Proceeding of 210th meeting of State Expert Appraisal Committee (SEAC) to be held on 24.12.2021 in the Conference Hall no. 2 at 11:30 AM, MGSIPA Complex, Sector-26, Chandigarh.

The following were present:

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

Item No. 01: Confirmation of the proceedings of 209th meeting of State Level Expert Appraisal Committee held on 27.11.2021.

The proceedings of 209th meeting of State Level Expert Appraisal Committee held on 27.11.2021 were prepared and circulated to all the members through email on 02.12.2021. No comments have been received from any of the members. As such, SEAC confirmed the proceedings.

Item No. 02: Action taken on the proceedings of the 209th meeting of State Level Expert Appraisal Committee held on 27.11.2021.

The action taken on the decisions of 209th meeting of State Level Expert Appraisal Committee held on 27.11.2021 has been completed. SEAC noted the same.

Item no. 210.01: Regarding conducting SEAC meetings at least once in 15 days.

SEAC perused the advisory letter no. 4937 dated 14.12.2021, wherein it has been mentioned as under:

"It is to inform you that SEIAA in its 194th meeting held on 29.11.2021 observed that in the months of August, September and October, 2021, only one meeting has been conducted by SEAC in each month which is not in accordance with repeated directions of the MoEF&CC including recent instructions issued vide OM dated 18.11.2020 and OM dated 29.10.2021. SEIAA/SEAC in its 11th Joint meeting had also decided that both SEIAA and SEAC would hold at least 2 meetings every month. As such, SEIAA decided to issue an advisory to SEAC in this regard."

On perusal of Letter No. SEIAA/MS/2021/4937 dated 14.12.2021, it was brought to the notice of the Committee that two meetings could not be held in the month of August, September & October, 2021, as there was no pendency of cases at SEAC Level. Further in view of Office Memorandum issued by MoEF&CC on dated 18.11.2021 & 29.11.2021, it was decided to hold meetings in the first and third week of every month tentatively on Monday.

Item No 210.02: Application for amendment in Environmental Clearance granted under EIA notification dated 14.09.2006 for the establishment of the Group Housing project & commercial namely "Umbera Green" at village Jaspal Bangar & Sangowal, District Ludhiana, Punjab to M/s Umbera Group (SIA/PB/MIS/223530/2021).

The project proponent was granted Environmental Clearance vide no. SEIAA/2017/354 dated 24.04.2017 for the establishment of the Group Housing project & commercial namely "Umbera Green" in an area of 35249 sqm. having built up area of 119655 sqm., at village Jaspal Bangar & Sangowal, District Ludhiana, Punjab. The project involves construction of 19 towers having total 1091 flats, Roads, Community Building, Commercial Building, School, Green Park Area, etc.

Now, the project proponent has applied for obtaining amendment in the Environmental Clearance granted to it and submitted Form-4 along with compliance of the conditions of the earlier Environment Clearance granted to the project, layout plan approved from STP Ludhiana vide letter no. 1949 dated 28.08.2020 and authorization letter. As per the approved layout plan, the built-up area of the project has now been revised to 117406.8 sqm including total residential built-up area, basement area and stilt area. Further, total 18 towers having total no. of 1042 flats shall be constructed.

The Project Proponent has informed that the project is in construction phase and the construction pertaining to all 10 no. towers have been completed and 90% construction activity of School & Commercial Shops have been completed.

The project proponent deposited the processing fee of Rs. 2,34,812/- through NEFT no. SBINR12021112353206980 dated 23.11.2021, as verified by supporting staff SEIAA.

1.0 Deliberations during 210th meeting of SEAC held on 24.12.2021

The meeting was attended by the following:

1. Sh. Sandeep Garg, Manager, on behalf of Project Proponent.
2. Sh. Sital Singh, EIA coordinator, M/s Chandigarh Pollution Testing Laboratory, E-126, Phase-VII, Industrial Area, Mohali.
3. Sh. Deepak Gupta, Environmental Advisor.

During meeting, Sh. Deepak Gupta informed that the EC granted on 24.04.17 was based on conceptual plan for built up area of 119655 sqm for construction of 19 towers having 1091 flats, community building, commercial building, school, green park area etc.

However, as per the layout plan approved by Senior Town Planner, Ludhiana vide letter No. 1949 dated 28.08.20, the built-up area has been revised to 117406.8 sqm for construction of 18 towers having 1042 flats. He presented the salient features of the amendment proposal with details as under:

Sr. no.	**Reference of Approved EC**	**As per approved EC**	**Proposal as per amendment**
1	No. of Flats	1091 No.	1042 No.
2	No. of Shops	-	16 No.
3	Built up area	119655 sqm	117406 sqm
4	Population	5955 Persons	5242 Persons
5	Domestic Water Requirement	864 KLD	788 KLD
6	Flushing Requirement	252 KLD	234 KLD
7	Final Discharge	304 KLD	294 KLD
8	MSW Generation	2282 Kg/day	2184 Kg/day
9	Green area	7060 sqm	7076 sqm

Further, the project proponent has submitted a copy of the NOC obtained from the Department of Forest, Ludhiana vide letter No. FCA 1980/6626 dated 27.09.2016, wherein it has been mentioned that no forest land is being involved while providing the access road to the project.

SEAC was satisfied with the presentation given by the Project Proponent as the pollution load w.r.t. wastewater and solid waste generation has decreased. A copy of the presentation was taken on record.

After detailed deliberations, SEAC decided to forward the application to SEIAA with the recommendation to allow amendment in the Environmental Clearance already granted vide letter No. SEIAA/2017/354 dated 24.04.2017 as per above tabulated details.

Item No 210.03: Application for amendment in Environmental Clearance granted under EIA notification dated 14.09.2006 for establishment of affordable group housing project namely "The Address" located at Village Togan, New Chandigarh, District SAS Nagar, Punjab by M/s Address Infrastructures Pvt. Ltd., (Proposal No. SIA/PB/MIS/241932/2021).

The project proponent was granted Environmental Clearance vide no. SEIAA/2019/270 dated 22.02.2019 for establishment of affordable group housing project namely "The Address" in an area of 39659.19 sqm. having built up area of 111480.72 sqm., at Village Togan, New Chandigarh, District SAS Nagar, Punjab. The project involves construction of total 1228 flats.

Now, the project proponent has applied for obtaining amendment in the Environmental Clearance granted to it and submitted Form-4 along with compliance of the conditions of the earlier Environment Clearance granted to the project, conceptual plan and authorization letter. As per the revised conceptual plan, the built-up area of the project has now been revised to 146453 sqm including total residential built up area, basement area and stilt area.

The Project Proponent has informed that the project is in construction phase and total no. of 552 flats have been constructed and rest of the flats are under construction.

Now, the project proponent has applied for obtaining amendment in the Environmental Clearance granted to it. The project proponent deposited the processing fee of Rs. 2,47,782/- through NEFT no. UTIBR52021120200351818 dated 02.12.2021, as verified by supporting staff SEIAA.

1.0 Deliberations during 210th meeting of SEAC held on 24.12.2021

The meeting was attended by the following:

1. Mr. Nitin Upadhyaya, Manager, on behalf of the Project Proponent.
2. Sh. Deepak Gupta, Environmental Advisor.
3. Sh. Sital Singh, EIA coordinator, M/s Chandigarh Pollution Testing Laboratory, E-126, Phase-VII, Industrial Area, Mohali.

During meeting, Sh. Deepak Gupta informed that the earlier Environmental Clearance granted vide letter dated 22.02.19 for land area of 39659.19 sqm with built up area of 111480.72 sqm for construction of 1228 flats was based on the conceptual plan. Now the project proponent has submitted the revised conceptual plan having built up area of

146453 sqm for construction of 1028 flats. He presented the salient features of the amendment proposal as under:

Sr. no.	**Reference of Approved EC**	**Description as per approved EC**	**Description as per proposal**
1.	Flats	1228	1028
2.	Shops	0	20
3.	Population	6140	5180
4.	Built up area	111480.72 sqm	146453 sqm
5.	Domestic Water	829 KLD	696 KLD
6.	Flushing Requirement	273 KLD	231 KLD
7.	MSW Generation	2456 Kg/day	2064 Kg/day
8.	Sewage Generation	663 KLD	557 KLD

Sr.no.	**Description**	**Population**	**Water Demand**
1	No. of flats @ 1028	1028 flats @ 5 persons / flat= 5140 Persons	5140 @ 135 lpcd = 694 KLD
2	Total shops @ 20	20 @ 2 persons /shop = 40 persons	40 @ 45 lpcd = 2 KLD
	Total	**5180**	**696 KLD**
3		**Total water demand**	**696 KLD**
4	Total Flow to STP @ 80%		557 KLD
5	Flushing water required	5140 @ 45 LPCD	231 KLD
6	MSW generation	5140x0.4 Kg/day 40x 0.2 Kg/day	2056 Kg/day 8 Kg/day
7		**Total MSW Generation**	**2064 Kg/day**

SEAC was satisfied with the presentation given by the Project Proponent as the pollution load w.r.t. wastewater and solid waste generation has decreased. A copy of the presentation was taken on record.

After detailed deliberations, SEAC decided to forward the application to SEIAA with the recommendation to allow amendment in the Environmental Clearance already granted vide letter No. SEIAA/2019/270 dated 22.02.2019 as per above tabulated details.

Item No 210.04: Application for amendment in Environmental Clearance granted under EIA notification dated 14.09.2006 for the establishment of the commercial/hotel project namely "Five Star Hotel Developed" at village- Bharonjia Mullanpur, Punjab to M/s Bhanu Infra Build Pvt. Ltd., (SIA/PB/MIS/242014/2021).

The project proponent was granted Environmental Clearance vide no. SEIAA/2014/1242 dated 06.04.2014 for the establishment of the commercial/hotel project namely "Five Star Hotel Developed" in an area of 7.003 acres having built up area of 48027.40 sqm., at village- Bharonjia Mullanpur, Punjab.

The project proponent deposited the processing fee of Rs. 1,17,278/- through NEFT no. 01021221165401 dated 02.12.2021, as verified by supporting staff SEIAA.

Now, the project proponent has applied for obtaining amendment in the Environmental Clearance granted to it and submitted Form-4, approved layout plan, compliance of the conditions imposed in the earlier Environment Clearance granted to the project and authority letter.

As per the layout plan approved vide letter no. 2914 CTP (PB)/SC-122 dated 10.05.2019 from Chief Town Planner, Punjab, the built-up area has been shown as 58639.220 sqm.

1.0 Deliberations during 210th meeting of SEAC held on 24.12.2021

The meeting was attended by the following:

1. Sh. Mukesh Bhatti, AVP, on behalf0 of the Project Proponent.
2. Sh. Deepak Gupta, Environmental Advisor.
3. Sh. Sital Singh, EIA coordinator, M/s Chandigarh Pollution Testing Laboratory, E-126, Phase-VII, Industrial Area, Mohali.

During meeting, Sh. Deepak Gupta informed that earlier Environmental Clearance granted vide letter dated 06.04.2014 was based on the conceptual plan for an area of 7.003 acres with built up area of 48027.40 sqm. Now as per layout plan approved by Chief Town Planner, Punjab vide letter No. 2914 CTP (PB)/ SC-122 dated 10.05.19 the built up area has increased to 58639.220 sqm with details as under:

Sr. no.	Description	As per the approved Environment Clearance	After amendment (as per approved plan)
1.	Built up area	48027.40 sqm	58639.220 sqm
2.	Population	1274 persons	1814 persons
3.	Domestic Water	179 KLD	128 KLD
4.	Flushing Water requirement	26 KLD	56 KLD
5.	Sewage Generation	142 KLD	102 KLD
6.	Sewage Disposal	101 KLD	31 KLD
7.	MSW	320 Kg/day	595 Kg/day

During the meeting, the Project Proponent informed that he has applied for obtaining approval of Central Govt. under Forest (Conservation) Act, 1980 vide proposal No. FP/PB/Others/6165/2021 dated 24.12.21.

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

After detailed deliberations, SEAC decided to forward the application to SEIAA with the recommendation to allow amendment in the Environmental Clearance already granted vide letter No. SEIAA/2014/1242 dated 06.04.2014 as per above tabulated details.

Item no. 210.05: Application for Environmental Clearance under EIA Notification dated 14.09.2006 for the establishment of a Group Housing Residential Project namely "The Ananta Aspire" developed by M/s Svastiga Infra Pvt. Ltd. located at Village Nabha, Zirakpur, Tehsil Derabassi, SAS Nagar, Mohali, Punjab (SIA/PB/MIS/212297/2021).

The project proponent has filed an application for obtaining Environment Clearance under EIA notification, 2006 for establishment of a Group Housing Residential Construction Project namely "The Ananta Aspire" located at Village Nabha, Zirakpur, Tehsil Derabassi, SAS Nagar, Mohali, Punjab with proposed built-up area as 79196 Sqm. in the land area of 28373 Sqm. Project is covered under Activity 8(a) & Category 'B2' as per EIA notification-2006.

The project proponent submitted the Form I, 1A and other additional documents. They have also deposited the processing fee amounting to Rs. 1,58,392/- through NEFT No. N135211505174083 dated 15.05.2021, which is verified by supporting staff of SEIAA. The Project cost is 82 Cr. Furthermore, PPCB was requested to send the latest construction status report of the project through e-mail on 17.05.2021.

1.0 Deliberations during 201st meeting of SEAC held on 02.06.2021

The meeting was attended by the following:

1. Sh. Sital Singh, EIA Coordinator, M/s CPTL, on behalf of Project Proponent.

SEAC observed that the latest construction status report from the Punjab Pollution Control Board was not received.

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

2.0 Deliberations during 204th meeting of SEAC held on 20.07.2021

The meeting was attended by the following:

1. Sh. Sunpreet Singh, on behalf of Project Proponent.
2. Mr. Deepak Gupta, Environmental Advisor.
3. Sh. Sandeep Singh, Consultant M/s CPTL, Mohali.

SEAC observed that the Punjab Pollution Control Board vide letter no. 3622 dated 05.07.2021 has sent the latest construction status report of the Project and the contents of the same are given as under:

"It is intimated that the subject cited project proponent has applied for obtaining Environmental Clearance for establishment of group housing/residential project namely "The Ananta Aspire" developed by M/s Svastiga Infra Pvt. Ltd. at village Nabha, Distt. SAS Nagar in an area measuring 28,373 sqm. The total proposed built-up area of the project is 79,196 sqm and the proposed cost of the project is 82 crores.

Accordingly, the proposed site was visited by the officer of the Board on 28/5/2021. As per the site shown by the representative of the project proponent, the point wise status report of the project is as under:

1. *The proposed site of the project is located on L.H.S. of Zirakpur- Patiala National Highway. The project proponent has not demarcated the boundaries of the project.* ***No construction activity pertaining to the project has been started at the site****.*
2. *As per the boundary limits shown by the representative, it was observed that there is no industry such as rice sheller / saila plant / brick kiln / stone crushing / screening cum washing unit / hot mix plant/ cement unit etc. within a radius of 500 m. There is no air polluting industry within a radius of 100 m form the boundary of the project site and there is no MAH industry within a radius of 250 m radius from the boundary of the proposed site.*
3. *The CPCB notified the siting guidelines for the retail outlet vide notification no. B13011/1/2019-20/AQM /10809 dated 07.01.2020. The operational part regarding the siting criteria of retail outlet is as under: -*

"In case of ***siting criteria for petrol pumps*** *new Retail Outlets shall not be located within a radial distance of 50 meters (form fill point / dispensing units / vent pipe whichever is nearest) from schools, hospitals (10 beds and above) and residential areas designated as per local laws. In case of constraints in providing 50 meters distance, the retail outlet shall implement additional safety measures as per prescribed by PESO. In no case the distance between new retail outlet from schools, hospital (10 beds and above) and residential area designated as per local laws shall be less than 30 meters. No high-tension line shall pass over the retail outlet."*

4. *As per the boundary limits shown by the representative, it was observed that existing retail outlet falls within the 50 m of the boundary of the project."*

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

Sr.no.	Item	Details
1.	Name and Location of the project	"The Ananta Aspire" located at Village Nabha, Zirakpur, Tehsil Derabassi, SAS Nagar, Mohali.
2.	Project/activity	8 a (Fresh EC)
3.	Whether the project is in critical polluted area or not.	None
4.	If the project involves diversion of forest land. If yes, a) Extent of the forest land. b) Status of the forest clearance.	No
5.	a) Is the project covered under PLPA,1900, if No but located near to PLPA area then the project proponent is required to submit NOC from the concerned DFO to the effect that project area does not fall under the provision of PLPA Act, 1900. b) Is the project covered under PLPA, 1900, if yes then Status of the NOC w.r.t PLPA,1900?	No
6.	If the project falls within 10 km of Eco sensitive area/ National park/Wild Life Sanctuary. If yes, a) Name of Eco sensitive area/ National park/Wild Life Sanctuary and distance from the project site. b) Status of clearance from National Board for Wild Life (NBWL).	No No No

<table>
<tr><td>7.</td><td>Classification/Land use pattern as per Master Plan</td><td>Residential</td></tr>
<tr><td>8.</td><td>Cost of the project</td><td>82 Crore</td></tr>
<tr><td>9.</td><td>Total Plot area, Built up Area and Green area</td><td>Land- 28373 Sqm
Built-up Area- 79196 Sqm
Green Area- 7407 Sqm</td></tr>
<tr><td>10.</td><td>Population (when fully operational)</td><td>2260 Persons</td></tr>
<tr><td>11.</td><td>Water Requirements & Source in Construction Phase</td><td>10-12 KLD
met by STP of MC Zirakpur</td></tr>
<tr><td>12.</td><td colspan="2">Break up of Water Requirements & source in Operation Phase:
<table>
<tr><th>Sr. No.</th><th>Season</th><th>Total Water (KLD)</th><th>Fresh water (KLD)</th><th>Flushing (KLD)</th><th>Green Area (KLD)</th></tr>
<tr><td>1</td><td>Summer</td><td>305</td><td>203</td><td>102</td><td>41</td></tr>
<tr><td>2</td><td>Winter</td><td>305</td><td>203</td><td>102</td><td>12</td></tr>
<tr><td>3</td><td>Rainy</td><td>305</td><td>203</td><td>102</td><td>4</td></tr>
</table></td></tr>
<tr><td>13.</td><td>Source of Water</td><td>• Treated waste water will be used in the construction
• Ground water @ 203 KLD</td></tr>
<tr><td>14.</td><td>Treatment & Disposal arrangements of waste water in Construction Phase</td><td>Septic Tank of capacity 10 KLD
• Sewer</td></tr>
<tr><td>15.</td><td>Disposal Arrangement of Waste water in Operation Phase</td><td>Total =305 KLD, which will be treated in the STP of capacity 370 KLD to be installed in the project premises.
<table>
<tr><th>Sr. No.</th><th>Season</th><th>Flushing (KLD)</th><th>Green Area (KLD)</th><th>MC Sewer (KLD)</th></tr>
<tr><td>1.</td><td>Summer</td><td>102</td><td>41</td><td>101</td></tr>
<tr><td>2.</td><td>Winter</td><td>102</td><td>12</td><td>130</td></tr>
<tr><td>3.</td><td>Rainy</td><td>102</td><td>4</td><td>138</td></tr>
</table></td></tr>
<tr><td>16.</td><td>Rain water recharging detail</td><td>12417 m3/year rain water will be collected of recharging pits will be provided to recharge the rooftop rainwater of buildings after treatment through oil & Grease traps</td></tr>
<tr><td>17.</td><td>Solid waste generation and its disposal</td><td>a) 904 kg/day

b) Solid wastes will be appropriately segregated (at source. by providing bins) into recyclable, Bio-degradable Components, and non- biodegradable.</td></tr>
</table>

<table>
<tr><td>18.</td><td>Hazardous Waste & E-waste</td><td>1) Cat 5.1 Qty 25 Ltr.

2) Any other Category

Used oil from DG sets will be sold to registered recyclers and E-waste will be disposed of as per the E-waste (Management) Amendment Rules, 2018.</td></tr>
<tr><td>19.</td><td>Energy Requirements & Saving</td><td>a) 2350 KW from PSPCL.

b) 2x 240 KVA, 1x500 KVA

c) Saving measures:

Solar Light 20 No = 30 KWHD
Common area (350) lights replaced with LED = 189 KWHD

Total Energy saved/day 30+189 = 219 KWHD</td></tr>
<tr><td>20.</td><td>Environment Management Plan along with Budgetary break up phase wise and responsibility to implement</td><td>During construction phase Director will be responsible and during operation phase, Director is responsible for implementation of the EMP.

<table><tr><th>Description</th><th>Capital Cost (Rs)</th><th>Recurring Cost (Rs)</th></tr><tr><td>Construction</td><td>117.50 lac</td><td>12.90</td></tr><tr><td>Operation</td><td></td><td>18.90</td></tr></table></td></tr>
<tr><td>21.</td><td>Other important facts (Applicable to EC projects only)</td><td>a) Whether all the environmental monitoring parameter are within permissible limits prescribed for such type of projects. (Applicable to EC projects) yes

b) The MC Zirakpur, has issued the certificate vide letter no.210 dated 04-05-2021 to the effect that facility of the sewer is available for the Residential project, treated waste water after depositing requisite charges to the MC Sewer.

c) The MC Zirakpur has issued certificate vide letter no 206 dated 03/05/2021 to the effect that they are in process of setting of common municipal Solid waste facility for the MC Zirakpur cluster and will take care of MSW likely to be generated from this project in due course of time.</td></tr>
</table>

During meeting, SEAC raised the following observations to the Project Proponent, which are as under:

1. The Project Proponent has to mark the boundary of Sukhna Wild Life Sanctuary and the distance of the project site from the boundary of Sukhna Wild Life Sanctuary, as per the coordinates on the topo sheet to indicate that the project

site falls beyond 10KM from the Sukhna Wild Life Sanctuary. In case the site falls within 10Km of Sukhna Wild Life Sanctuary, then the Project Proponent has to apply to the NBWL for obtaining NOC.

2. Whether the Project Proponent has applied to the Forest Deptt. for obtaining access of the approach road. If not, the Project Proponent shall apply for the same.
3. The Project Proponent shall submit details w.r.t. No. of Towers to be constructed, No. of stories in each tower, details of flats on each floor such as 3BHK/4BHK etc., the basis of estimating the population, calculation of water requirement and wastewater generation with treatment and disposal arrangements.
4. As per the letter issued by MC Zirakpur vide no. 210 dated 04.05.2021, the sewer connection can be given depending upon the available capacity of the sewer at that time. The Project Proponent shall submit fresh certificate from the MC Zirakpur certifying that existing sewer/proposed sewer is of adequate capacity to take the hydraulic load of the said project and sewer connection shall be provided to the project proponent. In case of proposed sewer, the MC may indicate the timeline for laying the sewer and providing the connection to the project proponent.

SEAC further observed that the Local Govt. does not give clear cut recommendation regarding allowing the sewer connection to the Project Proponent in the certificates issued by them. In such cases, it becomes quite difficult for the Committee to decide the case. SEAC feels that the matter needs to be taken with the Secretary, Deptt. of Local Govt. Punjab to address this issue. After detailed deliberations, SEAC decided as under:

1. Defer the case till the next meeting subject to submission of reply by the Project Proponent.

2. SEIAA be requested separately to take up the matter with Secretary, Deptt. of Local Govt. Punjab to direct the MCs for providing clear-cut recommendations for allowing sewer connection to the Project Proponents depending upon their adequacy.

3.0 Deliberations during 187th meeting of SEIAA held on 09.08.2021.

The case was considered by SEIAA in its 187th meeting held on 09.08.2021, which was attended by the following:

(i) Sh. Deepak Gupta, Environmental Advisor.
(ii) Sh. Sital Singh, EIA Coordinator, M/s CPTL, on behalf of Project Proponent.

SEIAA was apprised that SEAC vide letter no. 4593 dated 27.07.2021 has informed that Municipal Councils do not give a clear NOC for permitting sewer connections to the MC sewers while issuing certificates to project proponents. A copy of one such certificate

issued vide letter no. 210 dated 04.05.2021 to M/s Svastiga infra Pvt. Ltd. for the connection of project sewer with the MC sewer was also attached with the said letter.

SEIAA perused the said certificate and observed that Executive Office, Municipal Council, Zirakpur had issued a certificate vide letter no. 210 dated 04.05.2021 to the effect that facility of Municipal Sewer, Zirakpur is available in the area adjoining the Group Housing Project of M/s Svastiga Infra Pvt. Ltd. The promoter company may connect the sewer of its project and discharge 149 KLD treated sewage water (as per the standard prescribed by the PPCB) with main sewer of Municipal Council as per the capacity available at that time after depositing all requisite charges prescribed by the Govt. to Municipal Council and getting layout plan approved after completion of project under prescribed rules.

SEIAA observed that the certificate issued by the Executive Officer of Municipal Council, Zirakpur for providing the sewer connection to the project 'The Ananta Aspire' of M/s Svastiga Infra Pvt. Ltd. for discharge of 149 KLD treated waste water into MC sewer was ambiguous and conditional to capacity of the MC Sewer being available at a future point of time. Hence, there was no guarantee that the Project would be able to discharge its treated waste water into the MC Sewer when the Project became operational some years from the present date. SEIAA further observed that ensuring safe and assured discharge of waste water from Projects was a vitally important and sensitive condition in the absence of which it would be difficult to grant EC's to such Projects. It was, therefore, decided that a template may be prepared and prescribed for issuing the certificate by Local Government authorities for permitting projects to connect their treated waste water with the MC Sewers so that Environmental Clearances to such Projects were not held up on this account.

It was also brought to the notice of SEIAA that Govt. of Punjab has created posts of Additional Development Commissioner (ADC) Urban in all Districts. SEIAA was of the view that since sewer connections (or other suitable arrangements for safe disposal of waste eater) for upcoming Projects was an important matter, it would be desirable if decision regarding its availability or otherwise was taken and conveyed at the level of ADC (Urban).

After deliberations, SEIAA decided to accept the recommendation of SEAC and request Secretary, Local Government, Punjab, to issue suitable directions for issuance of clear and unambiguous certificates for providing sewer connection facility (or otherwise utilising the treated waste water of Projects in Municipal Green belts etc) to Building Construction Projects/Area Development & Township Projects preferably by the higher authorities of Local Govt. Department such as ADC, Urban instead of EO of Municipal Council as per the template.

Deliberations during 209th meeting of SEAC held on 27.11.2021

The meeting was attended by the following:

1. Sh. Sunpreet Singh, on behalf of Project Proponent.
2. Mr. Deepak Gupta, Environmental Advisor.
3. Sh. Sandeep Singh, Consultant M/s CPTL, Mohali.

The Project Proponent has submitted the reply of the EDS raised through Parivesh Portal with details as under:

Sr. no.	Observation	Reply by Project Proponent
1.	The Project Proponent has to mark the boundary of Sukhna Wild Life Sanctuary and the distance of the project site from the boundary of Sukhna Wild Life Sanctuary, as per the coordinates on the topo sheet to indicate that the project site falls beyond 10KM from the Sukhna Wild Life Sanctuary. In case the site falls within 10Km of Sukhna Wild Life Sanctuary, then the Project Proponent has to apply to the NBWL for obtaining NOC.	The distance of the project from the Sukhna Wild Life Sanctuary is 12.76 approximately.
2.	Whether the Project Proponent has applied to the Forest Deptt. for obtaining access of the approach road. If not, the Project Proponent shall apply for the same.	The project Proponent submitted the Acknowledgement slip of the application to the Forest Deptt.
3.	The Project Proponent shall submit details w.r.t. No. of Towers to be constructed, No. of stories in each tower, details of flats on each floor such as 3BHK/4BHK etc., the basis of estimating the population, calculation of water requirement and wastewater generation with treatment and disposal arrangements.	Details of Towers: 1. Total no. of Towers=13 No. 2. No. of stories of each Block a) Block-A= S+17 b) Block-B= S+17 c) Block-C= S+17 d) Block- B1= S+16 3. 4 BHK= 102 Units 3 BHK= 338 Units **Total= 440 Units** 2 flats per floor. Further, water requirement and population details submitted.

4.	As per the letter issued by MC Zirakpur vide no. 210 dated 04.05.2021, the sewer connection can be given depending upon the available capacity of the sewer at that time. The Project Proponent shall submit fresh certificate from the MC Zirakpur certifying that existing sewer/proposed sewer is of adequate capacity to take the hydraulic load of the said project and sewer connection shall be provided to the project proponent. In case of proposed sewer, the MC may indicate the timeline for laying the sewer and providing the connection to the project proponent.	The Project Proponent submitted an Affidavit signed by the authorized signatory of M/s Svastiga Infra Pvt. Ltd., Sh. Ashish Gupta.

SEAC perused the point wise reply given by the Project Proponent and observed as under:

1. The distance of the project site from the Sukhna Wild Life Sanctuary was found to be 10.33 Km instead of 12.76 Km.

2. The details submitted by the Project Proponent with respect to Sr. No. 3 in above table was found to be incomplete w.r.t no. of blocks in each tower for estimating the population and water requirement.

3. The Project Proponent as pointed out at Sr. No. 4 in above table, was asked to submit fresh certificate from MC Zirakpur certifying that existing sewer/proposed sewer is of adequate capacity to take the hydraulic load of the said project and sewer connection shall be provided to the project proponent.

   However, the project proponent instead of obtaining the fresh certificate from MC Zirakpur has submitted an affidavit that the possession will not be given till sewerage connection is provided by MC Zirakpur or some other alternative arrangement is made. Further, the project proponent will mention a condition in the allotment letter stating that the possession will not be given till the proper arrangements for disposal of excess treated wastewater is made.

   The Committee was not satisfied with the reply given by the Project Proponent and asked to obtain the permission letter from MC Zirakpur in the prescribed template of SEIAA. A copy of the template has been handed over to the project proponent.

After detailed deliberations, SEAC decided to defer the case and asked the project proponent to submit the details w.r.t no. of blocks in each tower for estimating the population & water requirement and the permission letter from MC Zirakpur as per the prescribed template of SEIAA for discharging of the treated wastewater into MC sewer.

Deliberations during 210th meeting of SEAC held on 24.12.2021

The meeting was attended by the following:

1. Sh. Sunpreet Singh, on behalf of Project Proponent.
2. Mr. Deepak Gupta, Environmental Advisor.
3. Sh. Sital Singh, EIA coordinator, M/s Chandigarh Pollution Testing Laboratory, E-126, Phase-VII, Industrial Area, Mohali.

During meeting, the Project Proponent presented the reply of the observations made by the Committee during 209th meeting on 27.11.21 with details as under:

Sr. no	Observations	Reply
1	The Project Proponent was asked to obtain the permission letter from MC Zirakpur in the prescribed template of SEIAA. A copy of the template has been handed over to the project proponent.	The Project Proponent has submitted a copy of the permission letter issued by MC Zirakpur vide letter no. 2070 dated 20.12.2021, wherein it has been mentioned that MC will not be able to issue NOC through specific Performa. Further, it was mentioned that the NOC has already been issued to the Project Proponent vide letter no. 210 dated 04.05.2021, stating that there is no objection in giving sewer connection after submission of the completion certificate and requisite fee.
2	The project proponent to submit the details w.r.t no. of blocks in each tower for estimating the population & water requirement	1. Total no. of towers = 13 Nos. 2. Nos of stories of each Block a) Block-A = S+17 (7 tower) b) Block-B = S+17 (2 Tower) c) Block-C = S+17 (3Tower d) Block-B1 = S+16 (1Tower) 1. 4+1 BHK = 102 Unit 2. 3+1 BHK = 238 Units 3. 3 BHK= 100 Units **Total = 440 Units** There will be no change in the population, water requirement as the No. of flats are not changed.

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

After detailed deliberations, SEAC decided to award **'Silver Grading'** to the project proposal and to forward the application of the project proponent to SEIAA with the recommendations to grant Environmental Clearance for the establishment of a Group

Housing Residential Project namely "The Ananta Aspire" developed by M/s Svastiga Infra Pvt. Ltd. located at Village Nabha, Zirakpur, Tehsil Derabassi, SAS Nagar, Mohali, Punjab with proposed built up area as 79196 Sqm in land area of 28373 Sqm., as per the details mentioned in the Form 1, 1A, EMP & subsequent presentation /clarifications made by the project proponent and his consultant subject to the following special condition.

Special Condition:

"The Project Proponent will not give possession of any flat till the regular sewer connection is obtained from MC, Zirakpur".

I) Statutory compliances:

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

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

iii) The project proponent shall obtain forest clearance under the provisions of the Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose 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 abstraction of ground water/ surface water required for the project from the competent authority.

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

viii) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be

obtained, as applicable, by project proponents from the respective competent authorities.

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

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

xi) The project site shall confirm to the suitability as prescribed under the provisions laid down under the master plan of respective city/ town. For that, the project proponent shall 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 above, the project proponent shall also comply with siting criteria / guidelines, standard operating practices, code of practice and guidelines if any prescribed by the SPCB/CPCB/MoEF& CC for such type of projects.

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

iii) The project proponent shall install system to undertake Ambient Air Quality monitoring for common /criterion parameters relevant-to the main pollutants released (e.g., PM_{10} and $PM_{2.5}$) covering upwind and downwind directions during the construction period.

iv) Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur dieselwould 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, 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 area shall be prohibited. Wet jet shall be provided for grinding and stone cutting.

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

xii) All construction and demolition debris shall be stored at the site within earmarked area and 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 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 DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

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

xvi) Roads leading to or at 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 rain water.

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

iv) The total water requirement for the project will be 297 KL/day, out of which fresh water demand of 197 KL /day shall be met through own tube wells and remaining 99 Kl/day through recycling of treated wastewater from STP of capacity 370 KL/day. Total fresh water use shall not exceed the proposed requirement as provided in the project details.

v) a) The total wastewater generation from the project will be 238 KL/day, which will be treated in STP of capacity 370 KL/day on SBR technology within the project premises. As proposed, treated wastewater available at outlet of STP will be as reutilized as under: -

Sr. No.	Season	For Flushing purposes (KLD)	Green Area (KLD)
1.	Summer	99	41
2.	Winter	99	12
3.	Monsoon	99	4

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

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

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

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

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

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

x) 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.

xi) 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.

xii) The project proponent shall also adopt the new/innovating 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 it a part of the environmental management plans / building plans so as to reduce the water consumption/ground water abstraction.

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

Sr. No	Nature of the Stream	Color code
a)	Fresh water	Blue
b)	Untreated wastewater from Toilets/ urinal 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 grey water	Green with strips
g)	Storm water	Orange

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

xv) The CGWA provisions on rain water harvesting should be followed. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of plot area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. As per the proposal submitted by the project proponent, rain water recharge pits have been proposed for ground water recharging as per the CGWB norms. The ground water shall not be withdrawn without approval from the Competent Authority.

xvi) All recharge should be limited to shallow aquifer.

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

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

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

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

xxi) No sewage or untreated effluent water would be discharged through storm water drains. Onsite sewage treatment with capacity to treat 100% waste water 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 waste water shall be reused on-site for landscape, flushing, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by the Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.

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

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

IV) Noise monitoring and prevention

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

noise levels during construction phase, so as to conform to the stipulated standards by CPCB/SPCB.

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

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

V) Energy Conservation measures

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

ii) Outdoor and common area lighting shall be LED.

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

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

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

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

VI) Waste Management

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

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

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

iv) Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed for treatment and disposal of the waste.

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

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

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

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

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

x) Used CFLs and TFLs should be properly collected and disposed off 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 single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure planting of 354 trees (@1 tree/80 Sqm of Total Land Area) in the project area at the identified location, as per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 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. The plants shall be protected and maintained by the project proponent or Residents Welfare Association, as the case may be, even after three years. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines.

iii) Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 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.

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

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

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

VIII) Transport

i) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private

networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.

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

b) Traffic calming measures.

c) Proper design of entry and exit points.

d) Parking norms as per local 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 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

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

IX) Human health issues

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

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

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

iv) Occupational health surveillance of the workers shall be done on a regular basis.

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

X) Environment Management Plan

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

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

iii) Action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year-wise funds earmarked for environmental protection measures shall be kept in separate accounts and will not be diverted for any other purpose. The project proponent shall spend the minimum amount of Rs. 117.50 Lacs towards the capital cost and Rs. 12.9 Lacs/annum towards recurring cost in the construction phase of the project including the environmental monitoring cost and shall spend the minimum amount of Rs. 20.90 Lacs/annum towards the recurring cost in operation phase of the project including the environmental monitoring cost as per the details given as under:

Sr. No.	Particulars	Construction Phase		Operation Phase
		Capital Cost (Rs in Lac)	Recurring Cost (Rs in Lac)	Recurring Cost (Rs in Lac)
1.	Medical Cum First Aid	0.5	1.0	-
2.	Toilets for sanitation system	3.0	1.0	-
3.	Wind breaking curtains	10	2.5	-
4.	Sprinklers for suppression of dust	3.0	2.5	-

5.	Sewage Treatment Plant	60.0	-	4.5
6.	Solid Waste segregation & disposal	14.0	-	3.5
7.	Green Belt including grass coverage	15 .0	-	4.50
8.	Rain Water Harvesting System	12.0	-	1.5
9	Environment Monitoring	-	5.9	6.9
	TOTAL	**117.5**	**12.9**	**20.90**

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

XI) Validity

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

XII) Miscellaneous

i) The project proponent shall obtain completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjabbefore 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 half-yearly basis.

vi) The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at Environment Clearance portal 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, commitment 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 Lawas may be applicable to this project.

Item no. 210.06: Application for Environmental Clearance under EIA notification dated 14.09.2006 for the establishment of Residential Project namely "Park Heights" at Sector 113, District SAS Nagar, (Punjab) by M/s Geetu Construction Pvt. Ltd., (SIA/PB/MIS/226348/2021).

The project proponent has filed an application for obtaining Environment Clearance under EIA Notification, 2006 for the establishment of a Residential project "Park Heights" located at Sector 113, District SAS Nagar, (Punjab) with proposed built up area of 106883 Sqm and total project area 25 Acres (101171 Sqm). Project is covered under Activity 8(a) & Category 'B2' as per EIA notification-2006.

The project proponent submitted the Form I, 1A and other additional documents. They have also deposited the processing fee amounting to Rs. 1,82,632/- has been paid vide NEFT No. AXSK212310014446 dated 19.08.2021, as verified by supporting staff SEIAA. PPCB was requested to send the latest construction status report of the project through e-mail on 31.08.2021. Punjab Pollution Control Board vide letter no. 5526 dated 29.09.2021 has sent the latest construction status report with details as under:

1. *The proposed site was visited by the officer of the Board on 09/09/2021.*

2. *The project site is in 25 acres and* ***there are two temporary sheds of sheet metal for chowkidar was been made at the site****.* ***One borewell for fresh water was done at the site.*** *To the North side of the plot is Sirhind - Landran Road, to the South side is empty agriculture land, to the East side is Bollywood Heights Township and to the West side is vacant land. The site is located at around 200 m from kharar – Landran Road.* ***At the backside of the plot, one drain i.e Patiala ki Rao passes at a distance of 500-600 metre form the site.***

3. *As per the site shown by the project proponent during the visit, there is no MAH industry/ cement plant/ grinding unit/rice sheller/ saila plant/ stone crushing/screening cum washing unit/hot mix plant /brick kiln within a radius of 500 m form the boundary of the propose site of the project. No air polluting industries is located within a radius of 500m from the boundary of the proposed site.* ***Therefore, the site of the project is conforming to the sitting guidelines laid down by the Government of Punjab, Department of Science Technology and Environment vide order dated 25/07/2008 as amended on 30/10/2009.***

Deliberations during 210th meeting of SEAC held on 24.12.2021

The meeting was attended by the following:

1. Sh. Pardeep Kumar, Director.
2. Mr. Sital, Environmental Consultant of M/s Chandigarh Pollution Testing Laboratory, Chandigarh.

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

Sr. no	Item	Details
1.	Online Proposal No.	SIA/PB/MIS/226348/2021
2.	Name and Location of the project	"Park Heights" located at Sector-113, SAS Nagar, Mohali.
3.	Project/activity covered under item of scheduled to the EIA Notification, 14.09.2006	8 a category B2 as per schedule appended with EIA notification 14.09.2006.
4.	Whether the project is in critical polluted area or not.	No, the Project Proponent stated that no critical polluted area located within 20km radius of its project site.
5.	If the project involves diversion of forest land. If yes, a) Extent of the forest land. b) Status of the forest clearance.	No, a copy of an undertaking stating that the project does not require any clearance under Wildlife Protection Act, 1972 and Forest Conservation Act, 1980 submitted.
6.	a) Is the project covered under Punjab Land Preservation Act ,1900, if no but located near to PLPA area then the project proponent is required to submit NOC from the concerned DFO to the effect that project area does not fall under the provision of PLPA Act, 1900. b) Is the project covered under PLPA, 1900, if yes	No, a copy of an undertaking stating that the project does not require any clearance under Wildlife Protection Act, 1972 and Forest Conservation Act, 1980 submitted.

<table>
<tr><td></td><td>then Status of the NOC w.r.t PLPA,1900.</td><td></td></tr>
<tr><td>7.</td><td>If the project falls within 10 km of Eco sensitive area/ National park/Wild Life Sanctuary. If yes,
a) Name of ecosensitive area/ National park/Wild Life Sanctuary and distance from the project site.
b) Status of clearance from National Board for Wild Life (NBWL).</td><td>No, Project Proponent has submitted an undertaking that the project does not fall within eco-sensitive zone and distance of the same is more than 18km.

No

No</td></tr>
<tr><td>8.</td><td>Classification/Land use pattern as per Master Plan</td><td>Residential, as per the location of the project shown by the Project Proponent in the Zonal Development Plan, SAS Nagar.
Further, the Project Proponent has submitted permission for Change of Land Use (CLU) for total land area of 25 acre located at Village Landran, (Hadbast No. 37), Tehsil & District SAS Nagar. The letter has been issued by Senior Town Planner, Deptt. of Town & Country Planning, Punjab.</td></tr>
<tr><td>9.</td><td>Cost of the project</td><td>130 Crore</td></tr>
<tr><td>10.</td><td>Total Plot area, Built up Area and Green area</td><td><table><tr><td>Land</td><td>25 Acres (101171 SQM)</td></tr><tr><td>Built-up area</td><td>106883 SQM</td></tr><tr><td>Green Area</td><td>13339 SQM</td></tr></table></td></tr>
<tr><td>11.</td><td colspan="2">Area Breakup is given as under:

<table><tr><th>Category</th><th>Area in acres</th><th>Percentage area</th></tr><tr><td>Residential Plotted</td><td>4.538 acres</td><td>18.152 %</td></tr><tr><td>Group Housing -I & Group Housing-II</td><td>3.496 acres (2.316+1.18)</td><td>13.984%</td></tr><tr><td>EWS</td><td>0.87 acres</td><td>3.48%</td></tr><tr><td>Commercial</td><td>1.25 acres</td><td>5%</td></tr><tr><td>Park (3)</td><td>2.09 acres</td><td>8.36%</td></tr><tr><td>Reserved</td><td>0.902 acres</td><td>3.608%</td></tr><tr><td>ESS</td><td>0.057 acres</td><td>0.228%</td></tr><tr><td>STP</td><td>0.129 acres</td><td>0.516%</td></tr><tr><td>Water Works</td><td>0.12 acres</td><td>0.48%</td></tr><tr><td>CFC</td><td>0.0131 acres</td><td>0.124%</td></tr><tr><td>Roads, Open Space, Choe & Reserved Choe</td><td>11.517 acres</td><td>47.068%</td></tr><tr><td>Total area</td><td>25 acres</td><td>100%</td></tr></table></td></tr>
</table>

***Above details are as per layout plan approved vide letter no. 410 STP (s) SS-11 GRSB-8 dated 24.01.2013.**

- The Project Proponent vide letter dated 23.11.2021 informed that the above layout plan had been approved on plotting basis. The Project Proponent has submitted revised conceptual plan dated 14.08.2020 wherein it has been proposed to construct built up area of 106883 sqm. The building blocks to be constructed under each of the aforementioned components are as under:

Sr. no.	**Component**	**Area in acres**	**Built up area in sqm.**
1.	Plots	99	59512
2.	SCOs	50	13912
3.	Group Housing -I	2.316	26207
4.	Group Housing -II	1.18	7252
Total			**106883 sqm.**

12. Population (when fully operational)
Break up of Water Requirements & source in Operation Phase (Summer, Rainy, Winter):

Plots Population Plots 99 (S+4) 99 plots x 4 storeys @ 5 persons / plot = 1980 persons	1980 persons @135 lit./day	267 M^3/day
Flats Population No. of Flats = 252 168 (2BHK) in GH-I and 84(3BHK) in GH-I 252 flats @ 5 persons / flat = 1260 persons	1260 persons @ 135 lit./day	170 M^3/day
Commercial Population **No. of SCOs= 50**	300 persons @ 45 lit./day	13 M^3/day

****The Project Proponent has not considered the population under EWS flats to be constructed in an area of 0.87 acres.***

Total domestic Water Requirement, Wastewater generation and treatment details:

Sr. No.	Season	Total Water Consumption (after taking 304 KLD as Fresh Water) (KLD)	Wastewater generation (KLD)	Treated Wastewater generation (KLD)	Reuse for Flushing (KLD)	Green Area requirement (KLD) **(13339 sqm)**	Reuse of Wastewater (KLD) for Green Area in an area of 2.902 acres as per the Karnal Technology)
1.	Summer	450	360	324	146	73	105
2.	Winter	450	360	324	146	20	158
3.	Rainy	450	360	324	146	10	168

13.	Source of Water	• Ground water Permission has been sought from PWRDA for abstraction of @ 304 KLD quantity of Ground water
14.	Treatment & Disposal arrangements of waste water in Construction Phase	Toilets with septic tank shall be provided at site to treat the domestic effluent generated during the construction phase.

<table>
<tr><td>15.</td><td>Disposal Arrangement of Waste water in Operation Phase</td><td>Total =450 KLD, which will be treated in the STP of capacity 520 KLD to be installed in the project premises.
<table>
<tr><th>Sr. No.</th><th>Season</th><th>For Flushing purposes (KLD)</th><th>Green Area sqm (KLD)</th><th>Reuse of Wastewater for Green Area (KLD)</th></tr>
<tr><td>1.</td><td>Summer</td><td>146</td><td>73</td><td>105</td></tr>
<tr><td>2.</td><td>Winter</td><td>146</td><td>20</td><td>158</td></tr>
<tr><td>3.</td><td>Rainy</td><td>146</td><td>10</td><td>168</td></tr>
</table></td></tr>
<tr><td>16.</td><td>Rain water recharging detail</td><td>Rain water will be collected through recharging pits @ 15 no. pits (as mentioned in the conceptual plan dated 14.08.2020) to recharge the rooftop rainwater of buildings after adequate treatment.</td></tr>
<tr><td>17.</td><td>Solid waste generation and its disposal</td><td>a)1356 kg/day
b) Solid wastes will be appropriately segregated (at source. by providing bins) into recyclable, Bio-degradable and non-biodegradable Components.</td></tr>
<tr><td>18.</td><td>Hazardous Waste & E-Waste</td><td>1) Cat 5.1 Qty 50-100 ltr/annum

Used oil from DG sets will be sold to registered recyclers and E-waste will be disposed of as per the E-waste (Management) Amendment Rules, 2018.</td></tr>
<tr><td>19.</td><td>Energy Requirements & Saving</td><td>a) 2900 KW from PSPCL.
b) 2x 240 KVA, 1x125 KVA
Saving measures:
• Solar Light 15 No= 30 KWHD
• Common area (250) lights replaced with LED = 135 KWHD
Total Energy saved/day 30+135 = 165 KWHD</td></tr>
<tr><td>20.</td><td>Environment Management Plan along with Budgetary break up phase wise and responsibility to implement</td><td>During construction & Operation phase, Director of the project will be responsible and during operation phase, for implementation of the EMP.
<table>
<tr><th>Sr. no</th><th>Description</th><th>Capital Cost (Rs. in Lacs)</th><th>Recurring cost (Rs. in Lacs)</th></tr>
<tr><td colspan="4">Construction Phase</td></tr>
<tr><td>1.</td><td>Medical Cum First Aid</td><td>0.50</td><td>1.0</td></tr>
<tr><td>2.</td><td>Toilets for sanitation</td><td>2.0</td><td>1.0</td></tr>
<tr><td>3.</td><td>Wind breaking curtains</td><td>15.0</td><td>2.0</td></tr>
<tr><td>4.</td><td>Sprinklers for suppression of dust</td><td>2.0</td><td>1.50</td></tr>
</table></td></tr>
</table>

		5.	Ambient Air Monitoring - every 3 months	--	3
		6.	Drinking water	-	2.40
		7.	Noise Level Monitoring - every month	--	0.50
		8.	Sewage Treatment Plant (520 KLD)	80	--
		9.	Solid Waste segregation & disposal	8	--
		10	Green Belt including grass coverage	12	--
		11.	RWHP (15 no. of pits)	7.0	--
			Total	**126.5**	**11.40**
		Operation Phase			
		1.	Sewage Treatment Plant	--	4.5
		2.	Solid Waste segregation & disposal	--	2.0
		3.	Green Belt including grass coverage	--	2.0
		4.	RWHP (15 no. of pits)	--	1
		5.	Ambient Air Monitoring - every 3 months	--	3.0
		6.	Noise Level Monitoring - every 3 months	--	0.50
		7.	Treated Effluent Monitoring – every Month	--	1.0
		8.	Drinking water	--	2.40
			Total	**--**	**15.4**

During meeting, SEAC directed Project Proponent to change the location of the STP on the conceptual plan as it is located near Choe flowing across the project. In compliance,

the Project Proponent submitted the revised conceptual plan by changing the location of the STP.

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

After detailed deliberations, SEAC decided to award **'Silver Grading'** to the project proposal and to forward the application of the project proponent to SEIAA with the recommendations to grant Environmental Clearance for the establishment of a Residential project "Park Heights" located at Sector 113, District SAS Nagar, (Punjab) with proposed built up area of 106883 Sqm and total project area 25 Acres (101171 Sqm)., as per the details mentioned in the Form 1, 1A, EMP & subsequent presentation /clarifications made by the project proponent and his consultant subject to the following special condition.

Special Condition

The Project Proponent shall neither sale the land measuring 2.902 acres dedicated for Karnal Technology for utilizing the treated wastewater nor utilize this land for any other purpose, till the sewer connection is obtained from the competent authority.

XIII) Statutory compliances:

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

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

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

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

xviii) 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.

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

xx) 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.

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

xxii) 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.

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

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

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

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

XIV) Air quality monitoring and preservation

xix) 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.

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

xxi) The project proponent shall install system to undertake Ambient Air Quality monitoring for common /criterion parameters relevant-to the main pollutants released (e.g., PM_{10} and $PM_{2.5}$) covering upwind and downwind directions during the construction period.

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

xxiii) 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, 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.

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

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

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

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

xxviii) Grinding and cutting of building material in open area shall be prohibited. Wet jet shall be provided for grinding and stone cutting.

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

xxx) All construction and demolition debris shall be stored at the site within 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.

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

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

xxxiii) For indoor air quality the ventilation provisions as per National Building Code of lndia shall be complied with.

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

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

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

XV) Water quality monitoring and preservation

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

xxv) 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 rain water.

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

xxvii) The total water requirement for the project will be 450 KL/day, out of which fresh water demand of 304 KL /day shall be met through own tube wells and remaining 146 Kl/day through recycling of treated wastewater from STP of capacity 520 KL/day. Total fresh water use shall not exceed the proposed requirement as provided in the project details.

xxviii) a) The total wastewater generation from the project will be 324 KL/day, which will be treated in STP of capacity 520 KL/day on SBR technology within the project

premises. As proposed, treated wastewater available at outlet of STP will be as reutilized as under: -

Sr. No.	Season	For Flushing purposes (KLD)	Green Area (KLD)
1.	Summer	146	73
2.	Winter	146	20
3.	Monsoon	146	10

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

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

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

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

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

xxxii) 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.

xxxiii) 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.

xxxiv) 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.

xxxv) The project proponent shall also adopt the new/innovating 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 it a part of the environmental management plans / building plans so as to reduce the water consumption/ground water abstraction.

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

Sr. No	Nature of the Stream	Color code
a)	Fresh water	Blue
b)	Untreated wastewater from Toilets/ urinal 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 grey water	Green with strips
g)	Storm water	Orange

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

xxxviii) The CGWA provisions on rain water harvesting should be followed. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of plot area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas

where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. As per the proposal submitted by the project proponent, 15 no. rain water recharge pits have been proposed for ground water recharging as per the CGWB norms. The ground water shall not be withdrawn without approval from the Competent Authority.

xxxix) All recharge should be limited to shallow aquifer.

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

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

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

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

xliv) No sewage or untreated effluent water would be discharged through storm water drains. Onsite sewage treatment with capacity to treat 100% waste water 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 waste water shall be reused on-site for landscape, flushing, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by the Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.

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

xlvi) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public

Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

XVI) Noise monitoring and prevention

iv) Ambient noise levels shall conform to residential area/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 construction phase. Adequate measures shall be made to reduce noise levels during construction phase, so as to conform to the stipulated standards by CPCB/SPCB.

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

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

XVII) Energy Conservation measures

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

viii) Outdoor and common area lighting shall be LED.

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

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

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

xii) At least 30% of the roof top area shall be used for generating Solar power for lighting in the apartments so as to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to

meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher.

XVIII) Waste Management

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

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

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

xiv) Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed for treatment and disposal of the waste.

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

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

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

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

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

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

XIX) Green Cover

vii) 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.

viii) At least single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure planting of 1265 trees (@1 tree/80 Sqm of Total Land Area) in the project area at the identified location, as per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 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. The plants shall be protected and maintained by the project proponent or Residents Welfare Association, as the case may be, even after three years. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines.

ix) Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 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.

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

xi) 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.

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

XX) Transport

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

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

f) Traffic calming measures.

g) Proper design of entry and exit points.

h) Parking norms as per local regulations.

vi) 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.

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

viii) 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.

XXI) Human health issues

vi) 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.

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

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

ix) Occupational health surveillance of the workers shall be done on a regular basis.

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

XXII) Environment Management Plan

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

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

vi) Action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year-wise funds earmarked for environmental protection measures shall be kept in separate accounts and will not be diverted for any other purpose. The project proponent shall spend the minimum amount of Rs. 126.5 Lacs towards the capital cost and Rs. 11.40 Lacs/annum towards recurring cost in the construction phase of the project including the environmental monitoring cost and shall spend the minimum amount of Rs. 19.4 Lacs/annum towards the recurring cost in operation phase of the project including the environmental monitoring cost as per the details given as under:

Sr. No.	Particulars	Construction Phase		Operation Phase
		Capital Cost (Rs in Lac)	Recurring Cost (Rs in Lac)	Recurring Cost (Rs in Lac)
1.	Medical Cum First Aid	0.50	1.0	-
2.	Toilets for sanitation system	2.0	1.0	-
3.	Wind breaking curtains	15.0	2.0	-
4.	Sprinklers for suppression of dust	2.0	1.5	-
5.	Sewage Treatment Plant	80.0	-	4.5
6.	Solid Waste segregation & disposal	8.0	-	2.0
7.	Green Belt including grass coverage	12.0	-	5.0
8.	Rain Water Harvesting System	7.0	-	1.0
9	Environment Monitoring	-	5.9	6.9
	TOTAL	**126.50**	**11.40**	**19.40**

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

XXIII) Validity

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

XXIV) Miscellaneous

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

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

xvi) 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.

xvii) 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.

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

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

xx) 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.

xxi) 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.

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

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

xxiv) 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.

xxv) 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.

xxvi) 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.

Item no. 210.07: Application for Environmental Clearance under EIA notification dated 14.09.2006 for the establishment of Residential Group Housing Project namely "Horizon Belmond" at Sector 88, District SAS Nagar, (Punjab) by M/s Horizon Infrastructure & Developers LLP, (SIA/PB/MIS/228147/2021).

The project proponent has filed an application for obtaining Environment Clearance under EIA Notification, 2006 for the establishment of Residential Group Housing Project namely "Horizon Belmond" at Sector 88, District SAS Nagar, (Punjab) with proposed built up area of 135913 Sqm and total project area of 26345 Sqm. Project is covered under Activity 8(a) & Category 'B2' as per EIA notification-2006.

The project proponent submitted the Form I, 1A and other additional documents. He has also deposited the processing fee amounting to Rs. 2,70,494/- paid vide NEFT No. 02493359854 dated 07.09.2021, as verified by supporting staff SEIAA. PPCB was requested to send the latest construction status report of the project through e-mail on 28.09.2021. Punjab Pollution Control Board vide letter no. 6398 dated 15.11.2021 has sent the latest construction status report with details as under:

"In above reference, it is intimated that the proposed site was visited by the officer of the Board on 11.10.2021.

1. *The project site is in 6.5 acres. Levelling of the land was under process using JCB. Hoardings for advertisements has been erected at one side of the plot.* ***One temporary security guard room has also been installed at the site. No permanent structure has been constructed at the site.*** *To the North side of the plot is Sect- 89 GMADA residential plots, to the South side is Purab Appartments Residential plots, to the East side is Group Housing of Hero Homes and to the west side is Sector-87 GMADA residential plots.*

2. *The Project Proponent has installed 2 no. DG sets of small capacity but the capacity was not known and the same were without canopy and without stack.*

3. *As per the boundary limits site shown by the Project Proponent during the visit, there is no MAH industry/cement plant/ grinding unit/ rice sheller/ saila plant/ stone crushing/ screening cum washing unit/ hot mix plant/ brick kiln within a radius of 500m from the boundary of the proposed site of the project. No air polluting industries is located within a radius of 500m from the boundary 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."***

Deliberations during 210th meeting of SEAC held on 24.12.2021

The meeting was attended by the following:

1. Ashwinder Singh Bhangu, Legal Consultant, on behalf of the Project Proponent.
2. Mr. Sital, Environmental Consultant of M/s Chandigarh Pollution Testing Laboratory, Chandigarh.

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

Sr. no	Item	Details
1.	Online Proposal No.	SIA/PB/MIS/228147/2021
2.	Name and Location of the project	"Horizon Belmond" located at Sector-88, SAS Nagar, Mohali.
3.	Project/activity covered under item of scheduled to the EIA Notification, 14.09.2006	8 a category B2 as per schedule appended with EIA notification 14.09.2006.
4.	Whether the project is in critical polluted area or not.	No, the Project Proponent stated that no critical polluted area located within 20km radius of its project site.
5.	If the project involves diversion of forest land. If yes, a) Extent of the forest land. b) Status of the forest clearance.	No, a copy of an undertaking stating that the project does not require any clearance under Wildlife Protection Act, 1972 and Forest Conservation Act, 1980 submitted.
6.	a) Is the project covered under PLPA,1900, if No, but located near to PLPA area then the project proponent is required to submit NOC from the concerned DFO to the effect that project area does not fall under the provision of PLPA Act, 1900.	No, a copy of an undertaking stating that the project does not require any clearance under Wildlife Protection Act, 1972 and Forest Conservation Act, 1980 submitted.

<table>
<tr><td></td><td>b) Is the project covered under PLPA, 1900, if yes then Status of the NOC w.r.t PLPA,1900.</td><td></td></tr>
<tr><td>7.</td><td>If the project falls within 10 km of Eco sensitive area/ National park/Wild Life Sanctuary. If yes,
a) Name of Eco sensitive area/ National park/Wild Life Sanctuary and distance from the project site.
b) Status of clearance from National Board for Wild Life (NBWL).</td><td>No, a copy of an undertaking stating that the project does not fall within eco-sensitive zone and distance of the same is more than 16.44 km submitted.
No

No</td></tr>
<tr><td>8.</td><td>Classification/Land use pattern as per Master Plan</td><td>Residential, as per the location of the project in the Zonal Development Plan, SAS Nagar shown by the Project Proponent.

Further, a copy of allotment letter issued by GMADA vide memo no. EO/2021/80645 dated 18.08.2021 for allotting the land of area 26369.1 sqm, (6.516 acres) for construction of Group Housing project submitted.</td></tr>
<tr><td>9.</td><td>Cost of the project</td><td>285 Crore</td></tr>
<tr><td>10.</td><td>Total Plot area, Built up Area and Green area</td><td><table><tr><td>Land</td><td>26345 Sqm</td></tr><tr><td>Built-up area</td><td>135913 Sqm</td></tr><tr><td>Green Area</td><td>7069 Sqm</td></tr></table></td></tr>
<tr><td>11.</td><td colspan="2">i) Residential area details:<table><tr><th>Residential built up area</th><th>FAR Area in Sq.ft</th><th>Non-FAR Area in Sq.ft</th><th>Total Built up area in Sq.ft.</th><th>No. of Flats</th><th>Duplex</th></tr><tr><td>Block-1 (4BHK) S+24 (No. of Tower=1)</td><td>120671.683</td><td>43073.852</td><td>163745.535</td><td>44</td><td>02</td></tr><tr><td>Block-1A (4BHK) S+26 (No. of Tower=1)</td><td>130786.879</td><td>46160.102</td><td>176946.981</td><td>48</td><td>02</td></tr></table></td></tr>
</table>

Block-2 (3BHK) S+22 (no. of Tower=1)	83944.042	35580.089	119524.131	40	02
Block-2A (3BHK) S+24 (No. of Tower=2)	91292.109 + 33408.714		124700.823		
	124700.82 X 2.00		249401.646	88	04
Block-2B (3BHK) S+26 (No. of Tower=1)	99247.666	41106.213	140353.879	48	02
Block-3 (5BHK) S+30 (No. of Tower=2)	116129.461+45361.061		161490.522		
	161490.522 X 2.00		322981.044	30	30
Total Residential Built up area			**1172953.216**	**298**	**42**

ii) Commercial Built up area:

Commercial Built up area	**FAR Area in Sq.ft**	**Non-FAR Area in Sq.ft**	**Total Built up area in Sq.ft.**
Club Building	20928.375	1514.094	22442.469
Shops	8678.05	--	8678.05
Total			**31120.969**

iii) Area under Basement

Total area under basement	**---**	259034.703	**259034.703**

Total built-up area=1172953.216+31120.969+259034.703=1463108.8 sq.ft (135913 sqm.).

* *The above details as per the conceptual plan submitted along with the application*.

12. **Water requirement & Population:**

No of flats =340 No. of shops=25	340 @ 5 residents each per Flat 25 @ 2 Persons each per shop	1700 Persons 50 Persons
Flats Population	1700 @ 135 lit./day	230 M3/day
Shops Population	50 persons @45 ltr/day	2 M3/day
Green Area	7069 Sqm	39 M3/day
Domestic water required		232 M3/day
Total Flow to STP@ 80%	(Domestic water)	187 M3/day

Sr. No.	Season	Total Water Consumption (including fresh water @ 155 KLD) (KLD)	Wastewater generation (KLD)	Treated Wastewater generation (KLD)	Reuse for Flushing (KLD)	Green Area requirement (KLD)	In to sewer (KLD)
1.	Summer	232	187	187	77	39	71
2.	Winter	232	187	187	77	11	99
3.	Rainy	232	187	187	77	4	106

**The Project Proponent has submitted a copy of allotment letter issued by GMADA vide letter dated 18.08.2021 in the name of M/s Horizon Infrastructure and Developers LLP, wherein, a condition has been imposed to the effect that the allottee shall be entitled for the sewer and storm water connection in the main sewer and storm network developed by GMADA.*

13.	Water Requirements & source in Construction Phase	10-15 KLD to be taken from Sewage Treatment Plant, Mohali
14.	Source of Water	Treated wastewater will be used in the construction of the Group Housing project.
15.	Treatment & Disposal arrangements of waste water in Construction Phase	Septic Tank
16.	Disposal Arrangement of Waste water in Operation Phase	Total =187 KLD, which will be treated in the STP of capacity 275 KLD to be installed in the project premises.
17.	Rain water recharging detail	11456 cum/year rain water will be collected through 12 no. recharging pits which shall recharge the

<table>
<tr><td></td><td></td><td>rooftop rainwater of buildings after treatment through oil & Grease traps</td></tr>
<tr><td>18.</td><td>Solid waste generation and its disposal</td><td>a)690 kg/day
b) Solid wastes will be appropriately segregated (at source. by providing bins) into bio-degradable Components, and non- biodegradable. The recyclable waste would be sold to the recyclers.</td></tr>
<tr><td>19.</td><td>Hazardous Waste & E-waste</td><td>1) Cat 5.1 Qty 50-100 ltr/annum
2) Any other Category

Used oil from DG sets will be sold to registered recyclers and E-waste will be disposed of as per the E-waste (Management) Amendment Rules, 2018.</td></tr>
<tr><td>20.</td><td>Energy Requirements & Saving</td><td>a) 1900 KW from PSPCL.
b) 2x500, 1x 240 KVA, 2x125 KVA
c) Saving measures:
• Solar Light 20 No = 30 KWHD
• Common area (800) lights replaced with LED = 432 KWHD
• Solar water heater for the total water required = 500 Ltr
• Energy Saving @2200 KWH annually with 100 litres solar heated water use/day
• Energy Saved 500 x2200/100= 11000 KWH/year = 30KWH/day
• Total Energy saved/day 30+432+30= 492 KWHD</td></tr>
<tr><td>21.</td><td colspan="2">Environment Management Plan along with Budgetary break up phase wise and responsibility to implement given as under:

During construction & Operation phase, Partner will be responsible for implementation of the EMP.
<table>
<tr><th>Sr. no</th><th>Description</th><th>Capital Cost (Rs. in Lacs)</th><th>Recurring cost (Rs. in Lacs)</th></tr>
<tr><td colspan="4">Construction Phase</td></tr>
<tr><td>1.</td><td>Medical Cum First Aid</td><td>0.50</td><td>1.0</td></tr>
<tr><td>2.</td><td>Toilets for sanitation</td><td>3.0</td><td>0.75</td></tr>
</table></td></tr>
</table>

	3.	Wind breaking curtains	14.0	5.0
	4.	Sprinklers for suppression of dust	3.0	2.0
	5.	Ambient Air Monitoring - every 3 months	--	3
	6.	Drinking water	-	2.40
	7.	Noise Level Monitoring - every month	--	0.50
	8.	Sewage Treatment Plant (275 KLD)	60	--
	9.	Solid Waste segregation & disposal	12	--
	10	Green Belt including grass coverage	22	--
	11.	RWHP (12 no. of pits)	15	--
		Total	**129.5**	**14.65**
	Operation Phase			
	1.	Sewage Treatment Plant	--	4.5
	2.	Solid Waste segregation & disposal	--	3.50
	3.	Green Belt including grass coverage	--	2.50
	4.	RWHP (15 no. of pits)	--	2
	5.	Ambient Air Monitoring - every 3 months	--	3.0
	6.	Noise Level Monitoring - every 3 months	--	0.50
	7.	Treated Effluent Monitoring – every Month	--	1.0
	8.	Drinking water	--	2.40
		Total	**--**	**19.40**

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

After detailed deliberations, SEAC decided to award **'Silver Grading'** to the project proposal and to forward the application of the project proponent to SEIAA with the recommendations to grant Environmental Clearance for the establishment of Residential

Group Housing Project namely "Horizon Belmond" at Sector 88, District SAS Nagar, (Punjab) with proposed built up area of 135913 Sqm and total project area of 26345 Sqm, as per the details mentioned in the Form 1, 1A, EMP & subsequent presentation /clarifications made by the project proponent and his consultant subject to the following standard conditions:-

I) Statutory compliances:

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

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

iii) The project proponent shall obtain forest clearance under the provisions of the Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose 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 abstraction of ground water/ surface water required for the project from the competent authority.

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

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

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

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

xi) The project site shall confirm to the suitability as prescribed under the provisions laid down under the master plan of respective city/ town. For that, the project proponent shall 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 above, the project proponent shall also comply with siting criteria / guidelines, standard operating practices, code of practice and guidelines if any prescribed by the SPCB/CPCB/MoEF&CC for such type of projects.

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

iii) The project proponent shall install system to undertake Ambient Air Quality monitoring for common /criterion parameters relevant-to the main pollutants released (e.g., PM_{10} and $PM_{2.5}$) covering upwind and downwind directions during the construction period.

iv) Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel 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, 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 area shall be prohibited. Wet jet shall be provided for grinding and stone cutting.

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

xii) All construction and demolition debris shall be stored at the site within earmarked area and 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 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 DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

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

xvi) Roads leading to or at 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 rain water.

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

iv) The total water requirement for the project will be 232 KL/day, out of which fresh water demand of 155 KL /day shall be met through GMADA supply and remaining 77 Kl/day through recycling of treated wastewater from STP. Total fresh water use shall not exceed the proposed requirement as provided in the project details.

v) a) The total wastewater generation from the project will be 187 KL/day, which will be treated in STP of capacity 275 KL/day based on SBR technology within the project premises. As proposed, 116 KLD treated wastewater available at outlet of STP will be as reutilized as under: -

Sr. No.	Season	For Flushing purposes (KLD)	Green Area (KLD)
1.	Summer	77	39
2.	Winter	77	11
3.	Monsoon	77	4

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

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

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

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

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

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

x) 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.

xi) 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.

xii) The project proponent shall also adopt the new/innovating 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 it a part of the environmental management plans / building plans so as to reduce the water consumption/ground water abstraction.

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

Sr. No	Nature of the Stream	Color code
a)	Fresh water	Blue
b)	Untreated wastewater from Toilets/ urinal 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 grey water	Green with strips
g)	Storm water	Orange

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

xv) The CGWA provisions on rain water harvesting should be followed. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of plot area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. As per the proposal submitted by the project proponent, 4 no. rain water recharge pits have been proposed for ground water recharging as per the CGWB norms. The ground water shall not be withdrawn without approval from the Competent Authority.

xvi) All recharge should be limited to shallow aquifer.

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

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

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

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

xxi) No sewage or untreated effluent water would be discharged through storm water drains. Onsite sewage treatment with capacity to treat 100% waste water 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 waste water shall be reused on-site for landscape, flushing, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by the Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.

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

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

IV) Noise monitoring and prevention

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

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

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

V) Energy Conservation measures

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

ii) Outdoor and common area lighting shall be LED.

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

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

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

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

VI) Waste Management

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

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

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

iv) Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed for treatment and disposal of the waste.

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

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

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

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

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

x) Used CFLs and TFLs should be properly collected and disposed off 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 single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure planting of 350 trees (@1 tree/80 Sqm of Total Land Area) in the project area at the identified location, as per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 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. The plants shall be protected and maintained by the project proponent or Residents

Welfare Association, as the case may be, even after three years. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines.

iii) Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 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.

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

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

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

VIII) Transport

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

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

b) Traffic calming measures.

c) Proper design of entry and exit points.

d) Parking norms as per local 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 kms radius of the

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

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

IX) Human health issues

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

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

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

iv) Occupational health surveillance of the workers shall be done on a regular basis.

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

X) Environment Management Plan

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

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

iii) Action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year-wise funds earmarked for environmental protection measures shall be kept in separate accounts and will not be diverted for any other purpose. The project proponent shall spend the minimum amount of Rs129.50 Lacs towards the capital cost and Rs. 14.65 Lacs/annum towards recurring cost in the construction phase of the project including the environmental monitoring cost and shall spend the minimum amount of Rs. 21.90 Lacs/annum towards the recurring cost in operation phase of the project including the environmental monitoring cost as per the details given as under:

Sr. No.	**Particulars**	**Construction Phase**		**Operation Phase**
		Capital Cost (Rs in Lac)	**Recurring Cost (Rs in Lac)**	**Recurring Cost (Rs in Lac)**
1.	Medical Cum First Aid	0.50	1.0	-
2.	Toilets for sanitation system	3.0	0.75	-
3.	Wind breaking curtains	14.0	5.0	-
4.	Sprinklers for suppression of dust	3.0	2.0	-
5.	Sewage Treatment Plant	60.0	-	4.5
6.	Solid Waste segregation & disposal	12.0	-	3.5
7.	Green Belt including grass coverage	22.0	-	5.0
8.	Rain Water Harvesting System	15.0	-	2.0
9	Environment Monitoring	-	5.9	6.9
	TOTAL	**129.50**	**14.65**	**21.90**

The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of the environmental management

plan is transferred to the occupier under intimation to SEIAA, Punjab. Year-wise progress of implementation of the action plan shall be reported to the Ministry/Regional Office along with the Six-monthly Compliance Report.

XI) Validity

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

XII) Miscellaneous

i) The project proponent shall obtain 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 half-yearly basis.

vi) The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at Environment Clearance portal 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, commitment 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.

Item No 210.08: Application for obtaining expansion in Environmental Clearance under EIA notification dated 14.09.2006 for the expansion of a township project namely "Omaxe Chandigarh Extension" located at Kansala, Ranimajra, Dhodemajra, Rasoolpur, Salamatpur, Raul, Bharonjian, Ghandouli, Bhagat Majra, Saini Majra, Bansepur, paintpur, chahar majra, sanglan, in Mullanpur (LPA),Punjab, by M/s Omaxe New Chandigarh Developers Pvt. Ltd. (Proposal No. SIA/PB/MIS/62162/2014).

Earlier the project proponent was granted Environmental Clearance for the expansion of a township project namely "Chandigarh Extension" located at Kansala, Ranimajra, Dhodemajra, Rasoolpur in Mullanpur (LPA). The said EC was granted for total plot area 592.463 acres and total built up area 289325 sqm.

Now the project proponent has submitted an application for obtaining expansion in Environmental Clearance for the expansion of the earlier project. After expansion, the land area will be 805.611 acres and built-up area will increased by 1884325 sqm and the total built up area will become 2145325.314 sqm.

The ToR to the project was issued by the MoEF&CC vide letter no. 21-94/2020-IA.III dated 10.12.2020. The project proponent submitted the Form I, IA and EIA report, other additional documents. They have also deposited the processing fee amounting to Rs. 2,61,000/- through NEFT no. 010206201499/1 Dated 02.06.2020 and Rs. 18,84,325/- vide NEFT No. 0119062114507/0 dated 19.06.2021. Thus, the total fee comes out to be Rs. 21,45,325/- which is adequate as per notification dated 27.06.2019 against the total builtup area of 2145325 sqm. MoEF&CC vide letter no. 5-704/2014 (IRO)/790 dated 16.11.2020 has sent the certified compliance report of the conditions of the previous Environment Clearance which was granted to the Project Proponent.

1.0 Deliberations during 204th meeting of SEAC held on 20.07.2021.

The meeting was attended by the following:

1. Mr. Mukesh Bhati, AVP, on behalf of the Project Proponent.
2. Mr. Deepak Gupta, Environmental Advisor on behalf of the Project Proponent.
3. Sh. Sandeep Singh, FAE, M/s CPTL, Mohali, Environmental Consultant.

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

Sr. no.	Item	Details
1.	Online Proposal No.	SIA/PB/MIS/62162/2014 TOR issued by MoEF& CC on Delhi on 10th December 2020
2.	Name and Location of the project	"Omaxe Chandigarh Extension" located at Kansala, Ranimajra, Dhodemajra, Rasoolpur, Salamatpur, Raul, Bharonjian, Ghandouli, Bhagat Majra, Saini Majra, Bansepur, paintpur, chahar majra, sanglan, in Mullanpur (LPA),Punjab.
3.	Project/activity covered under item of scheduled to the EIA Notification, 14.09.2006	8 B (Expansion)
4.	Whether the project is in critical polluted area or not.	None
5.	If the project involves diversion of forest land. If yes, c) Extent of the forest land. d) Status of the forest clearance.	CLU already obtained.
6.	a) Is the project covered under PLPA,1900, if No but located near to PLPA area then the project proponent is required to submit NOC from the concerned DFO to the effect that project area does not fall under the provision of PLPA Act, 1900. b) Is the project covered under PLPA, 1900, if yes then Status of the NOC w.r.t PLPA,1900.	No

<table>
<tr><td>7.</td><td>If the project falls within 10 km of ecosensitive area/ National park/Wild Life Sanctuary. If yes,
c) Name of ecosensitive area/ National park/Wild Life Sanctuary and distance from the project site.
d) Status of clearance from National Board for Wild Life (NBWL)</td><td>No

No

No</td></tr>
<tr><td>8.</td><td>Classification/Land use pattern as per Master Plan</td><td>Residential, mix land use as per CLU submitted.</td></tr>
<tr><td>9.</td><td>Cost of the project</td><td>550 Cr.</td></tr>
<tr><td>10.</td><td>Total Plot area, Built up Area and Green area</td><td>
<table>
<tr><th>Description</th><th>Previous EC</th><th>Additional</th><th>Total after expansion</th></tr>
<tr><td>Land (Acres)</td><td>592.463</td><td>213.148</td><td>805.611</td></tr>
<tr><td>Built-up area (sqm)</td><td>289325</td><td>1884325</td><td>2145325</td></tr>
<tr><td colspan="3">Green area (sqm)</td><td>237550</td></tr>
</table>
</td></tr>
<tr><td>11.</td><td>Population (when fully operational)</td><td>124915 persons</td></tr>
<tr><td>12.</td><td>Water Requirements & source in Construction Phase</td><td>20-30 KLD
met by STP with in the project</td></tr>
<tr><td>13.</td><td colspan="2">Break up of Water Requirements & source in Operation Phase (Summer, Rainy, Winter):
<table>
<tr><th>Sr. No.</th><th>Season</th><th>Total Water (KLD)</th><th>Fresh water (KLD)</th><th>Flushing (KLD)</th><th>Green Area (KLD)</th></tr>
<tr><td>1</td><td>Summer</td><td>15779</td><td>13467</td><td>2312</td><td>1565</td></tr>
<tr><td>2</td><td>Winter</td><td>15779</td><td>13467</td><td>2312</td><td>512</td></tr>
<tr><td>3</td><td>Rainy</td><td>15779</td><td>13467</td><td>2312</td><td>142</td></tr>
</table>
</td></tr>
<tr><td>14.</td><td>Source of Water</td><td>• Ground water (tube well)</td></tr>
</table>

<table>
<tr><td></td><td></td><td>• Treated waste water will be used in the construction (STP installed within project)
• The permission from the PWRDA has been applied.
• Recirculation of treated water</td></tr>
<tr><td>15.</td><td>Treatment & Disposal arrangements of waste water in Construction Phase</td><td>At present 3 STPs of capacity 1000KLD, 100KLD and 50KLD have been installed to treat the wastewater generated from the current population. The wastewater generated during the construction will be treated in the same STPs.</td></tr>
<tr><td>16.</td><td>Disposal Arrangement of Waste water in Operation Phase</td><td>Total =12623 KLD waste water will be generated, which will be treated in different STPs of capacity installed for the different phases with total treatment capacity of 13 MLD (500KLD X 6no., 1000KLD X 4 no., 2500KLD X 2no.). At present 3 STPs of capacity 1000KLD, 100KLD and 50KLD have already been installed. The disposal of treated wastewater is given as under:
<table>
<tr><th>Sr. No.</th><th>Season</th><th>For Flushing purposes (KLD)</th><th>Green Area sqm (KLD)</th><th>MC Sewer if any (KLD)</th></tr>
<tr><td>1.</td><td>Summer</td><td>2312</td><td>1565</td><td>8746</td></tr>
<tr><td>2.</td><td>Winter</td><td>2312</td><td>512</td><td>9799</td></tr>
<tr><td>3.</td><td>Rainy</td><td>2312</td><td>142</td><td>10169</td></tr>
</table></td></tr>
<tr><td>17.</td><td>Rain water recharging detail</td><td>1699723 m3/year rain water will be collected and 80 no. of recharging pits will be provided to recharge the rooftop rainwater of buildings after treatment through oil & Grease traps</td></tr>
<tr><td>18.</td><td>Solid waste generation and its disposal</td><td>
<table>
<tr><td></td><td>Earlier</td><td>Additional</td><td>Total</td></tr>
<tr><td>MSW</td><td>30235 Kg/day</td><td>17885 Kg/day</td><td>48120 Kg/day</td></tr>
</table>
a)48120 kg/day
b) Solid wastes will be appropriately segregated (at source. by providing bins) into recyclable, Bio-degradable Components, and non- biodegradable</td></tr>
<tr><td>19.</td><td>Hazardous Waste & EWaste</td><td>1) Cat 5.1 Qty 25 ltr.
2) Any other Category

Used oil from DG sets will be sold to registered recyclers and E-waste will be disposed off as per the E-waste (Management) Amendment Rules, 2018</td></tr>
</table>

<table>
<tr><td>20.</td><td>Energy Requirements & Saving</td><td>a) 30 MW from PSPCL.
b) 6x 240 KVA, 4x500 KVA
Energy Saving measures:
• Solar Light 500 No = 3750 KWHD
• Common area (5000) light bulbs(60W) replaced with LED 15 W = 2700 KWHD
• Energy Saving @2200 KWH annually with 100 liters solar heated water use/day
• Energy Saved for use of 8000 lit hot water/day 8000 x2200/100 = 176000 KWH/year = 482 KWHD
• Total Energy saved/day = 6932 KWHD</td></tr>
<tr><td>21.</td><td>Environment Management Plan along with Budgetary break up phase wise and responsibility to implement</td><td>During construction phase GM will be responsible and during operation phase, GM Will be responsible for implementation of the EMP.
<table><tr><th>Description</th><th>Capital Cost (Rs)</th><th>Recuring Cost (Rs)</th></tr><tr><td>Construction</td><td>1022 lac</td><td>18.50 lac</td></tr><tr><td>Operation</td><td></td><td>53.0 lac</td></tr></table></td></tr>
<tr><td>22.</td><td>Certified Compliance report from regional office of MoEF& CC</td><td>Submitted</td></tr>
</table>

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

1. The Project Proponent shall submit compliance of the observations made by the MoEF while sending the certified compliance report.
2. As per the condition of the earlier Environmental Clearance granted to the Project Proponent, the Environmental Clearance was subject to final order of the Hon'ble Supreme Court of India in the matter of Goa foundation Vs. Union of India in writ petition (Civil) no. 460 of 2004 as may be applicable to this project and decisions of any competent Court, to the extent applicable. The Project Proponent is required to submit proper reply to this condition.
3. The Project Proponent shall submit details w.r.t. No. of Towers to be constructed, No. of stories in each tower, details of flats on each floor such as 3BHK/4BHK etc., the basis of estimating the population, calculation of water requirement and wastewater generation with treatment and disposal arrangements.

4. The project proponent shall submit the detailed plan for the collection, segregation, treatment and disposal of Municipal Solid Waste in compliance of Solid Waste Management Rules, 2016.
5. The Project Proponent shall mark the location of the STPs in the layout plan as proposed by him.

SEAC also observed that the Hon'ble NGT has recently passed order on 02.07.2021 in OA no. 980/2019 in which the project proponent is one of the respondents. SEAC observed that the matter requires in depth deliberations.

After detailed deliberations, SEAC decided to defer the case till the next meeting of SEAC subject to submission of reply by the Project Proponent. The latest Hon'ble NGT order dated 02.07.2021 shall be circulated to all the members of SEAC through e-mail so that the said order can be deliberated in depth in the next meeting.

Now, the Project Proponent vide letter dated 30.07.2021 has submitted the point wise reply of the observations raised by the SEAC.

Further, the latest Hon'ble NGT order dated 02.07.2021 was circulated to all the members of SEAC vide e-mail dated 27.07.2021.

The operative part of the said order is given as under:

"We request the committee to look into the issue in respect of village Kansala and give a further supplementary report on the subject as far as possible within two months by e-mail at judicial-ngt@gov.in preferably in the form of searchable PDF/OCR Support PDF and not in the form of image PDF. It will be open to the concerned stakeholder to put forward their respective view point before the committee by way of written representation and/or personal appearance which may be duly considered by the committee. The report of the committee may be placed on the website of the State PCB for being accessed by all the stakeholders for their response to the report before the next date. List for further consideration on 27.10.2021."

Recently, a representation has been received on 7.08.2021 from Sh. Sandeep Singh S/o Sukhpal Singh R/o Village Gandhon Kalan, VPO Rangilpur, Tehsil & District Rupnagar, Punjab, wherein it was informed as under:

1. That the Project Proponent added around 60 acres of land in the area for which earlier Environment Clearance was obtained and started construction of seven different projects in newly added land. Out of 7 projects, excavation was completed in 1 project, plotted development (Roads, sewerage etc.) completed in 2 projects, external

structure development completed in 2 projects and external structure upto 9th floor completed in 2 projects.

2. The complainant has highlighted that the STP installed by the Project Proponent for treating the wastewater from the present population (1500 residential apartments) is not operational and untreated wastewater is discharged into the River Siswan.
3. The Project Proponent has installed 2 no. RMC plants at villages Bharounjian and village Ranimajra without obtaining statutory approval from Punjab Pollution Control Board.
4. The Project Proponent has also not taken adequate measures for storage of construction material lying at the site in compliance of Construction and Demolition Waste Management Rules, 2016. The Project Proponent has not obtained separate Environment Clearance for the project namely "The Lake" without obtaining separate Environment Clearance, as the same was not included in the Environment Clearance application of the "Chandigarh Extension".
5. The complainant has requested not to grant expansion in the Environment Clearance to M/s Omaxe New Chandigarh Developers Pvt. Ltd and initiate action under the provision of EIA Notification 14.09.2006 due to aforesaid violation.

2.0 Deliberations during 205th meeting of SEAC held on 21.08.2021.

Member Secretary, SEAC apprised the Committee that the above said representation/ complaint dated 7.08.21 was also addressed to Principal Secretary, Department of Science, Technology & Environment, Punjab besides Chairman, SEIAA, Chairman, SEAC and Chairman, PPCB. Further, the Department of Science, Technology & Environment is in the process of constituting a Committee to verify the facts of the complaint.

After deliberations, SEAC decided to defer the case and will be considered after receipt of report of the Committee.

3.0 Deliberations during 208th meeting of SEAC held on 02.11.2021.

The meeting was attended by the following:

1. Mr. Mukesh Bhati, AVP, on behalf of the Project Proponent
2. Mr.Deepak Gupta, Environmental Advisor, on behalf of the Project Proponent.
3. Mr. Sital Singh, M/s CPTL, Mohali, Environmental Consultant

The Committee was informed that after receiving the first representation from Sh. Sandeep Singh through Advocate Sh. S.S. Sehgal on 07.08.21, another representation dated 27.08.21 was received from Sh. Sandeep Singh through Advocate Sh. S.S. Sehgal through email on 31.08.21, wherein it was submitted that the builder has developed a

total of 6,48,510 sq.m. built up area as against the permitted 2,89,325 sqm. of built-up area to be developed in 592.463 acres. The built up area of 6,48,510 sqm includes a huge group housing project namely, "The Lake" measuring 3,04,049 sqm alone, with details as under:

Sr. No.	Name of Project	Location in the Omaxe Township	Total Built up area (Sqm.)
1.	The Lake	Village Bharounjian	3,04,049.154
2.	Silver Birch	Village Ranimajra & Kansala	1,19,644
3.	Ambrossia	Village Ranimajra & Kansala	35,347
4.	Cassia	Village Ranimajra & Kansala	92,290
5.	Celestia Grand Floors	Village Ranimajra & Kansala	17,352
6.	Celestia Royal Floors	Village Ranimajra & Kansala	58,023
7.	Mullberry Villas	Village Kansala	21,806
		Total Built up Area	**6,48,511.154**

Further, "The Lake" Group Housing Project consist of 1344 flats with built up area of 3,04,049 sqm. which is not a part of the 2,89,325 sqm for which EC was granted on 25.03.2015. Further, it was submitted that the Group Housing Project namely, "The Lake" in complete violation of EIA Notification, 2006 and requested that the construction going on at the site is without Environmental Clearance and prayed that the sale purchase of flats/ units may kindly be stopped and the builder may be directed not to handover possession of dwelling units during the pendency of this application.

On the above said representations/ complaints made by Sh. Sandeep Singh on dated 07.08.21 & 27.08.21, the Govt. of Punjab, Department of Science, Technology & Environment vide Memo No. 10/552/2021-STE(5)/298 dated 31.08.21 and Memo No. 10/552/2021-STE(5)/248021 dated 14.09.21 has constituted a Committee of Senior Environmental Engineer and Environmental Engineer, PPCB to inquire into the matter.

The above said Committee submitted its report to Govt. of Punjab, Department of Science, Technology & Environment vide letter No. 5433 dated 23.09.21. The Committee visited the site on 08.09.21 and intimated that the project proponent has carried out development activities beyond the approved drawing no. 3269 CTP (PB)-MPM-131 dated 10.06.14 on the basis of which environmental clearance was granted with details of newly added 7 projects are as under:

Sr. No.	Name of the Project	Construction Status as stated by	Reference No. marked by the Complainant	Construction Status as verified during visit on 08.09.21	Status as per drawing no. 3269 CTP (Pb)-MPM-

		the complainant	**in the layout Plan**		**131 dated 10.06.2014 on the basis of which environmental clearance was granted.**
1.	Beacon Street (Commercial)	Excavation completed	1	Excavation to a depth of about 3 meter to 4 meter was found done. No excavation/ construction activity was observed under progress at the site. The site was surrounded by wild growth of plants.	Site area not mentioned in the above drawing.
2.	Stilt + 4 (Salamatpur)	External Structure Development Completed	2	Construction of 4 Blocks (Stilt +4) was under progress	Site area not mentioned in the above drawing.
3.	Resort A	High rise construction and development. External structure upto 9 floors.	3	Construction regarding group housing was under progress at site	Site area not mentioned in the above drawing.
4.	Resort-B	High rise construction and development. External structure upto 9 floors.	4	Construction regarding group housing was under progress at site	Site area not mentioned in the above drawing.
5.	Stilt + 4 (Ranimajra)	External Structure Development Completed	5	Construction regarding group housing was under progress at site	Site area not mentioned in the above drawing.
6.	Plotted Phase-2 Area	Excavation completed. Plotted development (Roads, sewerage etc.) completed. Construction	6	The site was found levelled. Sewer line was found laid and roads were found constructed. No other civil construction was observed under progress.	Site area not mentioned in the above drawing.

		of external structure upto 2 floors on same plots started			
7	Paintpur Plotted area	Excavation completed. Plotted development (Roads, sewerage etc.) completed and construction started on same plots.	7	The site was found levelled. But sewer line was found laid in some parts. One small stretch of RCC road and one small stretch of another road (upto sub-base/ loose stone metal laid on the sub-base) was observed laid.	Site area not mentioned in the above drawing.

The Committee concluded as under:

1. The project proponent has carried out development activities beyond the approved drawing No. 3269 CTP (PB)-MPM-131 dated 10.06.14 on the basis of which Environmental Clearance was granted.
2. Both the STPs of 500 KLD and 100 KLD were in operation during the visit. A part of the untreated effluent and the STP of 500 KLD was being discharged into Siswan drain through an overflowing terminal manhole of the sewer line. The effluent from STP of 10 KLD was not found being discharged into any drain.
3. The project proponent has not obtained consents to operate for the existing two RMC Plants
4. The project proponent is required to take adequate measures for the management of C&D waste at site and has not obtained authorization under the Construction and Demolition Waste Management Rules, 2016.
5. Construction in the project namely, "The Lake" was under progress. Though this project is marked as Group Housing in 25.012 acres in Part-D of the layout Plan approved vide no. 3269 CTP (PB) MPM -131 dated 10.06.14 but clarification from SEIAA / SEAC is required as to whether the built up area of this project is included or not in the EC granted to the project proponent vide no. SEIAA/2015/1878 dated 25.03.15.
6. For further verification of the built up area of the project w.r.t. the approved drawings/ environmental clearance granted, may be got verified from the Chief Town Planner, Punjab/ the authorities of GMADA.

Besides above two representations/ complaints, the applicant (Sh. Sandeep Singh) also filed an application before the National Green Tribunal (NGT) for challenging the legality of construction raised by M/s. Omaxe Chandigarh Extension Developers Pvt. Ltd. by way of project, "The Lake" at village Kansal, Ranimajra, Dhode Majra, Rasoolpur in Mullanpur (LPA), Distt. Mohali and also legality of other construction by the same project proponent in projects- Ambrossia, Celestial Grand Floors, Celestial Royal Floors, Cassia Floors, Mulberry Villas, Silver Birch Floors and on the newly added 7 parcels of land.

The NGT after hearing the Counsel of the applicant vide order dated 13.09.21 in O.A. No. 222/2021 (IA No. 166/2021) constituted a five members joint Committee comprising MoEF&CC, CPCB, SEIAA, Punjab, Punjab State PCB and District Magistrate, Mohali. Further, CPCB and State PCB will be Nodal Agency for coordination and compliance. The Joint Committee may meet within 15 days. It may undertake visit to the site and interact with the stakeholders, including the PP. The Committee will be free to consult any other expert/ institution and may give its reports within 2 months. The Committee may also give status on quantity of sewage and solid waste being generated and system to be or being followed for their management as per consent and authorization granted. Further, sources of water and the permissions granted may also be indicated.

The matter list for further consideration on 04.01.22.

The NGT in IA No. 166/2021 seeking interim relief indicated that NGT are not inclined to consider at this stage, without verification of facts in terms of the above order. However, the applicant is at liberty to make any appropriate prayer to the statutory authorities who, on verification of facts, may take such remedial measures as may be found necessary to give effect to law, in exercise of their statutory powers. IA No. 166/2021 stands disposed of accordingly.

PPCB vide letter No. 3460-64 dated 27.10.21 informed that the meeting of the Joint Committee constituted by NGT has been scheduled to be held on 29.10.2021 at District Administrative Complex, SAS Nagar.

The Committee after detailed deliberations decided to defer the case to the next meeting of SEAC.

PPCB was requested to send the latest construction status report during issuance of ToR to the project vide letter no. 1597 dated 20.05.2020 & reminder vide letter no. 1900 dated 29.07.2020.

Punjab Pollution Control Board vide letter no. 5987 dated 25.10.2021 has sent the latest construction status report of the site in response to letter no. 1597 dated 20.05.2020 & reminder vide letter no. 1900 dated 29.07.2020.

The relevant contents of the report are reproduced as under:

It is intimated that the site of the project was visited by the officer of the Board on 12.04.2021 and on 08.09.2021 and the point wise reply is as under:

Sr. no.	***Report sought by SEIAA***	***Reply of the Board***
1.	*Whether Project Proponent has started the construction of the project in the expansion area for which application of ToRs submitted by the Project Proponent.*	***Yes, the Project Proponent has carried out development activities beyond the approval drawing no. 3269 CTP (Pb)- MPM- 131 dated 10.06.2014*** *on the basis of which Environment Clearance was granted.*
2.	*Whether project 'Beacon Street' is part of the expansion project as mentioned in the complaint.*	***Yes, the proposed project i.e. 'Beacon Street' is a part of the expansion project.***
3.	*Whether expansion project, is in violation of the provisions of EIA Notification 14.09.2006.*	***Yes, the Project Proponent has carried out development activities beyond the approval drawing no. 3269 CTP (Pb) -MPM- 131 dated 10.06.2014*** *on the basis of which the Environment Clearance was granted.*
4.	*Whether site of the expansion project, is meeting with the siting guidelines framed of the Punjab Pollution Control Board for such type of project.*	*As per the boundary limits site shown by the representative of the promoter company during the visit, there is no MAH Industry/ Cement Plant/grinding Unit/ Rice Sheller/ Saila Plant/ Stone Crushing/ Screening-cum-washing Unit/ Hot Mix Plant within a radius of 500m from the boundary of the proposed site of the project.*

		However, there are 3 brick kiln of Vill- Parol, which are within the 500m radius of the project. It is pertinent to mention here that out of these three, one brick kiln i.e. M/s Universal Brick Kiln, Parol, Kharar falls within the 100m radius of the project site. *As such the promoter company shall develop 15m wide green belt of broad leaf trees towards the brick kiln, so as to attenuate the air pollution being generated from the brick kiln. The promoter company shall also get the same earmarked in the revised layout plan of the project.*
5.	*Physical structures within 500m radius of the site including the status of industries, if any.*	*There is mostly commercial and residential development in the 500m radius of the project. However, there are 3 brick kiln of Vill- Parol, which are within 500m radius of the project. It is pertinent to mention here that out of these three, one brick kiln i.e. M/s Universal Brick kiln, Parol, Kharar falls within the 100m radius of the project site.*
6.	*Status of consent issued to existing project under Air act, 1981 and Water act, 1974 (validity of consents, project site area, built up area etc.)*	*Consent to operate under the Water act, 1974 and Air act, 1981 granted on 07.09.2020, both were expired on 31.12.2020, which were further extended upto 31.03.2022, for independent Floors & Villas (Dwelling Unit) @ 1200 no. having total land area of 592 acres.*

4.0 Deliberations during 209th meeting of SEAC held on 27.11.2021.

The meeting was attended by the following:

1. Mr. Mukesh Bhati, AVP, on behalf of the Project Proponent
2. Mr.Deepak Gupta, Environmental Advisor, on behalf of the Project Proponent.
3. Mr. Sital Singh, M/s CPTL, Mohali, Environmental Consultant.

SEAC after hearing the project proponent and on perusal of the record observed as under:

1. SEAC noted that earlier Environmental Clearance granted by SEIAA vide letter no. SEIAA/2015/1878 dated 25.03.2015 for total project area of 592.463 acres with total built-up area of 2,89,325 sqm was based on mandatory documents i.e. Form-1,1A, and conceptual plan. Further, the project proponent has submitted an application for obtaining environmental clearance for carrying out expansion for the total land area of 805.611 acres having built-up area of 21,45,325 sq.m.

   SEAC observed that the details (boundary of the project along with its components) of the earlier environmental clearance granted to the project proponent for 592.463 acres and proposal for expansion of the project for 805.611 acres needs to be digitally earmarked using GIS on the layout plan of 805.611 acres as per the revenue records (Jamabandi/Hadbast/Khasra/Khatauni No.). Further, the details w.r.t. area exempted, area under government acquisition, area under future expansion as per the details of CLU granted by the Department of Town & Country Planning, Punjab along with the details of 14 projects mentioned in the complaint by the Complainant also to be marked digitally in the layout plan using GIS as per the revenue records.

2. SEAC observed certain discrepancies w.r.t population density of S+3 floors, amenities area, area of community-I, built-up area of group housing project-II etc in the conceptual plan of 805.611 acres and the same were brought to notice of the project proponent. The Project Proponent ensured to submit the revised conceptual plan after necessary corrections.

After detailed deliberations, SEAC decided to defer the case till the next meeting of SEAC.

The decisions taken in the 209th meeting of SEAC held on 27.11.21 was conveyed to the project proponent vide ADS dated 03.12.2021.

Further, Sh. Vishnu Shankar Jain, Advocate-on-record, on behalf of and under the instruction of his client i.e. M/s. Omaxe. Limited and Omaxe New Chandigarh Developers Pvt. Ltd., vide email dated 30.11.2021 informed that the Hon'ble Supreme Court of India in case titled as Omaxe Limited and Anr. V/s. Sandeep Singh & Ors. (Civil Appeal No. 6725/2021) on 22.11.21 stayed the proceedings pursuant to the impunged order dated 13.09.21 of the National Green Tribunal in O.A. No. 2022/2021 (Sandeep Singh V/s. Union of India & Ors.) until further orders.

Further, a joint meeting of the Chairpersons and Member Secretaries of SEIAA/SEAC, Punjab was held on 03.12.21 to discuss the various issues relating to application of expansion of township project namely, "Omaxe Chandigarh Extension" submitted by M/s. Omaxe New Chandigarh Developers Pvt. Ltd. The Committee after detailed deliberations has decided as under:

1. That the expansion application of M/s Omaxe New Chandigarh Developers Pvt Ltd. for grant of EC is required to be examined and processed on merit after ascertaining the factual position regarding the complaints made against the Project Proponent. Committee noted that no stay or bar on the processing of the EC application has been issued by any court of law and the same cannot, therefore, be kept indefinitely pending till the final outcome of all the court cases.
2. That in order to save time, SEIAA/SEAC would not conduct fresh enquiry in the matter and report of 5 -member NGT Committee (and other officers / authorities to which the 5 - member Committee had assigned fact finding duties) would be procured by SEIAA and considered by SEIAA / SEAC for appraising the expansion proposal.
3. That the main allegations in the complaint are that 14 projects have been started/constructed by M/s Omaxe New Chandigarh Developers Pvt. Ltd. outside the boundary of 596.435 acres for which the expansion EC dated 25.03.2015 was granted. The location of these 14 projects should be examined by using GIS data and the report of the Revenue Department submitted by M/s Omaxe Chandigarh Extension vide letter no. 2021-27 dated 03.12.2021.
4. That in case any further clarifications are required, the same may be obtained from the PPCB / Revenue Department / Town Planning Department / GMADA etc.

5. That all decisions taken by SEIAA / SEAC in this matter would be subject to the final outcome of the cases pending in the Hon'ble Supreme Court and the Hon'ble NGT and that a rider / condition to this effect should be put on all such decisions.

The project proponent vide letter OCED/Mullanpur/DM/2021-26 dated 02.12.21 informed that NGT has formed a Committee of 5 members and Committee have directed the Niab Tehsildar, Majri to file a report regarding complaint done by Ms. Sandeep Singh. The Niab Tehsildar has filed his report to 5 Member Committee. The project proponent has made a request to Member Secretary, SEIAA-cum-Member of Joint Committee to issue a copy of report submitted by Niab Tehsildar Majri and same has been issued to the project proponent vide letter no. 3972 dated 02.12.21.

On the directions of Member Secretary, SEIAA-cum-Member Joint Committee, the Niab Tehsildar, Majri has submitted the amended report to the Committee which further submitted by the project proponent to SEIAA, Punjab vide letter No. OCED/Mullanpur/DM/2021-29 dated 10.12.21.

In continuation of representation dated 07.08.21 and 27.08.21 by the complainant through Sh. S.S. Sehgal, Advocate, another representation dated 13.12.21 addressed to Principal Secretary, Department of Science, Technology & Environment, Govt. of Punjab was received by email dated 13.12.21 wherein it was prayed that:

1. Illegal construction work being carried out at site by M/s. Omaxe Limited, beyond the ambit of approved layout plan, may kindly be ordered to be stopped immediately.
2. Further, direction may kindly be issued to the project proponent to immediately stop operating 2 RMC Plants which are being operated without requisite permissions and also consent to operate.

Further, the project proponent vide letter No. OCED/Mullanpur/DM/2021-32 dated 16.12.21 submitted the reply of ADS raised by SEAC in its 209th meeting held on 27.11.21. The above said details was submitted by the project proponent in hard copy as the project proponent mentioned that there is no sufficient space to upload the drawings which are 25 MB file each.

The SEIAA, Punjab vide letter No. SEIAA/MS/2021/4939 dated 15.12.21 has written to M/s. Omaxe Chandigarh Extension Developers regarding the new representation dated 13.12.21 for submitting the reply within 10 days regarding the various allegations made against it in the complaint. The project proponent vide letter dated 17.12.21 has submitted the reply to the various allegations made by the complainant in his complaint.

5.0 Deliberations during 210th meeting of SEAC held on 24.12.2021.

The meeting was attended by the following:

1. Mr. Mukesh Bhati, AVP, on behalf of the Project Proponent
2. Mr.Deepak Gupta, Environmental Advisor, on behalf of the Project Proponent.
3. Mr. Sital Singh, M/s CPTL, Mohali, Environmental Consultant.

The SEAC perused the representations of the complainant dated 07.08.21, 27.08.21 & 13.12.21, the order of Hon'ble NGT dated 13.09.21 in O.A. No. 222/2021 (IA No. 166/2021), Report of the Committee dated 23.09.21 constituted by Govt. of Punjab, Department of Science, Technology & Environment, construction status report submitted by PPCB vide letter dated 25.10.21, Order of Hon'ble Supreme Court of India dated 22.11.21 titled, "Omaxe Limited and Anr. V/s. Sandeep Singh & Ors. (Civil Appeal No. 6725/2021)", Minutes of Joint Committee of Chairpersons & Member Secretaries of SEIAA & SEAC, Punjab held on 03.12.21, Report of Niab Tehsildar, Majri sent by Member Secretary, SEIAA-cum-Member of Joint Committee dated 02.12.21 & 10.12.21, reply of ADS submitted by the Project Proponent vide letter dated 30.07.21 and 16.12.21, reply of Project Proponent submitted vide letter dated 17.12.21 on the allegations made by the complainant vide their complaint dated 13.12.21 and certified compliance report submitted by MoEF&CC, Northern Region Office, Chandigarh vide letter No. 790 dated 16.11.20 & reply of the Project Proponent submitted to MoEF&CC, Chandigarh vide letter dated 11.11.2020.

Thereafter, the SEAC asked the Project Proponent to present their case in view of the above complaints, decisions of Hon'ble NGT & Supreme Court of India, reply of ADS raised by the SEAC, report of the Committee constituted by Department of Science, Technology & Environment, report of Tehsildar etc. The Environmental Consultant of the project proponent presented the details as under:

Sr no.	Allegations made by the complainant	Remarks
1.	The Complainant vide representation dated 07.08.2021 and 21.08.2021 alleged that Environmental Clearance was granted only for an area of 592.463 acres with an expected population of 77,642 which is in consonance with the approved building plan dated 10.06.2014**.** He further	The project proponent vide letter dated 17.12.2021 informed that the Environmental Clearance was granted to the Project Proponent after appraisal of the project as per procedure prescribed under the provisions of EIA notification, 14.09.2006 on the basis of the mandatory documents enclosed with the application i.e. Form-1,1-A and conceptual plan.

stated that 14 new projects have been illegally constructed without obtaining prior Environmental Clearance with details as under:

Sr. no.	Name of the project	Built up area in Sq.m
1.	Beacon Street (Commercial)	
2.	Stilt+4 (Salamatpur)	--
3.	Resort A	56914
4.	Resort B	80382
5.	Stilt+4 Rani Majra	--
6.	Plotted Phase 2 area	--
7.	Paintpur Plottd area	--
8.	The Lake	304049.154
9.	Silver Birch	1,19644
10.	Ambrossia	35,347
11.	Cassia	92,290
12.	Celestia Grand Floors	17,352
13.	Celestia Royal Floors	58,023
14.	Mulberry Villas	21,806

Further, SEAC observed that in reference to appeal dated 15.11.21 filed by the Advocate of the complainant, SEIAA, Punjab vide letter No. 4924 dated 06.12.21 supplied copy of the conceptual plan submitted by M/s. Omaxe at the time of obtaining the Environmental Clearance dated 25.03.15.

Further, Hon'ble NGT vide order dated 13.09.21 in the matter of O.A no. 222/2021 constituted five-member Committee comprising of MoEF&CC, CPCB, SEIAA, PPCB and District Magistrate. The said Committee has sought specific report from Niab Tehsildar, Majri to check the development as per the conceptual plan submitted by the Company.

The Niab Tehsildar, Majri filed its report to five-member committee vide letter dated 18.11.21 & 06.12.21. A copy of the said reports was given to M/s. Omaxe by Punjab Pollution Control Board on the directions of MS, SEIAA, Punjab vide letter No. 3972 dated 02.12.21 and 4032 dated 09.12.21. Further the M/s. Omaxe submitted the reports of Niab Tehsildar Majri to SEAC vide letter dated 02.12.21 & 10.12.21.

SEAC after perusal of the above two reports submitted by Niab Tehsildar observed that all the 14 projects except Beacon Street located within the boundary of the conceptual plan (592.463 acres) for which the Environmental Clearance was granted to the project proponent vide letter dated 25.03.15. Further, as per the report of Niab Tehsildar, the project of Beacon Street falls outside the boundary of conceptual plan and this land is lying vacant. However, as per records, earlier there was brick kiln.

As per the decision taken in 209th meeting of SEAC held on 27.11.21, the Project Proponent through ADS was asked to submit the details (boundary of the project along with its components of the earlier Environmental Clearance granted for 592.463 acres and proposal for expansion of the project for

		805.611 acre needs to be digitally earmarked using GIS on the layout plan of 805.611 acre as per the revenue records (Jamabandi/ Hadbast/ Khasra/Khatauni No.). Further, the details w.r.t. area exempted, area under Govt. acquisition, area under future expansion as per the details of CLU granted by the Department of Town & Country Planning Punjab along with the details of 14 Projects mentioned by the complainant also to be digitally marked in the layout plan using GIS as per the revenue records. The Project Proponent submitted the reply of above ADS vide letter dated 16.12.21. SEAC on perusal of the above reply of ADS observed that all the 14 projects except Beacon Street are located within the boundary of conceptual plan for which the EC was granted on 25.03.15. The project of Beacon Street is located outside the boundary of conceptual plan but within the boundary of proposed expansion plan of 805.611 acre.
2.	The Complainant vide representation dated 21.08.2021 alleged that the Group Housing project namely The Lake is having the built-up area of 304049 sqm, which is not part of 289325 sqm. area as approved by SEIAA vide letter no. SEIAA/2015/1878 dated 25.03.2015. Therefore, the said project "Lake" does not have Environmental Clearance. Further, the builder has developed built up area of 648510 sqm. against the permitted built-up area of 289325 sqm to be developed in 592.463 acres. The built-up area of 648510 sqm. includes huge Group Housing project namely The Lake measuring 304049 sqm. alone. The complainant alleged that Resort A & Resort B, are not the part of 592.463 acres site for which Environmental Clearance was granted on 25.03.2015. Further, there is no EC granted for the same project site. Furthermore, the	The Project Proponent vide its reply dated 17.12.2021 informed that as per earlier practice, the Environmental Clearance was granted for total land area without mentioning the built-up area. Further, he cited the example of EC granted by SEIAA, Punjab to GMADA vide letter no. SEIAA/2835 dated 28.06.2016, for Eco City Project, Phase-2, Mullanpur for total land area of 312.12 acres comprising of residential plotted area Group Housing area, commercial area, Public building area, EWS housing area, Green area, School area, Buster Terminal area, Rehri Market and utilities etc., without mentioning built up area but by taking into account the population, provision for water supply and sewerage, green areas, solid waste management, electrical load and other civic amenities. Similarly, the EC to M/s. Omaxe was granted for total land area of 592.463 acres with built up area of 289325 sqm by considering all environmental parameters of all the components to be developed such as population, water

	project proponent has constructed more than 8 towers of both Resort A & Resort B.	demand, wastewater generation and treated wastewater to be utilized in the green area with details as under:

No. of Plots	3371 No @ 15 persons/Plot= **50565 persons** @ 135 lpcd	6826 KLD
Group Housing 36.549 acres (25.012 + 11.537)	@ 300 persons /acre = **10965 persons** @ 135 lpcd	1480 KLD
Commercial & Institutional	11.711 acre @ 100 persons/acre = **1171 persons** @ 45 lpcd	53 KLD
EWS	30.007 acres @ 300 persons /acre = **12003 persons** @ 135 lpcd	1620 KLD
Institution	29.379 acre @ 100 persons/acre = **2938 persons** @ 45 lpcd	132 KLD
Green area (Treated effluent to be reused)	31.955 acre @ 50 KLD/acres/day	711 KLD
Total water requirement		10822 KLD
Total water requirement except green area		10111 KLD
Total flow to STP @ 80%		8089 KLD
STP to be provided		8500 KLD

Total population – 77642
Total water requirement – 10822 KLD
STP Capacity – 8500 KLD

The Project Proponent informed that the total built up area of 648510 sqm, alleged by the complainant, consist of following:

Sr. no.	**Name of the project**	**Built up area in Sqm**
1.	The Lake	304049.154
2.	Silver Birch	119644
3.	Ambrossia	35347

4.	Cassia	92290
5.	Celestia Grand Floors	17352
6.	Celestia Royal Floors	58023
7.	Mulberry Villas	21806
8.	Resort A	56914
9.	Resort B	80382
	Total	**648510**

The Project Proponent further informed that the total built up area of 289325 sqm includes the built-up area of Group Housing Projects only with details as under:

Sr. No.	**Description**	**Built up Area (sqm)**
1.	Group Housing-I (The Lake) - 25.012 acre	216703
2.	Group Housing-II (The Resort) – 11.537 acre	72622
	Total	**289325**

The Project Proponent informed that the Project mentioned at Sr. No. 1 namely "The Lake" Group Housing, the FAR area has only been considered. The area of the basement which is meant for parking are not considered as these have no effect on population of the project. Further, as per the approved building plans of the project, "The Lake" approved vide letter No. 35068 dated 28.11.14 by GMADA, the unit area has been approved as 209628 sqm which is less than as considered for the conceptual layout plan for 216703 sqm. Further the remaining area of 11.537 acres out of the Group Housing Land area of 36.549 acre was for the Resort Project which was part of the conceptual plan dated 08.10.14 already submitted and approved vide layout plan dated 12.01.17.

The Projects mentioned at Sr. No. 2 to 7 are part of independent floors developed on 3371 individual plots under the EC dated 25.03.15. Their built-up area has no relevance. All the 275 plots under the name of Silver Birch, 57 Mulberry Villas, 175 plots of Cassia were constructed under the EC granted in 2014 and the construction of rest of the plots were at an advance stage with details as under:

<table>
<tr><td></td><td></td><td>
<table>
<tr><td rowspan="2">Project Name</td><td colspan="2">EC granted in 2014 for 461.675 acre</td><td colspan="2">EC granted in 2015 for 592.463 acre</td></tr>
<tr><td>No. of Plots</td><td>Built up area (sqm)</td><td>No. of Plots</td><td>Built up area (sqm)</td></tr>
<tr><td>Silver Birch</td><td>275</td><td>119644</td><td>0</td><td>0</td></tr>
<tr><td>Ambrossia</td><td>22</td><td>8737</td><td>67</td><td>26610</td></tr>
<tr><td>Celestia Grand</td><td>1</td><td>394</td><td>43</td><td>16958</td></tr>
<tr><td>Celestia Royal</td><td>19</td><td>8963</td><td>104</td><td>49060</td></tr>
<tr><td>Cassia</td><td>175</td><td>91247</td><td>2</td><td>1043</td></tr>
<tr><td>Mulberry Villas</td><td>57</td><td>21806</td><td>0</td><td>0</td></tr>
<tr><td>Total</td><td>549</td><td>250791</td><td>216</td><td>93671</td></tr>
</table>

From the above table it is clear that 549 plots were developed under the EC granted on 05.02.2014 and the remaining 216 plots were developed under the EC granted on 25.03.2015. Hence the allegations made by the complaint are totally wrong.

As already explained at Sr. No. 1, the Resort A & B are part of the conceptual plan for which the EC was granted on 25.03.2015.</td></tr>
<tr><td>3</td><td>The Complainant alleged that the STP installed by the Project Proponent is not in operation, hence the sewage coming out of approximately 1500 residential apartments, villas is being discharged into river Siswan. Further, the huge RMC plant of capacity 60 m^3 /hour has been installed at village Bharounjian. He further alleged that the builder is operating this RMC plant without any statutory approval from State Pollution Control Board. Further, the builder has also setup another RMC plant since the 2018 at its Group Housing Project namely the Resort at village Ranimajra without obtaining necessary approvals. The complainant also stated that the construction material present at the site has to be kept covered by the builder however, the builder has not provided any cover on the construction material at site.</td><td>The Committee constituted by Department of Science, Technology & Environment in its report submitted to the Govt. vide letter No. 5433 dated 23.09.21 mentioned that both the STPs of 500 KLD and 100 KLD were in operation during the visit. A part of untreated effluent at the STP of 500 KLD was being discharged into Siswan drain through an overflowing terminal manhole of the sewer line. The effluent from STP of 100 KLD was not found being discharged into any drain. The Project Proponent has not obtained consent to operate for the existing 2 RMC Plants. Further the project proponent is required to take adequate measures for the management of C&D waste at site and has not obtained authorization under the C&D waste management Rules, 2016.

The SEAC observed that the issues related to operation of STPs, obtaining consent to operate for RMC plants and compliance of C&D Waste Management Rules 2016 are regulatory aspects and SEIAA may write to PPCB for taking requisite</td></tr>
</table>

		action against the Project Proponent, in case any violation is observed.
4.	Certified compliance of the EC conditions	The Project Proponent informed that MoEF&CC, Northern Regional Office, Chandigarh vide letter No. 790 dated 16.11.20 has submitted the certified compliance report to MS, SEIAA, Punjab. As per the report, no major non-compliances were observed by the project proponent. Further, the project proponent has submitted the reply of non-complied/ partially complied conditions, as mentioned in the above report, to MoEF&CC, Chandigarh vide letter dated 11.11.2020. SEAC perused the same and same was found satisfactory.
5.	The Complainant vide representation dated 13.12.2021 alleged that the M/s Omaxe Ltd., was not the owner of the entire land shown in the conceptual plan. He further stated that M/s Omaxe Ltd. has purchased the land shown in the conceptual plan after the alleged date of submission of conceptual plan.	During the meeting, the Project Proponent informed that the CLUs granted by Town & Country Planning, Punjab from 21.04.2009 to 19.07.2013 was for total land area of 715.869 acres, out of which 575.7349 acres was considered for development. Further, the project proponent was the owner of 9.8284 acres of land purchased through sale deed from 2008 to 22.05.2014. Furthermore, there is agreement from 10.12.2012 to 19.09.2014 to sell 6.8997 acres of land. Thus, the ownership of total land area of 592.463 acre (575.7349 + 9.8284 + 6.8997) lies with the project proponent. The project proponent submitted the documentary proof of the same which was taken on record by the SEAC.
6.	The Report of Committee submitted to Govt. of Punjab, Department of Science Technology & Environment vide letter No. 5433 dated 23.09.21 wherein it was mentioned that the Project Proponent has carried out development activities beyond the approved drawing no. 3269 CTP (PB)-MPM-131 dated 10.06.2014.	As explained above at Sr. No. 1, the Environmental Clearance on 25.03.15 was granted to the project proponent on the basis of conceptual plan.

<table>
<tr>
<td>7.</td>
<td>The Complainant vide representation dated 13.12.2021 indicated that M/s Omaxe Ltd. has come up with forged and fabricated conceptual plan which becomes clear from the fact that the layout plan approved in 2014 for total land area of 592.463 acres consist of 14.907 acres of revenue roads/rasta, whereas now in the conceptual plan, Govt. acquisition area for critical gaps of 8.594 acres and area under revenue rasta of 6.313 acres (combined area of 14.907 acres), which were integral part of approved layout plan for 592.463 acres have been left out for adding new project areas.</td>
<td>The project proponent during meeting informed the Committee that the conceptual layout plan of 592.463 acre does not include the revenue roads/ rastas of 14.907 acre, as the ownership of this land does not belong to him.</td>
</tr>
<tr>
<td>8.</td>
<td>The Committee asked the project proponent to submit the latest status of construction caried out at site w.r.t. EC granted on 25.03.2015.</td>
<td>The project proponent has submitted the details as under:
<table>
<tr><th rowspan="2">Sr. No.</th><th rowspan="2">Description</th><th colspan="2">Built up Area (Sqm)</th></tr>
<tr><th>FAR Area</th><th>Non-FAR Area</th></tr>
<tr><td>A.</td><td colspan="3">Group Housing</td></tr>
<tr><td>(i)</td><td>The Lake</td><td>195579.30</td><td>69311.26</td></tr>
<tr><td>(ii)</td><td>The Resort (Part-A & B)</td><td>25780.47</td><td>6875.98</td></tr>
<tr><td></td><td>Total</td><td>221359.77</td><td>76187.24</td></tr>
<tr><td>B.</td><td colspan="3">Plotted Development</td></tr>
<tr><td>(i)</td><td>Silver Birch</td><td colspan="2">123935.62</td></tr>
<tr><td>(ii)</td><td>Celestia Royal</td><td colspan="2">83354.98</td></tr>
<tr><td>(iii)</td><td>Celestia Grand</td><td colspan="2">17810.48</td></tr>
<tr><td>(iv)</td><td>Ambrosia</td><td colspan="2">40163.32</td></tr>
<tr><td>(v)</td><td>Cassia</td><td colspan="2">98297.94</td></tr>
<tr><td>(vi)</td><td>Celestia Royal Premier</td><td colspan="2">28164.25</td></tr>
<tr><td>(vii)</td><td>Plot – Residences</td><td colspan="2">78962.27</td></tr>
<tr><td></td><td>Total</td><td colspan="2">470688.85</td></tr>
</table>
The project proponent informed that it has not constructed the area beyond permissible built up area of 289325 sqm. for Group Housing Projects. Further the built-up area of the 3371 plots have not been considered in the EC granted on 25.03.15.</td>
</tr>
</table>

<table>
<tr>
<td>9.</td>
<td>The Project proponent was asked to provide the details of wastewater generation and the STP proposed for treatment</td>
<td>The project proponent informed that the total wastewater generation has been estimated as 12.168 MLD against which 11 STPs of around 13 MLD capacity have been proposed with details as under:

<table>
<tr><th>STP No.</th><th>Area</th><th>STP capacity (KLD)</th></tr>
<tr><td>STP-1</td><td>Ranimajra</td><td>2500</td></tr>
<tr><td>STP-2</td><td>Resort Group Housing</td><td>1100</td></tr>
<tr><td>STP-3</td><td>Rasulpur</td><td>700</td></tr>
<tr><td>STP-4</td><td>Slamatpur</td><td>1800</td></tr>
<tr><td>STP-5</td><td>Mixed Use Development</td><td>1600</td></tr>
<tr><td>STP-6</td><td>Lake Group Housing</td><td>1000</td></tr>
<tr><td>STP-7</td><td>Lake Extension</td><td>1000</td></tr>
<tr><td>STP-8</td><td>Beacon Street</td><td>300</td></tr>
<tr><td>STP-9</td><td>New Commercial -A</td><td>300</td></tr>
<tr><td>STP-9A</td><td>New Commercial-B</td><td>200</td></tr>
<tr><td>STP-10</td><td>Cassia</td><td>2200</td></tr>
<tr><td>Total</td><td></td><td>12700</td></tr>
</table>

The excess water is being discharged into GMADA sewer for which the permission has already given by the Department. The drawing showing the above details was submitted.

Further, a provision of Rs. 850 lacs for setting up of the STPs and Rs. 20 lacs/annum for their maintenance have been earmarked in the Environment Management Plan.</td>
</tr>
<tr>
<td>10</td>
<td>The Project proponent was asked to provide the details of green area</td>
<td>The project proponent informed that the total green area of the project is 328367.159 sqm which is 12% of the total area of the project. Further, it was proposed to plant around 42000 trees of local species in the project.

Further, a provision of Rs. 300 lacs for planting the trees and Rs. 450 lacs for 3 years maintenance have been earmarked in the Environment Management Plan.</td>
</tr>
<tr>
<td>11</td>
<td>The Project proponent was asked to provide the details of solid waste generation and treatment proposed for the disposal of the same.</td>
<td>The project proponent informed the solid waste generation as under:

(i) Residential – 109562 persons @ 0.4kg/day/person = 43825 kg
(ii) Commercial- 9323 persons @ 0.2 kg/day/person = 1865 kg</td>
</tr>
</table>

		Total = 45690 kg Out of total 45690 kg, around 14000 kg is the organic/ biodegradable waste and the remaining is inorganic/ inert waste. Two number mechanical composters of 1 Ton/hr. capacity each are proposed for the treatment of organic waste to convert it into manure and the remaining waste is proposed to be disposed of as per SWM Rules, 2016. Further, a provision of Rs. 120 lacs for installing the 2 No. mechanical composters and Rs. 25 lacs for maintenance have been earmarked in the Environment Management Plan for Solid Waste Management.

Further, the Project Proponent informed that the details w.r.t. population, water requirement, green water requirement, etc. has been revised with change in the conceptual plan. The details of the Plot Area and built-up area for the EC granted on 25.03.2015 for 592.463 acres and for the proposed expansion plan of 805.611 acre with details as under:

S. No.	**Description**	**As per Conceptual Plan of 592.463 acre**		**As per proposed Expansion Plan of 805.611 acre**				
		Plot Area (Acres)	**Built-up Area (Sqm)**	**Plot Area (Acres)**	**Built-up Area (Sqm)**	**Population (No. of Persons)**	**Water Requirement (KLD)**	**Flushing (KLD)**
1	Plots	**229.633** (3371 Plots)	--	177.157 (2954 Plots)	248500	**44310** (2954 plots @ 15 persons/ plot)	**5981** (44310 @ 135 lpcd)	1994
2	Villas- 122 No.	--	--	9.034	46979.847	**610** (122 @ 5 persons/ villa)	**82** (610 @ 135 lpcd)	27
3	Floors (S+3) -2553 No. (851*3)	--	--	50.883	345342.423	**12765** (2553 @ 5 persons)	**1723** (12765 @ 135 lpcd)	575
4	Floors (S+4) -1520 No. (380*4)	--	--	22.001	240574.010	**7600** (1520@ 5 persons)	**1026** (7600 @ 135 lpcd)	342

5	Group Housing 1	25.012	216703 (FAR only)	25.960	314361.575	**6785** (as per actual)	**916** (6785 @ 135 lpcd)	305
				16.345	128214.411	**7355** (450 persons/ acre)	**993** (7355 @ 135 lpcd)	331
6	Group Housing 2	11.537	72622 (FAR only)	12.820	137296.649	**3560** (as per actual)	**481** (3560 @ 135 lpcd)	160
7	Mixed Use Development	**--**	--	22.260	123447.004	**10017** (@ 450 persons/ acre)	**1352** (10017 @ 135 lpcd)	451
8	Commercial	11.711	--	13.169	53293.659	**1317** (@ 100 persons/ acre)	**59** (1317 @ 45 lpcd)	26
9	Institutional (Amenities)	29.379	--	31.338	23926.781	**3134** (@ 100 persons/ acre)	**141** (3134 @ 45 lpcd)	63
10	Beacon Street	**--**	--	7.688	167223.728	**769** (@ 100 persons/ acre)	**35** (769 @ 45 lpcd)	15
11	New Commercial	**--**	--	41.034	316165.227	**4103** (@ 100 persons/ acre)	**185** (4103 @ 45 lpcd)	82
12	EWS	30.007	--	41.40	--	**16560** (@ 400 persons/ acre)	**2236** (16560 @ 135 lpcd)	745
13	Parks/Green Areas	31.955		81.141				
14	Utility Area	4.133		4.176				
15	Roads, Pavements & Open area	178.346		211.466				
16	Area Reserved for future Expansion	40.750		37.739				
	Total	**592.463**	**289325**	**805.611**	**2145325.314**	**118885**	**15210**	**5116**

The details of water requirement and treated wastewater discharge into sewer in different seasons are as under:

Sr. No.	Season	Total Water (KLD)	Wastewater Discharge into STP (KLD)	Fresh Water Requirement (KLD)	Flushing Requirement (KLD)	Green Area Requirement (KLD)	Discharge into Sewer (KLD)
1.	Summer	15210	12168	10094	5116	1806	5246
2.	Winter	15210	12168	10094	5116	492	6560
3.	Rainy	15210	12168	10094	5116	164	6888

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

After detailed deliberations, SEAC decided to award **'Silver Grading'** to the project proposal and to forward the application of the project proponent to SEIAA with the recommendations to grant Environmental Clearance for the expansion of a township project namely "Omaxe Chandigarh Extension" located at Kansala, Ranimajra, Dhodemajra, Rasoolpur, Salamatpur, Raul, Bharonjian, Ghandouli, Bhagat Majra, Saini Majra, Bansepur, paintpur, chahar majra, sanglan, in Mullanpur (LPA),Punjab, for total land area of 805.611 acres and built-up area of 2145325.314 sqm subject to the following special conditions:

I) Special Condition:

(i) All the decisions taken in this matter would be subject to the final outcome of the Civil Appeal No. 6725/2021 pending in the Hon'ble Supreme Court of India titled as, "Omaxe Limited and Anr. V/s. Sandeep Singh & Ors." and in the Hon'ble National Green Tribunal in O.A. No. 222/2021 titled, "Sandeep Singh V/s. Union of India & Ors."

II) Statutory compliances:

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

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

iii) The project proponent shall obtain forest clearance under the provisions of the Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose 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 abstraction of ground water/ surface water required for the project from the competent authority.

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

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

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

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

xi) The project site shall confirm to the suitability as prescribed under the provisions laid down under the master plan of respective city/ town. For that, the project proponent shall 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 above, the project proponent shall also comply with siting criteria / guidelines, standard operating practices, code of practice and guidelines if any prescribed by the SPCB/CPCB/MoEF& CC for such type of projects.

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

III) Air quality monitoring and preservation

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

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

iii) The project proponent shall install system to undertake Ambient Air Quality monitoring for common /criterion parameters relevant-to the main pollutants released (e.g., PM_{10} and $PM_{2.5}$) covering upwind and downwind directions during the construction period.

iv) Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel 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, 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 area shall be prohibited. Wet jet shall be provided for grinding and stone cutting.

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

xii) All construction and demolition debris shall be stored at the site within earmarked area and 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 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 DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

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

xvi) Roads leading to or at 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

IV) 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 rain water.

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

iv) The total water requirement for the project will be 15210 KL/day, out of which fresh water demand of 10094 KL /day shall be met through own tube wells and remaining 5116 Kl/day through recycling of treated wastewater from STP of capacity 13 MLD Total fresh water use shall not exceed the proposed requirement as provided in the project details.

v) a) The total wastewater generation from the project will be 12168 KL/day, which will be treated in STP of capacity 13 ML/day within the project premises. As proposed, treated wastewater available at outlet of STP will be as reutilized as under: -

Sr. No.	Season	For Flushing purposes (KLD)	Green Area (KLD)
1.	Summer	5116	1806
2.	Winter	5116	492
3.	Monsoon	5116	164

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

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

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

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

viii) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and

the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.

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

x) 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.

xi) 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.

xii) The project proponent shall also adopt the new/innovating 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 it a part of the environmental management plans / building plans so as to reduce the water consumption/ground water abstraction.

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

Sr. No	Nature of the Stream	Color code
a)	Fresh water	Blue
b)	Untreated wastewater from Toilets/ urinal 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 grey water	Green with strips
g)	Storm water	Orange

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

xv) The CGWA provisions on rain water harvesting should be followed. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of plot area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. As per the proposal submitted by the project proponent, 80 no. rain water recharge pits have been proposed for ground water recharging as per the CGWB norms. The ground water shall not be withdrawn without approval from the Competent Authority.

xvi) All recharge should be limited to shallow aquifer.

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

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

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

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

xxi) No sewage or untreated effluent water would be discharged through storm water drains. Onsite sewage treatment with capacity to treat 100% waste water 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 waste water shall be reused on-site for landscape, flushing, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by the Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.

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

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

V) Noise monitoring and prevention

i) Ambient noise levels shall conform to residential area/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 construction phase. Adequate measures shall be made to reduce noise levels during construction phase, so as to conform to the stipulated standards by CPCB/SPCB.

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

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

VI) Energy Conservation measures

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

ii) Outdoor and common area lighting shall be LED.

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

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

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

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

VII) Waste Management

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

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

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

iv) Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed for treatment and disposal of the waste.

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

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

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

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

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

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

VIII) 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 single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure planting of 42000 trees (@1 tree/80 Sqm of Total Land Area) in the project area at the identified location, as per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 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. The plants shall be protected and maintained by the project proponent or Residents Welfare Association, as the case may be, even after three years. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines.

iii) Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 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.

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

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

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

IX) 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 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road

augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

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

X) 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 National Building Code of India should be followed.

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

iv) Occupational health surveillance of the workers shall be done on a regular basis.

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

XI) Environment Management Plan

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

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

iii) Action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year-wise funds earmarked for environmental

protection measures shall be kept in separate accounts and will not be diverted for any other purpose. The project proponent shall spend the minimum amount of Rs. 1124 Lacs towards the capital cost and Rs. 18.5 Lacs/annum towards recurring cost in the construction phase of the project including the environmental monitoring cost and shall spend the minimum amount of Rs. 61 Lacs/annum towards the recurring cost in operation phase of the project including the environmental monitoring cost as per the details given as under:

Sr. No.	Particulars	Construction Phase		Operation Phase
		Capital Cost (Rs in Lac)	Recurring Cost (Rs in Lac)	Recurring Cost (Rs in Lac)
1.	Medical Cum First Aid	1.00	1.5	-
2.	Toilets for sanitation system	8.0	3.0	-
3.	Wind breaking curtains	15.0	4.0	-
4.	Sprinklers for suppression of dust	15.0	3.0	-
5.	Sewage Treatment Plant	850.0	-	20.0
6.	Solid Waste segregation & disposal	120.0	-	25.0
7.	Green Belt including grass coverage	80.0	-	7.0
8.	Rain Water Harvesting System	35.0	-	3.0
9	Environment Monitoring	-	7.0	6.0
	TOTAL	**1124.0**	**18.5**	**61.0**

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

XII) Validity

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

XIII) Miscellaneous

i) The project proponent shall obtain 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 half-yearly basis.

vi) The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at Environment Clearance portal 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, commitment 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.