550 nos. of trees and green area development)	8	2	5*
5.	Solid Waste Management (Composter of 500 kg)	15	3	5
6.	Rain water Harvesting (5 pits with double bore)	15	2	2
7.	Energy Conservation (LED & solar lights in common areas)	5	0.5	1
8.	Miscellaneous (Environment monitoring cost, Management of Environment Cell, etc.)	5	2	2
Total		**Rs. 102 Lakhs**	**Rs. 13 Lakhs**	**Rs. 21 Lakhs**

XI. Validity

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

XII. Miscellaneous

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

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

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

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

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

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

vii) The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put the same on the website of the company.

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

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

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

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

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

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

XIII. Additional Conditions

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

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

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

iv) The solid waste other than Bio-Medical Waste & Hazardous Waste (dry as well as wet garbage) generated should be properly collected and segregated before disposal to Municipal Authorities in accordance with the Municipal Solid Waste (Management & Handling) Rules, 2000. No municipal waste should be disposed off outside the premises in contravention of relevant rules and by-laws. Adequate measures should be taken to prevent any malodour in and around the Project premises.

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

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

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

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

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

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

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

Item No253.05: Application for Issuance of Environmental Clearance of Residential Township Project namely "SUNTEC CITY" (52.93 Ha) at Village Palheri, Tehsil Kharar and Village Raihmanpur, Tehsil Majri District-SAS Nagar, Punjab by M/s INDIAN CO-OPERATIVE HOUSE BUILDING SOCIETY LTD (Proposal no. SIA/PB/INFRA2/429960/2023).

The Project Proponent was granted Environment Clearance vide No. EC22B039PB136010 dated 22.11.2022 from SEIAA for total land area of 108.58 acre (43.9 Ha) having built-up area 466702.58 sq.m.

The Project Proponent was granted Terms of Reference vide letter no. SEIAA/MS/2023/148 Dated on 30.01. 2023 for carrying out expansion in an area of 52.93 Ha having built up area of 571671.13 sq.m at Village Palheri, Tehsil Kharar and Village Raihmanpur, Tehsil Majri, District-SAS Nagar, Punjab

The Project Proponent has submitted final EIA notification dated 14.09.2006 report after incorporating the compliance of the ToRs and other relevant compliance documents. The project is covered under Schedule 8(b) - 'Building & Construction Project'; Category 'B2' as per EIA Notification, 2006 & its amendments.

The project proponent has submitted the Checklist, Conceptual Plan, EMP, Form and other additional documents on online portal. The Project Proponent has deposited fee of Rs 104969/- vide UTR No./ Reference ID N362222263986173 dated 28.12.22 through NEFT mode. The fee deposited has been checked and verified by the supporting staff SEIAA.

The latest construction status report furnished by Punjab Pollution Control Board vide letter No. 5045 dated 18.07.2023 is as under:

"Accordingly, the proposed site of the project was visited by officer of the Board on 11/7/2023 and the point-wise status report is as under:

1. *The proposed site of the project is located at Village Palheri, Tehsil Kharar District SAS Nagar.*
2. *The site is inside the existing project.*
3. *No construction has been done/ started at the additional land.*
4. *There are labour huts on this land and no permanent structure is built.*
5. *As per the boundary limits shown by the representative, it was observed that there is no operational approved/ consented industry such as rice sheller/ saila plant/ brick kiln/ stone crushing/ screening cum washing unit/ hot mix plant/ cement grinding unit within a radius of 500 m. There is no operational approved/consented air polluting industry within a radius of 100 m from the boundary of the project site and there is no operational approved/consented MAH industry within a radius of 250 m radius from the boundary of th d · e propose site. There is no operational approved/consented Jaggery Unit within 200 m.*
6. *The site of the project is conforming to the sitting guidelines laid down by the Govt. of Punjab, Department of Science Technology and Environment vide order dated 25/07/2008 as amended on 30/10/2009."*

Deliberations during 253rd meeting of SEAC held on 24.07.2023.

The meeting was attended by the following:

(i) Sh. Devipal Sharma, Tech. Manager, M/s Indian Cooperative Housing Building Society Ltd.

(ii) Sh. Sital Singh, Environmental Consultant, M/s. Chandigarh Pollution Testing Laboratory.

(iii) Sh. Deepak Gupta, Environmental Advisor.

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

<table>
<tr><th>Sr. No.</th><th>Description</th><th colspan="4">Details</th></tr>
<tr><td>1</td><td colspan="5">Basic Details</td></tr>
<tr><td>1.1</td><td>Name of Project & Project Proponent:</td><td colspan="4">Residential Township Project namely “Suntech City” by M/s INDIAN CO-OPERATIVE HOUSE BUILDING SOCIETY LTD.</td></tr>
<tr><td>1.2</td><td>Proposal:</td><td colspan="4">SIA/PB/INFRA2/429960/2023</td></tr>
<tr><td>1.3</td><td>Location of Project:</td><td colspan="4">Village Palheri, Tehsil Kharar and Village Raihmanpur, Tehsil Majri, District-SAS Nagar, Punjab</td></tr>
<tr><td>1.4</td><td>Details of Land area & built-up area:</td><td colspan="4">Plot area: 130.809 Acres or 52.93 Ha and built-up area will be 571671.43m^2</td></tr>
<tr><td>1.5</td><td>Category under EIA notification dated 14.09.2006</td><td colspan="4">The project falls under S.No. 8(b) - ‘Building & Construction Project’ as built-up area of the project will be 52.93 Ha and built-up area will be 571671.43m^2</td></tr>
<tr><td>1.6</td><td>Cost of the project</td><td>Description</td><td>Existing (Rs. in crores)</td><td>Proposed (Rs. in crores)</td><td>Total (Rs. in crores)</td></tr>
<tr><td></td><td></td><td>Total Cost</td><td>Rs. 370</td><td>Rs. 66.68</td><td>Rs. 436.68</td></tr>
<tr><td>2.</td><td colspan="5">Site Suitability Characteristics</td></tr>
<tr><td>2.1</td><td>Whether project is suitable as per the provisions of Master Plan:</td><td colspan="4">Yes, the project falls in the residential zone as per shown in the Master Plan.</td></tr>
<tr><td>2.2</td><td>Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)</td><td colspan="4">Permission for CLU for the land area measuring 108.58 acres (43.9 Ha) accorded by Department of Town & Country Planning vide Memo no. 2629 CTP (PB) SP-432 B dated 03.06.2016.

Further, the permission sought for remaining 9.03 Ha from the concerned Department. No acknowledgement in this regard submitted.</td></tr>
<tr><td>3</td><td colspan="5">Forest, Wildlife and Green Area</td></tr>
</table>

<table>
<tr><td>3.1</td><td>Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:</td><td>Submitted.</td></tr>
<tr><td>3.2</td><td>Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.</td><td>Submitted.</td></tr>
<tr><td>3.3</td><td>Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not?</td><td>No, undertaking to the effect that no land area of the project is covered under the wildlife area.</td></tr>
<tr><td>3.4</td><td>Whether the project falls within the influence of Eco-Sensitive Zone or not.</td><td>No</td></tr>
<tr><td>3.5</td><td>Green area requirement and proposed No. of trees:</td><td><table><tr><td>Green area</td><td>5.713 acres</td><td>0.813 acres</td><td>6.526 acres</td></tr></table>Proposed trees to be planted: 5885 nos.
Trees already planted: 886 nos

Green area layout plan earmarking the trees to be planted submitted.</td></tr>
<tr><td>4.</td><td colspan="2">Configuration</td></tr>
<tr><td></td><td colspan="2"><table><tr><th>AREA DESCRIPTION</th><th>EXISTING</th><th>ADDITIONAL</th><th>TOTAL</th></tr><tr><td>Plots area</td><td>26.699 acres</td><td>12.201 acres</td><td>38.9 acres</td></tr><tr><td>Floor (S+4)</td><td>5.001 acres</td><td>0.738acres</td><td>5.739 acres</td></tr><tr><td>Group housing</td><td>7.975 acres</td><td>NIL</td><td>7.975 acres</td></tr><tr><td>Commercial</td><td>4.193acres</td><td>0.495acres</td><td>4.688 acres</td></tr></table></td></tr>
</table>

	Amenities (Institution, Health, Community, Religious & Information centre)	10.435 acres	NIL	10.435 acres
	EWS	5.751 acres	0.959 acres	6.71 acres
	Green area	5.713 acres	0.813 acres	6.526 acres
	Utility Area (STP, ESS, Water work & OHT)	0.754 acres	NIL	0.754 acres
	Road Pavements & Open area	38.943 acres	9.199 acres	48.142 acres
	Future expansion	3.1116 acres	(-) 0.684 acres	2.432 acres
	TOTAL LAND AREA	**108.58 ACRES or 439409.47m^2**	**22.229 ACRES or 89921.5m^2**	**130.809 ACRES or 529330.97m^2**
	Total Built-up area	**466702.58m^2**	**104968.85 m^2**	**571671.43m^2**

5 Water

5.1 Population, Water requirement and Wastewater generation:

S. No.	Description	No of units	Population	Daily water requirement (l)	Water requirement (KLD)	Water requirement for flushing (KLD)
1	Residential Plots	634@15person per unit	9510	135	1284	428

2	Independent floor S+4	137@20person per floor	2740	135	370	123
3	Group Housing 7.975 acres	@300 person per acres	2393	135	323	108
4	EWS 6.71 acre	@400 person per acres	2684	135	362	121
5	Commercial 4.68 acre	@100 person per acres	469	45	21	7
6	Educational 6.635 acre	@100 person per acres	664	45	30	10
Total water requirement (KLD)					**2390**	**797**

5.2	Source:	Bore wells
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) *Details thereof*	No. Permission from PWRDA is not required as water demand will be utilized exclusively for Drinking & Domestic use.
5.4	Total wastewater generation:	1912 KLD
5.5	Treatment methodology: *(STP capacity, technology & components)*	1912 KLD of wastewater generated from the project will be treated in proposed STP of 2500 KLD capacity based on MBBR Technology followed by UF.
5.6	Treated wastewater for flushing purpose:	797 KLD

<table>
<tr><td>5.7</td><td>Treated wastewater for green area in summer, winter and rainy season:</td><td>Summer: 145 KLD
Winter:40 KLD
Monsoon:13 KLD</td></tr>
<tr><td>5.8</td><td>Utilization/Disposal of excess treated wastewater.</td><td>Excess treated water will be disposed of into public sewer. A copy of the letter issued by GMADA vide Memo no. GMADA-DE(PH-2)-2022/9455 dated 16.09.2022 submitted.</td></tr>
<tr><td>5.9</td><td colspan="2">Cumulative Details:
<table>
<tr><th>S. No.</th><th>Total water Requirement</th><th>Total wastewater generated</th><th>Treated wastewater</th><th>Flushing water requirement</th><th>Green area requirement</th><th>Into sewer</th></tr>
<tr><td>1.</td><td>2390 KLD</td><td>1912 KLD</td><td>1912 KLD</td><td>797 KLD</td><td>Summer: 145 KLD
Winter: 40 KLD
Monsoon: 13 KLD</td><td>Excess will be disposed to MC sewer.

Summer: 970 KLD
Winter: 1075 KLD
Monsoon : 1102 KLD</td></tr>
</table></td></tr>
<tr><td>5.10</td><td>Rain water harvesting proposal:</td><td>18 RWH pits with dual bore has been proposed.</td></tr>
<tr><td>6</td><td colspan="2">Air</td></tr>
<tr><td>6.1</td><td>Details of Air Polluting machinery:</td><td>2 DG set of 250 KVA & 2 x 125 KVA capacity will be installed for essential services such as STP, borewell, etc.</td></tr>
<tr><td>6.2</td><td>Measures to be adopted to contain particulate emission/Air Pollution</td><td>DG set will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.</td></tr>
<tr><td>7</td><td>Waste Management</td><td></td></tr>
</table>

<table>
<tr><td>7.1</td><td>Total quantity of solid waste generation</td><td>
<table>
<tr><th>Description</th><th>Existing (kg/day)</th><th>Additional (kg/day)</th><th>Total (kg/day)</th></tr>
<tr><td>MSW</td><td>5472</td><td>1685</td><td>7157</td></tr>
</table>
</td></tr>
<tr><td>7.2</td><td>Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of Mechanical Composter and Material Recovery Facility submitted or not.</td><td>Solid waste management area has been provided and earmarked in conceptual layout plan.
Biodegradable waste will be composted by use of 1 Composter of 2000 kg /day. Recyclable component will be disposed of through authorized recycler vendors. Inert waste will be dumped to authorized dumping site.</td></tr>
<tr><td>7.3</td><td>Details of management of Hazardous Waste.</td><td>Hazardous Waste in the form of used oil from DG set will be generated whichwill be managed & disposed off to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.</td></tr>
<tr><td>8</td><td>Energy Saving & EMP</td><td></td></tr>
<tr><td>8.1</td><td>Power Consumption:</td><td>
<table>
<tr><th>Description</th><th>Existing</th><th>Proposed</th><th>Total</th></tr>
<tr><td>Electrical Power requirement (KW)</td><td>10000</td><td>2000</td><td>12000</td></tr>
<tr><td>Source</td><td colspan="3">PSPCL</td></tr>
</table>
</td></tr>
<tr><td>8.2</td><td>Energy saving measures:</td><td>Use of LEDs is proposed in all common areas and the residents shall be educated about the huge savings in their electricity bills, if they use the LED.</td></tr>
<tr><td>8.3</td><td>Details of activities under Environment Management Plan.</td><td>Details of activities under Environment Management Plan is submitted.

Further, Rs. 4.37 cr i.e., 1% of total project cost has been reserved for undertaking additional Environment activities.</td></tr>
</table>

During meeting, the Committee asked the Project Proponent to submit the detailed proposal for planting trees by indicating the running length of the road, distance between the plants, type of plants, height of plant etc. The Project Proponent apprised the Committee that native species like Arjun, Neem, Pipal, Jamun etc shall be planted and submitted the layout plan by earmarking

the No. of trees to be planted and distance between the plants etc. The Committee took a copy of the layout plan on record.

Further, the Committee asked the Project Proponent as to whether the permission has been obtained under Forest Conservation Act 1980 for the land area proposed for expansion. In this regard, the Project Proponent submitted a copy of letter of DFO, SAS Nagar issued vide letter No. 6019 dated 16.12.2022 wherein it has been mentioned that the land area of 62 Kanal 9.79 Marla does not fall under the provisions of the PLPA, 1900 and no forest area is involved in the land area of the project. Further, the Project Proponent also submitted a copy of letter of DFO, SAS Nagar issued vide letter No. 4749 dated 10.10.2022 wherein it has been mentioned that the land area of 30.45 acre does not fall under the provisions of the PLPA, 1900 and no forest area is involved in the said land area. The Committee took a copy of the said letters on record.

The Committee asked the Project Proponent to submit component wise details of the built-up area of the project, population estimation, water consumption and flushing requirement, as per earlier Environmental Clearance viz-a-viz Expansion Proposal. The Project Proponent has submitted the details as under:

S. No.	Description	As per previous Environmental Clearance					As per proposed Expansion Proposal				
		Plot Area (Acres)	Built-up Area (Sqm)	Population (No. of Persons)	Water Requirement (KLD)	Flushing (KLD)	Plot Area (Acres)	Built-up Area (Sqm)	Population (No. of Persons)	Water Requirement (KLD)	Flushing (KLD)
1	Residential Plots	26.657	2,26,541.809	6630	895	298	12.201	91189.19	9510	1284	428
2	Residential Independent floos	5.043	53,061.57	1590	214	72	0.738	7765.09	2740	370	123
3	Group Housing	7.975	56,478.94	2393	206	50	NIL	NIL	2393	323	108
4	EWS Pocket	5.751	58,183.677	2300	311	104	0.959	7761.80	3020	408	136
5	Commercial Plot	4.193	16,968.469	419	19	8	0.495	3505.58	477	21	10
6	Nursery school / Creche	0.649	2626.40			23				30	10
7	Pre-Primary School	0.27	1311.18								
8	High school	4.362	26478.58								
9	Primary school	1.298	5252.81	1119	35						
	Primary school	1.289	5216.39				(-)1.298	(-)5252.81	477		

10	Dispensary	0.382	2318.83		15						
11	Community Center	1.516	6135.03								
12	Religious Site	0.289	1169.54								
13	Police post	0.183	1110.85								
14	Suvidha Kender (cfc)	0.197	797.23								
15	Parks/ Green area	5.713					0.813				
16	Roads,Pavements	38.943					8.878				
17	Area Reserved for future expansion	3.116					(-)0.684				
18	Area under Sub Station & STP (0.622 ACRE) + Water Works Site (0.132 acre)	0.754	3051.3				NIL				
19	Floating population	-	-	-	-	-	-	-	13080	196	131
	Total	108.58	4,66,702.58	14451	1695	555	22.22	1,04,968.85 sq.m	31884	2632	946

The Committee further perused the Environment Management Plan and observed that the amount budgeted for setting up of STP, solid waste management & green belt development was on lower side. The Project Proponent submitted the revised Environment Management Plan with details as under:

S. No.	Title	Construction Phase		Operation Phase
		Capital Cost (in Lakhs)	Recurring Cost	Recurring Cost

			(In Lakhs per Annum)	(In Lakhs per Annum)
1.	Medical Cum First Aid	2.0	1.5	-
2.	Toilets for workers	4.0	3.0	
3.	Wind breaking curtains	15.0	4.0	
4.	Sprinklers for suppression of dust	15.0	3.0	
5.	Sewage Treatment Plant	400	---	12.0
6.	Solid waste Management	150	- -	25.0
7.	Green belt development	80.0	--	30.0
8.	Rain water harvesting	35	--	5.0
9.	Smoke Gun	8.0	3.5	-
10.	Analysis of ambient air, drinking water & noise level	-	7.0	-
11.	Analysis of ambient air, drinking water & noise level & treated effluent monitoring		6.0	
Total		**Rs. 709 Lakhs**	**Rs. 28 Lakhs**	**Rs. 72 Lakhs**

The Committee asked the project proponent to submit the details of activities to be carried out under Additional Environmental Activities. The project proponent submitted the details as under:

Sr. No.	**Activities**	**Recurring cost**	**Capital cost**
1.	Avenue planation/plantation in community areas	30 Lacs	18 lacs
2.	Solar Power electrification: 30 Solar lights @ Rs. 13000/ light including cost of installation of poles @ 11000/pole	14.40 lacs	3.6 lacs
3.	Distribution of jute bags	4 lacs	--

The Committee was satisfied with the reply given by the Project Proponent and after detailed deliberations, the Committee decided to award **'Silver Grading'** to the project proposal and decided to forward the application of the project proponent to SEIAA with the recommendation

to grant Environmental Clearance for Residential Township Project namely "SUNTEC CITY" (52.93 Ha) at Village Palheri, Tehsil Kharar and Village Raihmanpur, Tehsil Majri District-SAS Nagar, Punjab subject to the following standard conditions:

I. Statutory compliances:

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

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

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

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

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

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

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

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

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

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

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

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

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

II. Air quality monitoring and preservation

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

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

iii) The project proponent shall install a system to undertake Ambient Air Quality monitoring for common /criterion parameters relevant to the main pollutants released (e.g., PM10 and PM2.5) covering upwind and downwind directions during the construction period.

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

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

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

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

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

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

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

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

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

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

xiv) The gaseous emissions from the DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

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

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

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

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

III. Water quality monitoring and preservation

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

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

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

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

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

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

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

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

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

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

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

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

xiii) The project proponent shall also adopt the new/innovative technologies like low water discharging taps (faucet with aerators) /urinals with electronic sensor system /waterless urinals/twin flush cisterns/ sensor-based alarm system for overhead water storage tanks

and make them a part of the environmental management plans/building plans so as to reduce the water consumption/groundwater abstraction.

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

Sr. No	Nature of the Stream	Color code
a)	Fresh water	Blue
b)	Untreated wastewater from Toilets/ urinal and from Kitchen	Black
c)	Untreated wastewater from Bathing/shower area, hand washing (Washbasin / sinks) and from Cloth Washing	Grey
d)	Reject water streams from RO plants and AC condensate (this is to be implemented wherever centralized AC system and common RO has been proposed in the Project). Further, in case of individual houses/establishment this proposal may also be implemented wherever possible.	White
e)	Treated wastewater (for reuse only for plantation purposes) from the STP treating black water	Green
f)	Treated wastewater (for reuse for flushing purposes or any other activity except plantation) from the STP treating greywater	Green with strips
g)	Stormwater	Orange

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

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

xvii) All recharge should be limited to shallow aquifers.

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

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

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

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

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

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

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

IV. Noise monitoring and prevention

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

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

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

V. Energy Conservation measures

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

ii) Outdoor and common area lighting shall be LED.

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

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

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

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

VI. Waste Management

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

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

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

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

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

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

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

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

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

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

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

VII. Green Cover

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

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

invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines.

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

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

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

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

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

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

VIII. Transport

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

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

   b) Traffic calming measures.

   c) Proper design of entry and exit points.

   d) Parking norms as per local regulations.

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

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

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

IX. Human health issues

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

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

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

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

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

X. Environment Management Plan

i) The company shall have a well-laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violations of the environmental / forest/wildlife norms/conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stakeholders. A copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of the six-monthly report.

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

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

Sr. No.	Title	Construction Phase		Operation Phase
		Capital Cost (in Lakhs)	Recurring Cost (In Lakhs per Annum)	Recurring Cost (In Lakhs per Annum)
1.	Medical Cum First Aid	2.0	1.5	-
2.	Toilets for workers	4.0	3.0	
3.	Wind breaking curtains	15.0	4.0	
4.	Sprinklers for suppression of dust	15.0	3.0	
5.	Sewage Treatment Plant	400	---	12.0
6.	Solid waste Management	150	- -	25.0
7.	Green belt development	80.0	--	30.0
8.	Rain water harvesting	35	--	5.0
9.	Smoke Gun	8.0	3.5	-
10.	Analysis of ambient air, drinking water & noise level	-	7.0	-
11.	Analysis of ambient air, drinking water & noise level & treated effluent monitoring		6.0	
Total		**Rs. 709 Lakhs**	**Rs. 28 Lakhs**	**Rs. 72 Lakhs**

Additional Environmental Activities:

Sr. No.	Activities	Recurring cost	Capital cost
1.	Avenue planation/plantation in community areas	30 Lacs	18 lacs
2.	Solar Power electrification: 30 Solar lights @ Rs. 13000/ light including cost of installation of poles @ 11000/pole	14.40 lacs	3.6 lacs
3.	Distribution of jute bags	4 lacs	--

XI. Validity

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

XII. Miscellaneous

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

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

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

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

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

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

vii) The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put the same on the website of the company.

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

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

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

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

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

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

XIII. Additional Conditions

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

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

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

iv) The solid waste other than Bio-Medical Waste & Hazardous Waste (dry as well as wet garbage) generated should be properly collected and segregated before disposal to Municipal Authorities in accordance with the Municipal Solid Waste (Management & Handling) Rules, 2000. No municipal waste should be disposed off outside the premises in contravention of relevant rules and by-laws. Adequate measures should be taken to prevent any malodour in and around the Project premises.

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

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

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

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

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

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

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

Item No. 253.06: Application for obtaining Environmental Clearance for residential project "Super Mega Mixed Use Integrated Industrial Project Phase-1" located at Village Nagla, Tehsil Derabassi, District SAS Nagar, Punjab by M/s Shipra Estate Pvt Ltd (SIA/PB/MIS/66122/2021).

The Project Proponent was granted Environmental Clearance under EIA notification dated 14.09.2006 for developing Super Mega Mixed Use Integrated Industrial Project Phase-1" at Village Nagla, Tehsil Derabassi, District SAS Nagar, Punjab vide SEIAA letter No. 2129 dated 21.06.2011. The total land area of the project is 44.5 Ha. and the built-up area of the project is 568150.02 sqm. The project is covered under category 8 (b) of the schedule appended with the EIA notification dated 14.09.2006.

The Project Proponent was granted extension in validity of Environmental Clearance to 7 years or till the completion of the project, whichever is earlier under EIA notification dated 14.09.2006 vide SEIAA letter no. 3127 dated 22.08.2016.

The Project Proponent was granted Terms of Reference vide MoEF&CC letter no. IA3-21/3/2021-IA.III dated 23.01.2021 for the development of Super Mega Mixed Use Integrated Industrial Project Phase-1.

The Project Proponent has submitted afresh application along with the EIA report incorporated with compliance of ToRs for obtaining Environmental Clearance under EIA notification dated 14.09.2006 for the development of Super Mega Mixed Use Integrated Industrial Project Phase-1. As per the proposal, the total built up area of the project has been increased from 568150.02 sqm to 6,76,673.38 sqm. The requisite fee of the Rs. 6,76,674/- (Rs. 1,99,568/- paid vide UTR No. VIJBH19317077895 dated 13.11.2019 & Rs. 4,77,106/- vide UTR No. HDFCR52021110875932063 dated 08.11.2021. The adequacy of the fee deposited has been checked & verified by the supporting staff of SEIAA.

Punjab Pollution Control Board vide e-mail dated 02.01.2023 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 meeting was attended by the following:

(i) Mr. Bhupinder Singh, Authorized Signatory M/s Shipra Estate 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.

SEAC allowed the Environmental Consultant of the Project Proponent to present the salient features of the project in its 245th meeting of SEAC held on 24.04.2023. He, thereafter, presented the case as under:

Sr. No.	Description	Details
1	**Basic Details**	
1.1	Name of Project & Project Proponent:	The Super Mega Mixed Use Integrated Industrial Park Project Phase-I by M/s. Shipra Estates Limited.
1.2	Proposal:	SIA/PB/MIS/66122/2021 (Applied on 17.11.2021 through Parivesh Portal)
1.3	Location of Project:	Village Nagla, Tehsil Derabassi, District SAS Nagar (Mohali), Punjab.
1.4	**Details of Land area & Built up area:** (a) Plot area: 110.12 acres (b) Net planned area: 98.63 acres (c) Built up area: 6,76,673.38 sq.m. Further, as per the conceptual plan, the residential pockets, industrial pockets, commercial pockets and institutional pockets are proposed to be developed within the project. The comparison of the detailed area from Environmental Clearance accorded and as per the revised layout is as under:	

Sl. No.	**Description**	**EC Accorded**		**Difference**	**As per revised layout**	
		Area (in sq.m.)	**Area (in acres)**	**Area**	**Area (in sq.m.)**	**Area (in acres)**
1	**Total Plot Area (Scheme Area)**	**110.12 acres (or 4,45,633.616 sq.m.)**				
2	Area under proposed master plan road	48,521.80	11.99	-0.5 acres	46,498.38	11.49
3	Reserved Area (future development)	19,141.63	4.73	-4.73 acres	-	-
4	**Net Planned Area [1-(2+3)]**	**3,77,976.38**	**93.40**	**5.23 acres**	**3,99,141.44**	**98.63**
5	**Built-up Area**	**5,68,150.02**	**-**	**108,523.36 sq.m.**	**6,76,673.38**	**-**
8	Area Under Residential (Independent Floors)	39,059.71	9.65	8.74 acres	74,421.68	18.39
9	Area Under Commercial	5,179	1.28	6.185 acres	30,209.78	7.465
10	Area under Institutional/ Amenities / Public Buildings	48,117.12	11.88	-6.36 acres	22,338.64	5.520
11	Area under Group Housing	56760.41	14.02	10.63 acres	99,779.29	24.656

	12	Area under EWS	11602.17	2.86	0.14 acres	12,140.56	3
	13	Area under industrial	152438.90	37.66	-15.202 acres	90,884.30	22.458
	15	Area under Parks	79512.24	19.64	-12.823 acres	27,587.42	6.817
	16	Area under roads and utility	87,406.82	21.59	-11.266 acres	41,779.74	10.324

1.5	Category under EIA notification dated 14.09.2006	The project falls under S.No. 8(b) - 'Townships and Area Development projects.' as built-up area of the project will be 6,76,673.38 sq.m.
1.6	Cost of the project	Rs. 968.30 Crores
2.	**Site Suitability Characteristics**	
2.1	Whether project is suitable as per the provisions of Master Plan:	The project is an area development project and falls in agricultural zone, residential and mix land use zone as per Master plan of Zirakpur. Copy of the Master plan of Zirakpur showing the project location is enclosed with EDS reply.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	Permission for Change of land use has been issued by Department of Town & Country Planning, Punjab for 277.43 acres of land area vide Memo No. 161-CTP(Pb)/SP-432(m) dated 11.01.2010; copy of CLU is submitted.
3	**Forest, Wildlife and Green Area**	
3.1	Whether the project required clearance under the provisions of Forest Conservations Act 1980 or not:	No, the Project Proponent has submitted a copy of NOC issued by DFO SAS Nagar vide no. 4728 dated 16.12.2011, wherein it has been mentioned that no forest area is covered in the land area of 110.12 acres, proposed to be developed by the promoter company.
3.2	Whether the project required clearance under the provisions of Punjab Land Preservation Act (PLPA), 1900.	Permission for Change of land use has been issued by Department of Town & Country Planning, Punjab for 277.43 acres of land area vide Memo No. 161-CTP(Pb)/SP-432(m) dated 11.01.2010; copy of CLU is submitted.
3.3	Whether project required clearance under the provisions of Wildlife Protection Act 1972 or not:	The Project Proponent has not submitted a self-declaration in the prescribed proforma.
3.4	Whether the project falls within the	No, the project does not fall within any eco-sensitive zone.

	influence of Eco-Sensitive Zone or not.	
3.5	Green area requirement and proposed No. of trees:	Total green area: 63,173 sq.m. (@ 15.87% of the net planned area) Proposed trees to be planted: 4,990 nos.
4.	**Configuration & Population**	
4.1	Configuration	

Sr. No.	**Description**	**Area in Sqm as per conceptual plan**	**Area in Sqm as per the application proposal**
1.	Industrial	319309	319309
2.	Commercial	60421	60,421
3.	Residential GH	272527	272527
4.	Residential plotted/Independents floors	109700	Not included
5.	EWS	14568	14568
6.	Institutional utilities and roads	21746	9848.38
	Total	**798272 sqm.**	**676673.38 sqm**

4.2 Population:

Sl. No.	**Description**	**Area/ Dwelling Units**	**Criteria**	**No. of Persons**
1.	Independent Floors	908 D.U.	@ 4.5 persons per DU	4,086
2.	Group Housing	2450 D.U.	@ 4.5 persons per DU	11,025
3.	Commercial	7.465 acres	100 persons per acre	747
4.	Industrial	22.458 acres	100 persons per acre	2,246
5.	Institution	5.520 acres	100 persons per acre	552
6.	EWS	3.0 acres	400 persons per acre	1,200
7.	Visitors		@ 10% of population	1,631
Total Estimated Population				**21,487 Persons**

5 **Water**

5.1

Sr. No.	**Description**	**Population**	**Criteria (in lpcd)**	**Total Water Requirement (in KLD)**	**Flushing Criteria (in KLD)**	**Flushing Demand (in KLD)**

	1.	Independent Floors	4,086	135	552	45	184
	2.	Group Housing	11,025	135	1488	45	496
	3.	Commercial	747	45	34	20	15
	4.	Industrial	2,246	45	101	20	45
	5.	Institution	552	45	25	20	11
	6.	EWS	1,200	135	162	45	54
	7.	Visitors	1,631	15	24	10	16
		Total	**21,487 Persons**		**2386 KLD**		**821**

5.2	Source	Borewells
5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) *Details thereof*	Yes, Permission for abstraction of ground water has been obtained from CGWA vide permission dated 09.02.2011 for the abstraction of 909 KLD of ground water.

5.4 Total wastewater & treated wastewater generation and its utilization:

Sr. No.	Description	Water requirement
1.	Water requirement	2,386 KLD
2.	Flushing water requirement	821 KLD
3.	Fresh water requirement	2,386-821 = 1,565 KLD
4.	HVAC Cooling	1150 KLD
5.	Flow to sewer (@ 80%) + Infiltration rate	1909+ 20 = 1929 KLD
6.	Treated water (@ 98%)	1,890 KLD
7.	Green area requirement (63,173 sq. m.) • Summer (@ 5.5 lt./m^2/day) • Winter (@ 1.8 lt./m^2/day) • Monsoon (@ 0.5 lt./m^2/day)	• 347 KLD • 114 KLD • 32 KLD

<table>
<tr><td>5.5</td><td>Treatment methodology: (STP capacity, technology & components)</td><td>1,929 KLD of sewage will be generated from the project which will be treated in proposed STP of 3 MLD capacity based on MBBR Technology (two modules of 1,500 KLD each).</td></tr>
<tr><td>5.6</td><td>Treated wastewater for flushing purpose:</td><td>821 KLD</td></tr>
<tr><td>5.7</td><td>Utilization/Disposal of excess treated wastewater.</td><td>There will be no excess treated water as same will be utilized for flushing, horticulture & HVAC cooling.</td></tr>
<tr><td>5.8</td><td colspan="2">Cumulative Details:
<table>
<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</th><th>HVAC Cooling</th></tr>
<tr><td>1.</td><td>2,386 KLD</td><td>1,929 KLD</td><td>1,890 KLD</td><td>821 KLD</td><td>Summer: 347 KLD
Winter: 114 KLD
Monsoon: 32 KLD</td><td>Summer: 447 KLD
Winter: 214 KLD
Monsoon: 113 KLD</td></tr>
</table>
*No excess treated wastewater shall be generated.</td></tr>
<tr><td>5.9</td><td>Rain water harvesting proposal:</td><td>Total 68 no. of Rain water recharging pits with dual bore are being proposed for artificial rain water recharge within the project premises.</td></tr>
<tr><td>6</td><td colspan="2">Air</td></tr>
<tr><td>6.1</td><td>Details of Air Polluting machinery:</td><td>Total 3 nos. of DG Sets (3×200 KVA) are proposed for standby use for emergency purposes for water works & STP.</td></tr>
<tr><td>6.2</td><td>Measures to be adopted to contain particulate emission/Air Pollution</td><td>DG sets will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.</td></tr>
<tr><td>7</td><td>Waste Management</td><td></td></tr>
<tr><td>7.1</td><td>Total quantity of solid waste generation</td><td>7.559 MT/day</td></tr>
<tr><td>7.2</td><td>Whether Solid Waste Management layout plan by earmarking the location as well as area designated for installation of</td><td>Solid waste management area has been provided. Biodegradable waste will be composted by use of Composters. Non-biodegradable waste (recyclable waste) will be disposed off through authorized recycler vendors. Inert waste will be dumped at authorized dumping site.</td></tr>
</table>

	Mechanical Composter and Material Recovery Facility submitted or not.	
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 of to authorized vendors as per the Hazardous & Other Wastes (Management & Transboundary Movement) Rules, 2016 and its amendments.
8	**Energy Saving & EMP**	
8.1	Power Consumption:	Total power demand for the proposed project will be 10,800 KW or 12,000 KVA which will be provided by Punjab State Power Corporation Limited (PSPCL).
8.2	Energy saving measures:	Solar energy and alternative source of energy to reduce the fossil energy consumption will be availed by individual housing at the time of completion of construction of houses. Energy efficient equipment's, materials, LED street lightening, fixtures, solar street lights, etc. have been proposed for energy conservation.

8.3 Details of activities under Environment Management Plan.

Construction phase

S.No.	Title	Capital Cost (Rs. Lakhs)	Recurring Cost (Rs. Lakhs/ Annum)
1.	Air Pollution Control	15	1
2.	Water Pollution Control/ Sewage Treatment Plant	150	4
3.	Landscaping/ Noise Pollution Control	100	10
4.	Solid Waste Management	50	3
5.	RWH	70	2
6.	Energy Conservation	50	2
7.	Miscellaneous	10	2
		445	**24**

Operation Phase

Sr. No.	Title	Recurring Cost (Rs. Lakhs/ Annum)
1.	Air Pollution Control	2

	2.	Water Pollution Control/ Sewage Treatment Plant	25
	3.	Landscaping/Noise Pollution Control	15
	4.	Solid Waste Management	20
	5.	RWH	10
	6.	Energy Conservation	5
	7.	Miscellaneous	5
		Total	**82**
8.4	CER details	**Not submitted.**	

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 decided to defer the case till the receipt of reply of the below mentioned observations:

1. The Project Proponent has not taken into account the total built-up area as mentioned in the conceptual plan. The Project Proponent shall submit the justification in this regard.
2. 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.
3. The Project Proponent shall submit the compliance of the EC conditions granted vide SEIAA letter No. 2129 dated 21.06.2011.
4. The Project Proponent shall submit the construction status of the various building components as per earlier EC granted to it.
5. The Project Proponent shall allocate up to 1% of the total project cost on the following CER activities:

    a) Development of Mini Forests (Nanak Bagchi), raising of Avenue Plantations and Plantations in public/community areas.

    b) Rejuvenation of Village Ponds.

    c) Development of Infrastructure for utilization of treated effluent of STPs.

    d) Provision of solar panels in the Government / Municipal / other public schools, hospitals and Dispensaries, etc.

    e) Rainwater harvesting in Public Buildings.

    f) Alternatives to Single Use Plastic.

    g) Solid waste Management

h) Other activities relating to amelioration of Air, Water and Soil pollution as prescribed in the applicable District Environment Plan (DEP).

i) Activities as proposed by the Project Proponent / their accredited consultants for the amelioration of Air, Water, and Soil pollution on the basis of field surveys and approved by SEIAA / SEAC.

Now, Punjab Pollution Control Board vide letter No. 1614 dated 09.03.2023 furnished the construction status report as under:

"The Project site was visited by officer of the Board on 14/02/2023 and it was observed as under:

1. *As per the site shown by the project proponent the project is being developed in 4 parts and their details are as under:*

Details of Area	***No. of Plots / other details***	***Present status***
Manav Mangal School	*2.94 acres*	*Construction completed and project in operation. The project has already obtained Consent to Operate which is valid till 30.09.2025.*
Independent Floors namely Sushma Valencia by Suksha Developers namely Susma Empiria	*18.39 acres having 227 plots*	*The construction work has not been completed at the site. The project proponent has obtained separate Environment Clearance B+G+3 configuration completed and shuttering work under progress. No occupancy.*

2. *NOC obtained from PPCB for the Super mega mixed use Integrated Industrial Park Project, Phase-1, by M/s Shipra Estate Limited Zirakpur in an area of 110.12 acres (4,45,633.616 Sqm) having 68 Residential Plots, 1320 Flats in group Housing, 68 Row Houses, 200 EWS houses, 250 shops, 229 Units for IT & ITES industries and community site like primary school, High School Hospital , dispensary & Religious Building Has expired on 31/3/2020.*

3. *The project proponent has installed STP of 650 KLD capacity near the Sushma Emporia Project for the treatment of waste-water generated form Sushma Valencia During visit the aeration blower were not in operation and sample from outlet was collected. Thereafter during visit the site by AEE of Regional Office, the aeration blower was brought in to operation and sample was again collected from outlet of STP. As per record 99 KLD waste-water is being treated. The treated water is being supplied to green area developed plantation area as per Karnal technology adjoining Sukhna Choe.*

4. *No MAH industry / Cement Plant/ grinding unit/ rice sheller/ Sailla plant/ stone crushing / screening cum washing unit/ hot mix plant/ brick kiln within a radius of 500 m from the boundary of the proposed site of the project. No air polluting industry is located within 100 mtr of the proposed site. Therefore, the site of the project is conforming to the sitting guidelines laid down by the Govt. of Punjab Department of Science Technology and Environment vide order dated 25/07/2008 as amended on 30/10/2009.*

5. *A storm drain namely Sukhna choe carrying treated as well as untreated domestic effluent also passes close to the project at a distance ranging from 30 m to 120 m.*

It is informed that the environmental clearance earlier obtained by the project proponent has already expired on 21/08/2021 and during the visit on 14/2/2023 the construction work was under progress in this project. Thus, the project proponent is in violation. It is pertinent to mention here that in the proposed site of the expansion for which the environmental clearance is applied, no construction is being carried out.

The project proponent does not comply with the Office Memorandum F. No. 22-21/2020- IA.III dated 7/7/2021 issued by MoEF&CC, Government of India, new Delhi in which SOP for identification and handing of violation cases under the EIA notification date 14/9/2006 has been defined."

Deliberations during 245th meeting of SEAC held on 24.04.2023.

The meeting was attended by the following:

(i) Mr. Bhupinder Singh, Authorized Signatory M/s Shipra Estate 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.

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

S. No.	ADS Query	Reply
1.	The Project Proponent has not taken into account the total built-up area as mentioned in the conceptual plan. The Project Proponent shall submit the justification in this regard.	It is to highlight that built-up area mentioned in final conceptual plan is 6,76,673.38 sq.m. (i.e., excluding the built-up area of Manav Mangal Smart World School and Sushma Valencia) and the same has been submitted with reply of EDS dated 30.05.2020.
2.	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 is submitted.
3.	The Project Proponent shall submit the compliance of the EC conditions granted vide SEIAA letter No. 2129 dated 21.06.2011.	Copy of the six-monthly compliance report of earlier granted Environmental Clearance for period ending 30.09.2022 is submitted.

S. No.	ADS Query	Reply
4.	The Project Proponent shall submit the construction status of the various building components as per earlier EC granted to it.	Environmental Clearance is being filed as an area development project as only plotting will be done and external services such as roads, plumbing work, electrical work, etc. will be laid by the project proponent. Individual plots are being sold to individual plot owners and separate approvals will be obtained by individual plot owners, if applicable. However, construction status of the various building components within the project is given in **Table 1** below:

Table 1: Construction status of Building components

Sl. No.	Component	Percentage	Individual Approval Status
1.	Manav Mangal School	100%	CTO has been obtained from PPCB vide Certificate no. CTOA/Varied/SAS/2023/20216536 dated 18/01/2023 and CTOW/Varied/SAS/2023/20216914 dated 19/01/2023.
2.	Sushma Valencia • Pocket R1 • Pocket R4	 • 55% • 75%	EC has been granted by SEIAA, Punjab vide Letter no. SEIAA/2018/950 dated 16.07.2018.
3.	Sushma Empiria (Part of Pocket 3)	25%	EC has been granted by SEIAA, Punjab vide Letter no. DECC/SEIAA/2019/1100 dated 09.12.2019.
4.	Sushma Belleza (Part of Pocket 2)	30%	EC has been granted by SEIAA, Punjab vide Letter no. SEIAA/2020/3340 dated 05.11.2020.
5.	Sushma Metropol (Part of Pocket 2)	5%	EC has been granted by SEIAA, Punjab vide Letter no. DECC/SEIAA/2020/3350 dated 05.11.2020.

S. No.	ADS Query	Reply

<table>
<tr>
<td>5.</td>
<td>The Project Proponent shall submit the details of CER activities.</td>
<td>As per earlier EC granted, CSR/CER was not mentioned. As additional project cost is Rs. 30 Crores. Thus, 1% of the cost i.e. Rs. 30 Lakhs has been reserved under CER activity as given below:
<table>
<tr><th>S. No.</th><th>Activity</th><th>Amount allocated (in Lakhs)</th></tr>
<tr><td>1.</td><td>Development of Nanak Bagichi in Village Bakarpur</td><td>30</td></tr>
<tr><td colspan="2">Total</td><td>Rs. 30 Lakhs</td></tr>
</table>
Further, NOC from Sarpanch has also been obtained for development of Nanak Bagichi in Village Bakarpur vide dated 10.03.2023; copy of the same is submitted. Proposal for Nanak Bagichi is submitted.</td>
</tr>
</table>

The Committee perused ADS reply of the aforementioned observations and was found incomplete. 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 component-wise details of the total land area, built up area along with the details of environmental parameters such as basis of estimating the population, water consumption, waste water generation, reuse of treated waste water for flushing/greening, STP capacity, final disposal of treated waste water etc., as per the earlier Environment Clearance granted and as per expansion proposal.

(ii) The Project Proponent shall submit the layout plan by clearly marking the land areas considered in the environmental clearance already granted and as per the expansion proposal by marking in it different colours.

(iii) The Committee observed that the proposal of the Project Proponent to utilize treated wastewater for HVAC cooling throughout the year is not justified as there is no requirement of water for HVAC cooling during winter season. Further, no technical details have been provided by the Project Proponent to reuse the treated waste water for HVAC cooling. The Project Proponent shall submit the alternate scheme for the disposal of excess treated wastewater.

(iv) The Project Proponent shall submit an affidavit to the effect that no category A or B industry shall be setup in the proposed land area of the project.

(v) The Project Proponent shall submit the clarification w.r.t the status report submitted by the Punjab Pollution Control Board, wherein it has been mentioned that the project is under violation as earlier Environmental Clearance granted to the Project Proponent was expired on 21.08.2021 and construction work was in progress during the visit on 14.02.2023.

(vi) The Project Proponent shall submit the self-certified compliance report of the earlier Environmental Clearance granted.

(vii) The Project Proponent shall upload the conceptual plan for the proposed Environmental Clearance application.

Deliberations during 249th meeting of SEAC held on 12.06.2023.

The meeting was attended by the following:

(i) Mr. Bhupinder Singh, Authorized Signatory M/s Shipra Estate 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.

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

S. No.	ADS Query	Reply
(i)	The Project Proponent shall submit the component-wise details of the total land area, built up area along with the details of environmental parameters such as basis of estimating the population, water consumption, waste water generation, reuse of treated wastewater for flushing/greening, STP capacity, final disposal of treated waste water etc. as per the earlier Environment Clearance granted and as per expansion proposal.	The component wise details of the project i.e, land area, break up of built-up area along with details of parameters such as population, water consumption, wastewater generation, reuse of treated wastewater for flushing/green area, STP capacity, final disposal of treated wastewater, etc. as per earlier Environmental Clearance (EC) granted and as per revised layout plan is mentioned in Table 1 submitted.
(ii)	The Project Proponent shall submit the layout plan by clearly marking the land areas considered in the environmental clearance already granted and as per the expansion proposal by marking in it different colours.	It is to highlight that there is no change in total scheme area i.e. 110.12 acres as per earlier EC and as per present application. However, net planned area has been increased from 93.4 acres to 98.63 acres. The old layout plan on which earlier EC was accorded is submitted. Approved layout plan based on which EC application has been filed is submitted. However, individual pockets which have obtained separate approvals is also demarcated in the layout plan. Details for break-up of net planned area as per earlier EC granted and as per revised layout plan is submitted.

S. No.	ADS Query	Reply
(iii)	The Committee observed that the proposal of the Project Proponent to utilize treated wastewater for HVAC cooling throughout the year is not justified as there is no requirement of water for HVAC cooling during winter season. Further, no technical details have been provided by the Project Proponent to reuse the treated wastewater for HVAC cooling. The Project Proponent shall submit the alternate scheme for the disposal of excess treated wastewater.	Agreed. There is no requirement of water demand for HVAC cooling during winter season. Thus, revised water balance diagram for all the seasons is submitted. Treated water from STP will be reused for flushing, landscaping as well as HVAC cooling. Standards for usage of treated water for HVAC cooling is submitted**.** While, remaining excess treated water of 936 KLD during winter season will be disposed of to MC sewer for which permission has already been obtained from MC, Zirakpur. Copy of permission in this regard is submitted**.**
(iv)	The Project Proponent shall submit an undertaking to the effect that no category A or B industry shall be setup in the proposed land area of the project.	It is to clarify that no Category A or B industry falling under EIA Notification except Schedule 8(a) & 8(b) will be set up within the project. Undertaking regarding the same is submitted.
(v)	The Project Proponent shall submit the clarification w.r.t the status report submitted by the Punjab Pollution Control Board, wherein it has been mentioned that the project is under violation as earlier Environmental Clearance granted to the Project Proponent was expired on 21.08.2021 and construction work was in progress during the visit on 14.02.2023.	It is to clarify that presently no construction or development work has been done by M/s Shipra Estates Ltd. within the project. However, few plots have been sold to individual plot owners and separate approvals are being obtained by them. Accordingly, construction work is being done by individual plot owners after obtaining individual ECs and not by M/s Shipra Estates Ltd. Construction status of various building components within the project is submitted. Thus, project is not under violation. However, M/s Shipra Estate Ltd. will undertake the development work in the form of laying of plumbing services, STP, electrical services, etc. within the project premises after the grant of valid EC.

Table 1: Construction status of Building components

Sl. No.	Component	Individual Approval Status	Percentage of work done	Constructed Built-up Area

1.	Manav Mangal School	CTO has been obtained from PPCB vide Certificate no. CTOA/Varied/SAS/2023/20216536 dated 18/01/2023 and CTOW/Varied/SAS/2023/20216914 dated 19/01/2023.	100%	15,988.81 sq.m.
2.	Sushma Valencia • Pocket R1 • Pocket R4	EC has been granted by SEIAA, Punjab vide Letter no. SEIAA/2018/950 dated 16.07.2018.	 • 55% • 75%	1,42,141.65 sq.m.
3.	Sushma Empiria (Part of Pocket 3)	EC has been granted by SEIAA, Punjab vide Letter no. DECC/SEIAA/2019/1100 dated 09.12.2019.	25%	33,138.51 sq.m.
4.	Sushma Belleza (Part of Pocket 2)	EC has been granted by SEIAA, Punjab vide Letter no. SEIAA/2020/3340 dated 05.11.2020.	30%	24,322.01 sq.m.
5.	Sushma Metropol (Part of Pocket 2)	EC has been granted by SEIAA, Punjab vide Letter no. DECC/SEIAA/2020/3350 dated 05.11.2020.	5%	Nil

S. No.	**ADS Query**	**Reply**
(vi)	The Project Proponent shall submit the self-certified compliance report of the earlier Environmental Clearance granted.	Self-certified six-monthly compliance report of earlier granted EC for period ending 31.03.2023 is submitted**.**
(vii)	The Project Proponent shall upload the conceptual plan for the proposed Environmental Clearance application.	The conceptual plan for the current EC application is submitted**.**

During meeting, the Committee perused the point wise reply of the aforesaid observations and observed that Project Proponent has not component wise details of the built-up area of the project, basis of estimating the population, water consumption, waste water generation, re-use of treated waste water for flushing/greening, STP capacity, final disposal of treated waste water etc. as per earlier environmental clearance granted and as per expansion proposal.

The Committee observed that the proposal of the project proponent for re-using treated waste water for HVAC cooling is not tenable, as water quality of COD less than 4 PPM and TDS less than

500 PPM is required for HVAC cooling as per IS8188:1999 standards. The Committee asked the Project Proponent to revise the water balance.

The Committee on perusal of MC Zirakpur letter No. 170 dated 12.01.2023 observed that the MC has not mentioned anywhere the quantity of the treated waste water of the project allowed to be discharged in the MC Sewer in view of the capacity of the MC Sewer & STP.

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

(i) The Project Proponent shall submit component wise details of the built-up area of the project, basis of estimating the population, water consumption, waste water generation, re-use of treated waste water for flushing/greening, STP capacity, final disposal of treated waste water etc. as per earlier environmental clearance granted and as per expansion proposal.

(ii) The Project Proponent shall submit the revised water balance without considering re-use of the treated waste water for HVAC cooling.

(iii) The Project Proponent shall submit the revised permission from MC, Zirakpur stating that the capacity of the existing sewer & STP of MC is sufficient to take care of the additional load of the treated waste water of the project.

(iv) The Project Proponent shall submit an affidavit that no category A or B industry falling under EIA notification dated 14.09.2006 shall be setup within the project.

Deliberations during 253rd meeting of SEAC held on 24.07.2023.

The meeting was attended by the following:

(i) Mr. Bhupinder Singh, AGM M/s Shipra Estate 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.

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

S. No.	ADS Query	Reply
(i)	The Project Proponent shall submit component wise details of the built-up area of the project, basis of estimating the population, water consumption, waste water	The component wise details of the project i.e., land area including net planned area, break up of built-up area along with details of parameters such as population, water consumption, wastewater generation, reuse of treated

	generation, re-use of treated waste water for flushing/greening, STP capacity, final disposal of treated waste water etc. as per earlier environmental clearance granted and as per expansion proposal.	wastewater for flushing/green area, STP capacity, final disposal of treated wastewater, etc. as per earlier Environmental Clearance (EC) granted and as per revised layout plan is submitted**.**
(ii)	The Project Proponent shall submit the revised water balance without considering re-use of the treated waste water for HVAC cooling.	Water balance has been revised without considering re-use of the treated wastewater for HVAC cooling. Water demand & wastewater generation calculation along with revised water balance diagrams for different seasons is submitted**.**
(iii)	The Project Proponent shall submit the revised permission from MC, Zirakpur stating that the capacity of the existing sewer & STP of MC is sufficient to take care of the additional load of the treated waste water of the project.	Revised permission has been obtained from MC, Zirakpur stating upgradation of MC STP within period of 2 years as well as 1200 KLD of excess treated water can be disposed of into MC sewer. Copy of NOC is submitted.
(iv)	The Project Proponent shall submit an affidavit that no category A or B industry falling under EIA notification dated 14.09.2006 shall be setup within the project.	It is to clarify that no Category A or B industry falling under EIA Notification except Schedule 8(a) & 8(b) will be set up within the project. Affidavit stating the same is submitted.

During meeting, the Committee asked the Project Proponent to submit the detailed layout plan for planting 4990 trees across the running length of the road and parks. The layout plan shall also mention the distance between the plants, height of plant etc. In this regard, the Project Proponent submitted the layout plan delineated with the aforementioned details. The Committee noted and took a copy of the said layout plan on record.

The Committee was satisfied with the reply of the aforementioned given by the Project Proponent and after detailed deliberations, the Committee decided to award **'Silver Grading'** to the project proposal and decided to forward the application of the project proponent to SEIAA with the recommendation to grant Environmental Clearance for residential project “Super Mega Mixed Use Integrated Industrial Project Phase-1” located at Village Nagla, Tehsil Derabassi, District SAS Nagar, Punjab subject to the following standard conditions:

I. Statutory compliances:

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

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

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

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

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

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

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

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

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

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

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

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

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

II. Air quality monitoring and preservation

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

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

iii) The project proponent shall install a system to undertake Ambient Air Quality monitoring for common /criterion parameters relevant to the main pollutants released (e.g., PM10 and PM2.5) covering upwind and downwind directions during the construction period.

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

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

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

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

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

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

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

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

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

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

xiv) The gaseous emissions from the DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

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

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

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

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

III. Water quality monitoring and preservation

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sr. No	Nature of the Stream	Color code
a)	Fresh water	Blue
b)	Untreated wastewater from Toilets/ urinal and from Kitchen	Black
c)	Untreated wastewater from Bathing/shower area, hand washing (Washbasin / sinks) and from Cloth Washing	Grey
d)	Reject water streams from RO plants and AC condensate (this is to be implemented wherever centralized AC system and common RO has been proposed in the Project). Further, in case of individual houses/establishment this proposal may also be implemented wherever possible.	White
e)	Treated wastewater (for reuse only for plantation purposes) from the STP treating black water	Green
f)	Treated wastewater (for reuse for flushing purposes or any other activity except plantation) from the STP treating greywater	Green with strips
g)	Stormwater	Orange

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

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

xvii) All recharge should be limited to shallow aquifers.

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

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

xx) The quantity of freshwater usage, water recycling, and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project

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

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

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

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

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

IV. Noise monitoring and prevention

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

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

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

V. Energy Conservation measures

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

ii) Outdoor and common area lighting shall be LED.

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

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

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

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

VI. Waste Management

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

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

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

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

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

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

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

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

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

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

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

VII. Green Cover

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

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

iii) The Project Proponent shall develop a green belt with native tree species (having canopy type structure and especially trees, and not grass) before the completion of the project.

The greenbelt shall inter alia cover the entire periphery of the unit provided that the number of trees to be planted should not be less than one tree per 80 sqm of the total land area. The canopy trees shall also be planted around the parking area to provide shade to the parked vehicles.

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

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

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

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

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

VIII. Transport

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

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

   b) Traffic calming measures.

   c) Proper design of entry and exit points.

   d) Parking norms as per local regulations.

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

iii) A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 km radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on the cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies within this 05

Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

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

IX. Human health issues

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

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

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

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

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

X. Environment Management Plan

i) The company shall have a well-laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violations of the environmental / forest/wildlife norms/conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stakeholders. A copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of the six-monthly report.

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

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

Construction phase

S.No.	Title	Capital Cost (Rs. Lakhs)	Recurring Cost (Rs. Lakhs/ Annum)
1.	Air Pollution Control	15	1
2.	Water Pollution Control/ Sewage Treatment Plant	150	4
3.	Landscaping/ Noise Pollution Control	100	10
4.	Solid Waste Management	50	3
5.	RWH	70	2
6.	Energy Conservation	50	2
7.	Miscellaneous	10	2
		445	**24**

Operation Phase

Sr. No.	Title	Recurring Cost (Rs. Lakhs/ Annum)
1.	Air Pollution Control	2
2.	Water Pollution Control/ Sewage Treatment Plant	25
3.	Landscaping/Noise Pollution Control	15
4.	Solid Waste Management	20
5.	RWH	10
6.	Energy Conservation	5
7.	Miscellaneous	5
	Total	**82**

XI. Validity

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

XII. Miscellaneous

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

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

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

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

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

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

vii) The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put the same on the website of the company.

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

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

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

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

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

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

XIII. Additional Conditions

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

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

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

iv) The solid waste other than Bio-Medical Waste & Hazardous Waste (dry as well as wet garbage) generated should be properly collected and segregated before disposal to Municipal Authorities in accordance with the Municipal Solid Waste (Management & Handling) Rules, 2000. No municipal waste should be disposed off outside the premises in contravention of relevant rules and by-laws. Adequate measures should be taken to prevent any malodour in and around the Project premises.

v) In the event that the project proponent decides to abandon/close the Project at any stage, he shall submit an application in the prescribed form along with requisite documents through Parivesh to SEIAA for surrendering the Environmental Clearance as per the procedure prescribed in OM dated 29.03.2022 issued by the MoEF&CC. The project proponent shall be accountable for adherence/compliance of the EC conditions

till such time as the project is finally closed by SEIAA, based upon the certified closure report of Integrated Regional Offices (IROs) of MoEF&CC, Chandigarh/PPCB.

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

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

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

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

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

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

Item No. 253.07: Application for Environment Clearance under EIA Notification dated 14.09.2006 for construction of a residential project namely "Mega Integrated Residential Township" by M/s Innovative housing and Infrastructure (P) Ltd. (SIA/PB/INFRA2/424213/2023).

1. The promoter company "M/s Innovative Housing & Infrastructure Pvt Ltd" was granted permission for Change of Land use from the Department of Town and Country Planning, Punjab vide No.3818-CTP(Pb)/SP-432(M) dated 03.07.2014 for the land area measuring 155.90 acres falling in Village Teera & Togan, New Chandigarh for the establishment of Mega Residential Project.

2. Thereafter, layout plan was got approved from the Chief Town Planner, Punjab on 11.07.2018 for development of a plotted residential accommodation, plotted commercial component and affordable group housing namely 'Mega Integrated Residential Township' for total CLU area of 155.90 acres, out of which net planning area is 95.0250 acres falling in the revenue estate of village Togan and Teera, New Chandigarh, Distt. SAS Nagar.

3. As per said approved layout plan, the summary of the project area is as under:

Sr. No.	Category	Area in Acres
1.	CLU area	155.90
2.	Area not taken in the layout plan	16.343
3.	Layout Area (1-2)	139.56
4.	Area under acquisition	0.6070
5.	Revenue Rastas	2.72
6.	Gross scheme area (3+4+5)	142.89
7.	Area under roads	7.068
8.	Reserved Area for future expansion	27.67
9.	Area reserved for affordable group housing	9.80
10.	Net Planning Area (6-4-5-7-8-9=10)	**95.0250 acres**

4. Out of the aforementioned components of the project, the affordable group housing site for the land area measuring 9.80 acre was sold out to another promoter company, who has separately obtained environmental clearance under EIA Notification dated 14.09.2006 for carrying out construction of Group Housing project namely "The Address". In the said environmental clearance a special condition was imposed to the effect that the Project Proponent of M/s. Innovative Housing and Infrastructure (P) Ltd shall be bound to obtain environmental clearance, if area of the main project namely PCL Gateway exceeds 50 Hectares (123.553 acres) as required under the provisions of EIA Notification dated 14.09.2006.

5. The promoter company has obtained Consent to Establish under the Water Act,1974 and Air Act,1981 from Punjab Pollution Control Board on 14.01.2021, which was valid up to 13.01.2022, for the Residential township project to be developed in net planning area of 95.025 acres, having 612 residential plots, Amenities Area in 9.79 acres, EWS area in 7.17 acres and Commercial Area in 3.84 acres.

6. The promoter company started development work of the project on 20.07.2018 and continued the development work of the project apprehending that the project is not covered under the ambit of EIA notification as the planned area of project is only 95.0250 acres, which was less than 50 Hectares (123 acres) as per condition imposed in the EC granted to the project namely 'The Address', which is reproduced herein above.

7. The promoter company prepared a conceptual plan on 04.09.2021 by adding the additional land area in the project making the total project area as 264.69 acres and net planning area as 193.912 acres. The summary of this project area as per this conceptual plan is as under:

Sr.No.	Category	Area in Acres
1.	Total Project Area	264.69
2.	CLU area	155.90
3.	Expansion Area	108.79
4.	Area not taken in the layout plan	16.91
5.	Area under roads	7.068
6.	Area under acquisition	6.20
7.	Revenue Rastas	3.70
8.	Gross scheme area (1-4+6+7)	257.68
9.	Reserved Area for future expansion	35.32
10.	Area reserved for affordable group housing	9.80
11.	Area reserved for group housing	11.58
12.	Net Planning Area (8-5-9-10-11=12)	**193.912**

8. Since, the area of the project was exceeded beyond 50 Hectares (123 acres), as such, the promoter company applied for obtaining Environmental clearance under EIA Notification to the MoEF&CC on 19.02.2022 informing all the facts prevailing at the time when SEIAA was not functioning. The MoEF&CC granted Terms of References (TOR) vide letter No. IA2-21/12-2021 dated 04.02.2023 for proposed township having residential Plots, Group Housing, Commercial, Institutional and Flats for EWS. The total land area of the project is 264.69 acres having net planning area of 193.912 Acres.

9. SEIAA vide letter No.3986 dated 04.05.2021 has asked the promoter company not to undertake any work or activity of the project except securing of land prior to grant of requisite Environment clearance.

a) Directions were issued by SEIAA Punjab u/s 5 of the Environment Protection Act 1986 to the project proponent, vide letter no. SEIAA/MS/2022/933 dated 14.09.2022, to the effect that:

I. That the Project proponent shall not undertake any further construction activity of the project or create any further third-party interest in the project till the grant of Environmental Clearance under EIA Notification dated 14.09.2006.

II. That the project proponent shall pay penalty equivalent to the amount as may be determined based upon OM dated 07.07.2021 at the time of submission of EIA/EMP report, to the Punjab Pollution Control Board. In compliance with the OM dated 28.07.2021 issued by the MOEF&CC, these funds will be deposited in the account of the PPCB maintained for this purpose.

10. Now, the Project Proponent has submitted application for obtaining Environmental Clearance for area township project namely "Mega Integrated Residential Township" at Village Togan & Teera, New Chandigarh, SAS Nagar, Punjab. The Project Proponent has submitted copy of final EIA notification dated 14.09.2006 report after incorporating the compliance of Terms of Reference and other relevant documents. The total land area of the project is 264.69 acres having net planning area of 193.912 Acres and total built up area of 646785.39 sqm. The project is covered under category 8(b) of the schedule appended with the EIA notification dated 14.09.2006. The total cost of the project is Rs. 434 Crore.

11. The Project Proponent is required to deposit fee of Rs. 646786/- and he has deposited fee of Rs.2,35,018/-vide UTR No. HDFCR52021112179365184 dated 24.11.2021 and Rs. 500/- vide cheque No. 33321674 dated 11.05.2023 and Rs. 4,11,500/- vide UTR No. HDFCR52023053160497189 dated 31.05.2023.

12. Earlier, a compliant was also received against the Promoter company for not securing wildlife clearance under Wildlife (Protection) Act 1972. The said matter was discussed 187th meeting of SEIAA held on 09.08.2021, 192nd meeting of SEIAA held on 01.11.2021, 199th meeting of SEIAA held on 25.01.2022, 201st meeting of SEIAA held on 22.02.2022, 203rd meeting of SEIAA held on 29.03.2022, 206th meeting of SEIAA held on 08.06.2022, 209th meeting of SEIAA held on 04.07.2022, 211th meeting of SEIAA held on 27.07.2022 and lastly in 212th meeting of SEIAA held on 17.08.2022. A copy of the proceedings of the said meeting is attached as **Annexure-F**. After deliberation in the said matter, SEIAA decided that additional Terms of reference be issued to the project proponent for carrying out detailed EIA & EMP and fulfilling other mandatory requirements as per OM dated 07.07.2021 for obtaining Environmental Clearance as under:

a) Environmental Consultant shall prepare EIA report keeping in view Office Memorandum dated 07.07.2021 issued by the MoEF&CC, New Delhi. The EIA report should include Damage Assessment Report, Remedial Plan and Community Resources Augmentation Plan as an independent chapter in the EIA report.

b) Submit the details of total expenditure on the project up to the filing the EIA report and turnover during the period of violation (duly certified by the project CA).

c) *Submit a separate chapter defining the role and responsibilities of all the stakeholders in the implementation of the proposed Environmental Management Plan as well as for assuring proper compliance of the conditions of Environmental Clearance if granted.*

Deliberations during 253rd meeting of SEAC held on 24.07.2023.

The meeting was attended by the following:

(i) Sh. Jagjit Singh Majha, MD, M/s Innovative Housing and Infrastructure Pvt Ltd.
(ii) Sh. Sital Singh, Environmental 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:	Mega Integrated Residential Township by M/s Innovative Housing and Infrastructure (p) ltd Jagjit Singh Director
1.2	Proposal:	SIA/PB/INFRA2/424213/2023
1.3	Location of Industry:	Village Togan & Teera SAS Nagar, Punjab
1.4	Details of Land area & Built up area:	193.912 acres (78.47 Ha) Built up area -646785.39 sqm
1.5	Category under EIA notification dated 14.09.2006	8(b)
1.6	Cost of the project	Rs. 434 Crores
2.	**Site Suitability Characteristics**	
2.1	Whether site of the industry is suitable as per the provisions of Master Plan:	The project falls in mixed use zone as per the master plan of New Chandigarh.
2.2	Whether supporting document submitted in favour of statement at 2.1, details thereof: (CLU/building plan approval status)	The permission letter for Change of Land Use total land measuring of 155.90 acres issued by Department of Town & Country Planning, Punjab vide memo No. 5523 CTP(PB)/SP-432 dated 10.11.2016 for Mega Residential Project.
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 area does not fall in the project, an undertaking in this regard in prescribed format submitted.
3.2	Whether the industry required clearance under the provisions of Punjab Land Preservation Act (PLPA) 1900:	No, an undertaking in this regard submitted.
3.3	Whether industry required clearance under the provisions of Wildlife Protection Act 1972 or not:	No, an undertaking in this regard 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)	No, the project does not fall within any eco-sensitive zone.
3.6	Green area requirement and proposed No. of trees:	Total green area: 50884.109 sq.m Proposed trees to be planted: 9810 nos.
4.	**Component wise area classification:**	

4.1

Sr. No.	**Category**	**Area in Acres**
1.	Total Project Area	264.69
2.	CLU area	155.90
3.	Expansion Area	108.79
4.	Area not taken in the layout plan	16.91
5.	Area under roads	7.068
6.	Area under acquisition	6.20
7.	Revenue Rastas	3.70
8.	Gross scheme area (1-4+6+7)	257.68
9.	Reserved Area for future expansion	35.32

	10.	Area reserved for affordable group housing	9.80
	11.	Area reserved for group housing	11.58
	12.	Net Planning Area (8-5-9-10-11=12)	

4.2 **Population and Water requirement details**

No. of plots 1291 @15person/plot	19365 persons Water consumption @ 135 Ltr/person/day	2614 m^3/day
GROUP HOUSING-1 9.8 acres@450 persons/acre	4410 persons Water consumption @ 135 Ltr/person/day	595 m^3/day
GROUP HOUSING-2 11.58 acres@ 450 persons/acre	5211 persons Water consumption @ 135 Ltr/person/day	703 m^3/day
EWS 13 acres @ 360 persons	4680 persons Water consumption @ 135 Ltr/person/day	632 m^3/day
Commercial =4.80 acres @ 100 persons/acre	480 persons Water consumption @ 15 Ltr/person/day	7 m^3/day
Public Building =9.8 acres @ 100 persons/acre	980 persons Water consumption @ 45 Ltr/person/day	44 m^3/day
TOTAL WATER REQUIRED	**(DOMESTIC WATER)**	**4595 m^3/day**
WASTE WATER GENERATION		**3,676 KLD**

4.3 **Water requirement for flushing:**

Plots	19365 persons Water consumption @ 45 Ltr/person/day	**871.425 KLD**
GROUP HOUSING-1	4410 persons Water consumption @ 45 Ltr/person/day	**198.450 KLD**
GROUP HOUSING-2	5211 persons Water consumption @ 45 Ltr/person/day	**234.495 KLD**
EWS	4680 persons Water consumption @ 45 Ltr/person/day	**210.600 KLD**
Commercial	480 persons Water consumption @ 15 Ltr/person/day	**7.200 KLD**
Public Building	980 persons Water consumption @ 15 Ltr/person/day	**14.700 KLD**
Total Water required for flushing	**1,536.87= approx. 1537 KLD**	
Fresh water Requirement	**4595 KLD-1537 KLD= 3058 KLD**	

5	**Water**	
5.1	Total fresh water requirement:	3058 KLD
5.2	Source:	Ground Water

5.3	Whether Permission obtained for abstraction/supply of the fresh water from the Competent Authority (Y/N) Details thereof	Application has been filed to PWRDA for obtaining permission for the abstraction of groundwater for project.
5.6	Details of utilization of treated wastewater into green area in summer, winter and rainy season	Green area 50884.109 sqm Summary- 280 KLD, Winter-92 KLD, Rainy- 26 KLD,
5.7	Details of excess treated waste water	Summer- 1859 KLD Winter- 2047 KLD Rainy- 2113 KLD **Permission for disposal of excess treated waste water into public sewer not submitted.**
5.8	Rain water harvesting proposal:	Rain water harvesting system have been proposed for artificial rain water recharge within the project premises for collection of 416980 cubic meter/year of rain water from roof top, green area and roads etc.
6	**Air**	
6.1	Details of Air Polluting Machinery and APCDs installed are as under:	05 no of DG Sets of capacity 2x 500 KVA & 2x240 KVA, 1x125 KVA shall be installed which will be provided with canopy and stack of adequate height.
7	**Waste Management**	
7.1	Total quantity of solid waste generation	15807 Kg/day
7.2	Details of management and disposal of solid waste (Mechanical Composter/Compost pits)	Solid waste management area has been provided and marked in conceptual layout attached along with the application. The solid waste generated in the project after completion will be mostly domestic waste. Necessary arrangements for segregation and collection of solid wastes shall be made at source. The recyclables like paper, plastic, tins etc. will be sold to authorized venders and the Municipal solid wastes will be treated through vermin-culture. Thus, there will be no problem of solid waste from the project.
8	**Energy conservation measures**	
8.1	Power Consumption:	Total power demand for the proposed project will be 16 MW which will be provided by Punjab State Power Corporation Limited (PSPCL).

8.2	Energy saving measures:	(i) Promoting use of solar water heating. (ii) Purchase of energy efficient appliances. (iii) Constant monitoring of energy consumption and defining targets for energy conservation

8.3 Details of activities under Environment Management Plan.

CONSTRUCTION PHASE:

Sr. No.	Particulars	Approx. Recurring Cost (Rs in Lac)	Approx. Capital Cost (Rs in Lac)	Basis for cost Estimate
1.	Medical Cum First Aid	1.5	1.00	first aid medical facility with first aid kit
2.	Toilets for sanitation system	3.0	5.0	Toilets with septic tank
3.	Wind breaking curtains	4.0	10.0	Wind breaking walls at vulnerable areas
4.	Sprinklers for suppression of dust	3.0	12.0	Sprinklers, Pipeline
	Total	11.50	28.0	

OPERATION PHASE:

Sr. No.	Particulars	Approx. Recurring Cost Operational Phase (Rs in Lac)	Approx. Capital Cost Construction Phase (Rs in Lac))	Basis for cost Estimation
1.	Sewage Treatment Plant	12.0	500.0	Capital cost include cost of STP
2.	Solid Waste segregation & disposal	22.0	15.0	Colored Bins at appropriate Locations
3.	Green Belt including grass coverage	5.0	50.0	Plantation and landscaping
4.	RWH	3.0	30.0	RWH pits and the cleaning
	Total	42.0	595.0	

9.	CER Activities	(i) Mini Jungles with Native Species (Neem, Mango, Ficus etc.) in the villages of Togan, Teera, with approximately 200 to 250 Trees per Jungle have been planned. (ii) Each jungle will be planted with approximately 200 to 250 trees. (iii) We have planned 2 Jungles in Village Togan and 5 Jungles in Village Teera. Each Mini Jungle costing around Rs.4.5 Lakh. Therefore, total of 7 Jungles will be costing approx. Rs.31,50,000 Lakh. (iv) Forests also provide fuel for cooking and warmth, medicinal plants, food, wildlife habitat, clean water, spiritual and cultural touchstones, and for many, the means to earn a living. (v) The concept of Eco-Friendly Jungles is a Japanese Concept created by Akira Miyawaki and also popularly known as the Miyawaki Method. This involves restoring native forests from seeds of native trees on very degraded soil which were deforested and are without humus. Using this he successfully restored many protective forests. Thereby he showed restoration of soil was possible by using judicious choice of pioneer and secondary indigenous species.
10	Whether damage assessment plan, remediation plan and natural & community resource augmentation implementation plan submitted or not? Details of the same.	(i) As per the damage assessment plan, remediation plan along with natural & community resource augmentation plan, total no. of days of violation were calculated as 1002 (from 20.07.2018 to 16.08.2022 excluding the COVID-19 period). (ii) The Capital & Recurring cost for Damage Assessment has been estimated as Rs. 33.6904 lac/day and Rs. 0.0253044 lac/day respectively. Whereas, the amount allocated towards Remediation Plan & Natural and Community Resources Augmentation Plan has been proposed as Rs. 161.1285814 lakhs for 1002 days of violation. As per OM dated 07.07.2021 issued by MoEF&CC, the Project Proponent is required to submit the Bank Guarantee of Rs. 51,04,159/- lakhs with Punjab Pollution Control Board prior to the grant of Environmental Clearance and the same shall be released after the successful implementation of the Remediation and Natural & Community Resource Augmentation Plan. (iii) The development work of the project was started on 20.07.2018 and the Promoter company has suo-moto reported to SEIAA, Punjab regarding the construction of the Hotel carried out without obtaining EC under the EIA Notification by way of filing an application for obtaining EC. Therefore, only 0.5% of the total project cost to the tune of 102,08,31,814 incurred up to the date

		of filing of application, on account of penalty is liable to be paid by our project proponent. Therefore, the amount of penalty comes out to be Rs.51,04,159/-. This amount shall be deposited by the promoter company to PPCB through DD/RTGS etc.in compliance to OM dated 28.07.2022 of the MoEF&CC.
11	Observations:	(i)

The Committee observed that the Project Proponent has applied under violation category through Parivesh Portal for obtaining Environmental Clearance under EIA Notification dated 14.09.2006 for the construction of a residential project namely "Mega Integrated Residential Township" in the land area of 264.69 acres having built up area of 646785.39 sqm.

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

(i) The Project Proponent shall submit the documentary compliance of the following additional ToRs issued by SEIAA:

   a. *Submit the details of total expenditure on the project up to the filing the EIA report and turnover during the period of violation (duly certified by the project CA).*

   b. *Submit a separate chapter defining the role and responsibilities of all the stakeholders in the implementation of the proposed Environmental Management Plan as well as for assuring proper compliance of the conditions of Environmental Clearance if granted.*

(ii) The Project Proponent shall submit the component-wise details of the total land area, built up area along with the details of environmental parameters such as basis of estimating the population, water consumption, waste water generation, reuse of treated waste water for flushing/greening, STP capacity, final disposal of treated waste water etc., as per application proposal.

(iii) The Project Proponent shall submit the land ownership documents of the remaining land area of 108.79 acres along with the details and status of the application filed for obtaining permission for Change of land Use.

(iv) The Project Proponent shall submit the detailed proposal for solid waste management including setting up of mechanized Material Recovery Facility (MRF) and also earmark the dedicated space in the layout plan for solid waste management.

(v) The Project Proponent shall submit the justification along with requisite documents as proof for considering the date of start of construction and date of stoppage of construction considered for calculating the number of days of violation.

(vi) The Project Proponent shall submit the status of prosecution filed by Punjab Pollution Control Board for the violation of the provisions of the EIA notification dated 14.09.2006.

(vii) The Project Proponent shall submit the clearance obtained from Chief Wildlife Officer with regard to land area of the project falling under Eco Sensitive zone.

(viii) The Project Proponent shall submit the proposal for the storm water management by clearly mentioning its disposal arrangements by obtaining permission from local authority.

(ix) The Project Proponent shall submit the permission for discharging treated wastewater into sewer.

(x) The Project Proponent shall submit the details of activities proposed to be undertaken under Additional Environmental Activities.

(xi) The Project Proponent shall submit the separate drawing showing plumbing systems for use of fresh and treated wastewater.

(xii) The Project Proponent shall submit the revised Contour Plan reflecting the true existing physical features of the site with regard to permanent bench mark.

(xiii) The Project Proponent shall submit the approved Layout Plan for the net planned area of 95.0250 acres.

(xiv) The Project Proponent shall submit the Conceptual Plan for Net Planned Area of 193.912 acres. Further, the project proponent shall also submit the details of the areas deducted from the total project area of 264.69 acres.

(xv) The Project Proponent shall submit Consent to establish obtained Punjab Pollution Control Board.