

BEFORE THE NATIONAL GREEN TRIBUNAL, NEW DELHI.

Appeal No.19 of 2020.

IN THE MATTER OF:

M/s Janta Land Promoters Ltd. ...Appellant.

Versus

Punjab Pollution Control Board,
(Through Chairman) & Anr. ...Respondents.

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New Delhi.

Dated: 22-10-2020 Puja Kalra

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**DETAILED FACTS OF THE CASE IN CHRONOLOGICAL
ORDER.**

2003 The State of Punjab issued an Industrial Policy in the year 2003 which was revised/renewed industrial policy-2009. Under the said policy super Mega Mixed use integrated industrial park projects were permissible. The appellant applied for setting-up of Super Mega Mixed use integrated industrial park project in Sector-66A, 82 & 83 in S.A.S. Nagar, Mohali. The project was to be spread in an area of 290 acres in the above sectors with investment of Rs.1219 crores including fixed capital investment of atleast Rs.1000 crores over a period of five years w.e.f. date of signing the agreement with the State Government in terms of the said policy.

14.9.2006 The Union of India, Ministry of Environment & Forest issued notification under which prior environmental clearance is required to be taken for project such as Super Mega Project being set up by the appellant. Clause 8(a) & (b) of the schedule attached to the said notification.

Since the area of the appellant project is more than 50 Hectares, the said project is covered by clause 8(b) of the schedule to the notification. A further perusal of the schedule makes it apparent that area development project comes under 'B' category. As per Clause-2 of the notification prior environmental clearance is required at the level of the State Environment Impact Assessment Authority for matters falling under category-'B'.

Under Clause '4' of the said notification or projects included in Category-B will require prior Environmental Clearance from the State Environment Impact Assessment Authority, which shall base its decision in state expert appraisal committee.

There are four stages for grant of environmental clearance viz screening (only for Category 'B' projects and activities), scoping, public consultation and appraisal.

16.3.11 The application of the appellant was considered by empowered committee for the purpose and the same was approved in the meeting of the empower committee.

10.5.2011 Letter of intent was issued by the State of Punjab.

30.5.2011 An agreement was executed between the State Government and the appellant providing the special package of incentive. A perusal of the agreement reveals that F.A.R. was provided on the basis of gross acreage of the total project as under: -

- (i) Industrial - Minimum 55%
- (ii) Commercial - Maximum 15%
- (iii) Residential - Balance area.

The appellant submitted layout plan of Super Mega Project, which included seven residential

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pockets for group housing and various other components. The total area of these residential pockets was 63.14 acres. The F.A.R. for residential component was 66.05 lacs sq. ft.

16.4.2012 GMADA vide letter dated 16.4.2012 addressed to the appellant whereby it confirmed that it will account for sewage load as per norms fixed by the Government of India in the manual on sewerage (published by CPHEEO), for the Super Mega Mixed Use Integrated Industrial Park while designing the trunk services to be laid by GMADA on the Peripheral Grid Road of Mohali Master Plan. Relevant portion of the said letter is reproduced as under: -

“It is whereby intimated that GMADA will account for the sewage load as per the norms fixed by the Government of India in the manual on sewerage (published by CPHEEO), for your project in Sectors 66-A, 82 and 83 Mohali. While designing the trunk services, to be laid by GMADA on the peripheral Grid Roads of Mohali Master Plan. The collections with these

trunk services will be allowed after these services are laid and commissioned as per the approved services plan, in due course of time.”

4.1.2013 Punjab Pollution Control Board vide letter dated 4.1.2013 issued No Objection/consent to establish to the appellant for the project Super Mega Mixed Use Integrated Industrial Park, Sector 66-A, 82 & 83 of SAS Nagar. The relevant portion of the said letter is reproduced as under: -

“This has reference to your application on the above cited subject submitted to the Environmental Engineer, Punjab Pollution Control Board, Regional Office, S.A.S. Nagar.

The Punjab Pollution Control Board has “No Objection” for the development of “Super Mega Mixed Use Integrated Industrial Park” in an area of 207.86 acres in Sector 66-A, 82 & 83 S.A.S. Nagar subject to the following conditions:

1. xxx xxx xxx

2. The N.O.C. is valid for one year from the date of its issue or till the complete development of Industrial Park whichever is earlier.”

(Pg. 158 of Appeal Paper-book)

26.2.2013 Punjab Pollution Control Board vide letter dated 26.2.2013 issued No Objection Certificate to the appellant for the project Falcon Views, 538, Phase-X, Sector 66, SAS Nagar. The relevant portion of the said letter is reproduced as under: -

“The Punjab Pollution Control Board has “No Objection” for the development of residential complex named as “Falcon Views” in an area of 1,38,280 sqm having 1602 flats in Sector-66-A, SAS Nagar subject to the following conditions:

Specific:

1. xxx xxx xxx
2. This residential group housing complex shall be a part of “Super Mega Mixed Use Integrated Industrial Park”

being developed by the promoter, for which NOC has been granted by the Board.

xxx xxx xxx

Generals:

2. The N.O.C. is valid for one year from the date of its issue or till the complete development of residential complex, whichever is earlier.”

(Pg. 137 of the I.A. No. No.314 of 2020 - application for additional documents paper-book).

7.10.2013 The appellant submitted application in Form-I/IA for getting environment clearance for Super Mega Mixed Use Integrated Industrial Park under MoEF notification dated 14.9.2006. In the said application, the appellant mentioned all the parameters for assessing the environment impact of the said project and annexed all the documents which are mentioned at page 103 and 105 of the appeal-paper book. The relevant paras of the said application are reproduced as under: -

“3. Proposed capacity/area/length/ tonnage to be handled/command area/lease area/number of wells to drilled.:

The project is proposed over a scheme area of 263.38 acres with a net planned area of 200.41 acres. Area statement is giving below in Table-1. The project consists of 273 industrial plots, 7 residential pockets (group housings), 4 institutional pockets and 4 Commercial pockets.

Table-1: Area Statement

Type of area	-	Area in acre except Built up
Total Scheme Area	-	263.38
Built up Area Proposed	-	1127578.74 sqm.
Net Planned area	-	200.41
Commercial area	-	14.35
Residential area	-	63.14
Institutional Area	-	28.17.

Activities:

1.15. Facilities for treatment or disposal of solid waste or liquid effluents? Yes

During construction phase the construction debris shall be reused within the site for making roads.

During operation phase about 11.3 MT per day of solid waste shall be generated from the project site @ 0.2 kg/person/day for floating population and @ 0.4 kg/person/day for residential population ($0.2 \times 14645 + 0.4 \times 21000 = 2929 + 8400 = 113299$ kg/day). The solid waste shall be segregated to biodegradable and non-biodegradable waste. The recyclable inorganic waste shall be sold to local resellers. Separate area is earmarked for handling solid waste. The biodegradable waste will be converted into compost using mechanical – composer. Any excess waste or non-usable shall be sent to authorized dumping site.

The total water requirement of the project is 3204 KLD and will be met through 4 No. of tubewells. Drawing showing location of tubewells and water supply

layout plan is attached at Drawing-7. The water requirement calculations are given in Annexure-10. The design Sewage flow @ 80% of water requirement is 2563 KL/day. A STP of 2.8 MLD capacity will be installed. For location of STP see Drawing-8 STP will be based on MBBR TECHNOLOGY. The treated sewage shall be recycled for use in irrigation after primary and secondary treatment including passing through dual media filter and disinfection with UV or ozone. Treated water will also be recycled for flushing and excess will be disposed to GMADA sewer. A separate tank for the storage of treated water will be provided.

During Construction, Water demand of 961 KL/day (30% of total water demand) may be there.

1.17. New road, rail or sea traffic during construction or operation? Yes

During construction phase movement of @ 30 vehicles (max.) of those supervising the

work or that ferrying construction material may be there.

On completion of the project the vehicles of the residents and the visitors will be there.

2.6 Energy including electricity and fuels (source, competing users) Unit: fuel (MT), energy (MW) - Yes.

Total Energy requirements 34.5 MVA to be provided by Electricity Department LED and Solar Lights will be installing for energy saving. The energy saving details are attached at Annexure-12.

7.2 From discharge of sewage or other effluents to water or the land (expected mode and place of discharge) - Yes.

About 2563 KLD of sewage shall be generated that shall be recycled for the purpose of irrigation and in toilets within the project. The wastewater shall be treated to secondary and tertiary levels and shall be discharged after disinfection

for irrigation and will be recycled for flushing. Excess to be disposed in GMADA Trunk sewer network.

(IV) Proposed Terms of Reference for EIA studies.

Super Mega Mixed Use Integrated Industrial Park is being developed at Sector 82, 83 & 66A, Mohali. The total scheme area of the project is 263.38 acres with a net planned area of 200.41 acre.

The Project falls in Category-B 8(b) - Township & Area Development Project. The project will have approx. built up area of 5304490.30 sqm. The project consists of 273 industrial plots, 7 residential pockets (group housings), 4 institutional pockets and 4 commercial pockets.

Form-1A

2.13. What on-site facilities are provided for the collection, treatment & safe disposal of sewage? (Give details of the quantities of wastewater generation

treatment capacities with technology & facilities for recycling and disposal).

Reply: - About 2563 KL/day of sewage shall be generated that shall be recycled for the purpose of irrigation and in toilets within the project. A STP of 2.8 MLD capacity will be installed. STP will be based on MBBR technology (Moving Bed Bio Film Reactor).

7.1 Will the proposal result in any changes to the demographic structure of local population>? Provide the details.

Reply: - The project is a industrial cum residential project with a population of about 22200 persons. The change in demographic structure shall merge with the local development.”

(Pgs. 102 of the Appeal Paper-Book)

22.11.13 The appellant submitted application in Form-I/IA for getting environment clearance for Falcon View, Sector 66A, Mohali under MoEF notification dated 14.9.2006. In the said

application, the appellant mentioned all the parameters for assessing the environment impact of the said project and annexed all the documents which are mentioned at page 82, 85 and 86 of the I.A. No.314 of 2020 paper book. It was specifically mentioned at number of places in the said application that the Falcon View is a part of Super Mega Mixed Use Integrated Industrial Park. The relevant paras of the said application are reproduced as under: -

“3. Proposed capacity/area/length/tonnage to be handled/command area/lease area/number of wells to drilled.

The project is a group housing project and involves construction of 1602 residential flats in two pockets; Pocket A and B. Pocket A consists of 11 towers of 3 BHK flats (638 No.); 10 towers of 4 BHK flats (580 No.); 4 towers of 4 BHK comer flats (184 No.); Pocket B consists of 2 towers of 4 BHK Block (64 No.); 2 towers of 4 BHK Block B(68 No.) and 2 towers of 4 BHK

block (68 No.). The area details are given below in Table:1. The total cost of the project is Rs.759.50, project report is attached alongwith Annexure-1. Till date 0.05% construction has been done at site. Undertaking attached at Annexure-1A.

Table:1

Description	Area covered	Area in Sq. Ft.	Area in Sq. m.	Area in Acre
Plot area	-	1488434	138280	34.17
Ground Coverage	22.558%	331541.93	30801.23	7.6
Built-up area	-	5310994.26	493407.3	-
Green area	26.5%	390236.07	36254.10	8.9
Surface parking area	-	297957.97	27681.19	6.8
Basement Parking area	-	1076542.4	100014.02	24.7

9. **Location:** - The project is a part of Super Mega Mixed Use Integrated Industrial Park, Sector 66A, 82 & 83 as

residential Pocket-1, approved vide letter No.4232 CTP(Pb)/SMP/M)-3 dated 17.08.2012. Letter enclosed as Annexure-1B. The plans of Falcon view are approved vide letter No.GMADA-O:MA(B)/2012/37532 dated 26.09.2012. Letter enclosed as Annexure-1C. Topographic sheet showing location of project site is enclosed as Drawing:1. Panoramic view enclosed as Drawing:1A. Approved layout plan of Super Mega project showing location of Falcon View is enclosed along as Drawing:2.

17. **Interlinked Projects:** Falcon view is a part of Super Mega Project of M/s Janta Land Promoters Ltd. The project is a residential cum commercial project over 265.38 acres of land. The project is covered in EIA notification 2006 and application for getting Environmental Clearance has been submitted to SEIAA, Punjab, the copy of receipt is attached at Anenxure-3.

18. Whether separate application of interlinked project has been submitted?

Separate application for getting Environmental Clearance has been submitted to SEIAA Punjab. Copy of receipt is enclosed as Annexure-3.

Activity:

1.1. Permanent or temporary change in land use, land cover or topography including increase in intensity of land use (with respect to local land use plan) – Yes.

The project “Falcon view” residential pocket, is a part of JLPL – Super Mega Project. The change of land use has already been obtained. Copy of CIU is enclosed as Annexure-5. The construction shall be done as per approval layout plan Drawing-5. See S. No.3 of (1) Basic information and Table:1.

1.15 Facilities for treatment or disposal of solid waste or liquid effluents? Yes

The total design population for residential complex is 8010 persons [1602 Flats x 5 person/flat]. The water requirement as per SEIAA, Punjab guidelines @ 150 lpcd is approx. 1202 KLD. See service plan drawing (Drawing-6). Water supply will be met through tubewells of Super Mega Project for which CGWA approval has been obtained (See Annexure-7).

962 KLD sewage @ 80% of the total water consumption shall be generated.

The water balance is given below.

The sewage generated will be treated in a common STP of 2800 KLD will be installed at site for Super Mega Project which will treat the sewage generated from Falcon View. See Drawing: 2. Layout plan of Super Mega Project showing location of project site and common STP.

Solid waste of about 3204 Kg/day shall be generated @ of 0.4 Kg/capita. A separate

area is earmarked for segregation of solid waste for Super Mega Project.

NOC for disposal of solid waste has been obtained. Copy attached at Annexure-8. Copy of agreement regarding providing common STP is attached at Annexure-9.

2.1 Land especially undeveloped or agricultural land (ha) - No

The area taken for Super Mega Project is a part of approved Master Plan of Mohali and is a vacant land occupied by M/s Janta Land Promoters Ltd.

2.6 Energy including electricity and fuels (source, competing users) Unit: Fuel (MT), energy (MW) - Yes.

Total Energy requirement of 15000 KW to be provided by Punjab State Electricity Board. 11 No. D.G. of 320 KVA for 3BHK, 10 No. D.G. of 320 KVA for 3 BHK, 10 No. D.G. of 320 KVA for 4BHK, 4 No. D.G. of 320 KVA for 4 BHK comer are proposed for standby use for operating lifts etc.

About 35 liters of diesel for DG per hour shall be consumed.

3.1 Use of substances or materials, which are hazardous (as per MSIHC rules) to human health or the environment (flora, fauna, and water supplies). – No.

Project involves construction of residential Housing complex of 1602 flats. There will not be any hazardous waste from the project site except for the used Oil from DG set (Hazardous Waste category 5.1). The same shall be stored in plastic tanks and sold to the authorized recyclers in the region.

4.2 Municipal waste (domestic and or commercial wastes) – Yes

The construction waste shall be used in making the internal roads/floors.

About 3204 Kg/day of solid waste shall be generated. The solid waste will be handled at common solid waste handling area of Super Mega Project. The waste

shall be duly segregated into biodegradable and non-biodegradable components. The non-biodegradable components shall be sold to resellers. Biodegradable component shall be used for compost.

7.2 From discharge of sewage or other effluents to water or the land (expected mode and place of discharge). - Yes

About 962 KL/day of sewage shall be generated that shall be recycled for the purpose of irrigation and in toilets within the project. The wastewater shall be treated and shall be discharged after disinfection. The water being discharged being tertiary treated shall not add to any pollutant load.

9.1 Lead to development of supporting, utilities, ancillary development or development stimulated by the project which could have impact on the environment e.g.:

- * Supporting infrastructure (roads, power supply, waste or waste water treatment, etc.)
- * Housing development
- * Extractive industries
- * Supply industries
- * other.

No.

The project only involves development of 1602 Flats and the related impacts are discussed. There shall not be any further consequential cumulative impacts. The project is a part of Super Mega Project approved by GMADA.

Table: Expenditure on typical Environmental Measures.

S. No.	Title	Capital Cost Rs. Lacs.	Recurring Cost Rs. Lacs/ Annum
1.	Air Pollution Control	7	1
2.	Water Pollution Control/ Sewage Treatment Plan	-	Common for Super Mega.

3.	Noise Pollution Control (Including cost of Landscaping and Green Belt).	12	2
4.	Solid Waste Management.	-	Common for Super Mega.
5.	Environment Monitoring and Management.	-	Common for Super Mega.
6.	RWH	10	1
7.	Miscellaneous (Appointment of Consultants, Management of Environment Cell, Consent Fees)	7 including the consent fees.	1
	Total Rs. Lacs	36	5

**(Pgs. 81 to 133 of I.A. No. No.314 of 2020 -
application for additional documents paper-
book).**

- Table chart showing, in nutshell, the comparative statement of environment impacting parameters of Super Mega Project and the Falcon View Project is as under: -

ENVIRONMENT IMPACTING PARAMETERS

S. No.		Super Mega	Falcon View
1.	Total Area	263.38 Acre	34.17 Acre
2.	Built up Area	11277578.74 Sq. Meter	493407.33 sqm
3.	Population	22,220 Person	8010 Persons (1602 Flat)
4.	Water Requirement	3204 KL/day	1202 KLD
5.	Generation of Sewage	2563 KL/day	962 KLD
6.	Treatment of Sewage (Sewage Treatment Plant)	2.8 MLD	To be treated in Super Mega STP
7.	Power Requirement	34.5 MVA	8111 KW
8.	Solid waste generation and its management and disposal.	11.3 MT/day	3.2 MT/day
9.	Tubewell for water sourcing	04 nos.	Common with Super Mega provision
10.	Air Pollution study	For the whole Super mega project	For specific Falcon View project.
11.	Noise pollution study	For the whole Super mega project	For specific Falcon View project.
12.	Soil investigation	For the whole Super mega project	For specific Falcon View project.
13.	Water balance	For the whole Super mega project	For specific Falcon View project.

23.1.2014 The appellant submitted the application for getting environment clearance for I.T. Twin Towers which is also a component of Super Mega Mixed Use Integrated Industrial Park.

24.3.2014 The Punjab Pollution Control Board vide letter dated 24.3.2014 extended the consent to establish Falcon View Project for one year upto 25.2.2015 or till the complete development of Township whichever is earlier.

(Pg. 143 of I.A. No. No.314 of 2020 - application for additional documents paper-book).

28.4.2014 The appellant submitted application for getting environment clearance for Sky Garden which is also one of the residential pockets in Super Mega Mixed Use Integrated Industrial Park.

4.2.2015 The SEIAA granted Environment Clearance permission for Sky Garden which is one of the residential pockets in Super Mega Mixed Use Integrated Industrial Park.

5.3.2015 SEIAA issued the directions under Section 5 of the Environment (Protection) Act, 1986 to the

appellant/project proponent that the project proponent shall not carry out any further construction activity at its project site namely 'Falcon View' at Sector 66-A, Distt. Mohali till it obtains Environmental Clearance under EIA notification dated 14.09.2006.

5.3.2015 The appellant filed an application before the Punjab Pollution Control Board for extension of consent to establish of Falcon View. It was stated in the said application that there is no need for installation of STP as the appellant has obtained a permission from GMADA for disposing the sewage.

(Pg. 144 of I.A. No. No.314 of 2020 - application for additional documents paper-book).

- The Punjab Pollution Control Board issued show cause notice to the appellant as to why the consent to establish of Falcon View Project be not refused.

(Pg. 145 of I.A. No. No.314 of 2020 - application for additional documents paper-book).

14.4.2015 The appellant submitted application for getting environment clearance for Galaxy Heights which is also one of the residential pockets of Super Mega Mixed Use Integrated Industrial Park.

18.6.2015 The appellant replied to the show cause notice. Paras 1 and 2 of the said reply are reproduced as under: -

“1. At the time of obtaining NOC from the board, we had proposed to install a common STP for Sector 66A of capacity 1.5 MLD which was later revised for whole Super Mega Mixed Use Integrated Industrial Park @ 2800 KLD.

2. Meanwhile, GMADA has given us permission to dispose untreated sewage of our main project to GMADA sewer network which will be treated in GMADA STP. Copy of permission is attached as Annexure-1. Our project sewer network stands connected to GMADA sewer network.”

(Pg. 147 of I.A. No. No.314 of 2020 - application for additional documents paperback).

19.6.2015 In pursuance to the aforesaid directions issued on 5.3.2015, the Punjab Pollution Control Board filed a plaint in the Competent Court of law against the appellant/ project proponent under Sections 15, 16 read with Section 19 of the Environment (Protection) Act, 1986 for starting construction activities without obtaining environmental clearance under EIA notification dated 14.9.2006.

7.9.2015 The Punjab Pollution Control Board vide letter dated 7.9.2015, refused to extend the consent to establish the Falcon View Project. The relevant portion of the said letter is reproduced as under:

“And whereas, it was observed that at the time of obtaining NOC as well as Environmental Clearance for its projects, the project proponent had submitted proposal to install combined STP for their constituent projects and its proposals were appraised accordingly by the concerned authorities. As such, the project proponent cannot escape from its responsibility to provide STP to treat and

dispose off its wastewater according to the standards prescribed for such discharges. Therefore, the Chairman of the Board decided that the application of the project proponent for extension in validity of NOC granted be refused due to above reasons.”

Note: The appellant installed a dedicated packaged STP at Falcon View before start of operations. All sewerage is being treated at STP (100 KLD Capacity) and treated water is being consumed in landscaping and construction. No unauthorised disposal to any drain. Monitoring Committee of NGT has confirmed STP installation at Falcon View. Hence, no pollution has been caused. Map showing the location of STP Falcon view is at page 327 of appeal paper-book.

(Pg. 148 of I.A. No. No.314 of 2020 - application for additional documents paper-book).

16.12.15 SEIAA granted environment clearance for Galaxy Heights which is also one of the

residential pockets of Super Mega Mixed Use Integrated Industrial Park.

16.12.15 SEIAA vide letter dated 16.12.2015, after examining and assessing all the parameters of environmental impact, also granted environment clearance for Super Mega Mixed Use Integrated Industrial Park. The relevant portion of the said letter is reproduced as under: -

“Subject: Environmental Clearance under EIA notification dated 14.06.2006 for developing a project namely “Super Mega Mixed Use Integrated Industrial Park” at Sector 82, 83 & 66A, SAS Nagar, Mohali.

xxx xxx xxx

The case was considered by the SEAC in its 101st meeting held on 18.09.2014, wherein, Terms of Reference (TOR's) were issued to the project proponent vide letter no.3091 dated 10.10.2014. Thereafter, the project proponent submitted the EIA report. The case was considered by SEAC in its 117th held on 20.05.2015, 129th

meeting held on 11.09.2015 and lastly in its 134th meeting held on 23.10.2015, wherein, the committee awarded 'Silver Grading' to the project proposal and decided to forward the case to the SEIAA with the recommendation to grant environmental clearance to the project proponent subject to certain conditions in addition to the proposed measures.

Thereafter, the case was considered by the SEIAA in its 98th meeting held on 28.11.2015, wherein, the Authority noted that the case stands recommended by SEAC and the Committee awarded 'Silver Grading' to the project proposal. Therefore, the Authority decided to grant environmental clearance to the project proponent for "Super Mega Mixed Use Integrated Industrial Park" in total land area of 1065861.044 sqm having net planned area of 811030.49 sqm, residential area of 255518.5 sqm, EWS area of 22540.954 sqm, commercial area

of 58072.38 sqm, Institutional area of 113999.76 sqm and Industrial area of 131927.31 sqm at Sector 82, 83 & 66A, SAS Nagar, Mohali subject to the conditions as proposed by the SEAC in addition to the proposed measures. Accordingly, SEIAA, Punjab hereby accords necessary environmental clearance for the above project under the provisions of EIA Notification dated 14.09.2006 and its subsequent amendments, subject to strict compliance of terms and conditions as follows:"

(Pg. 267 of Appeal Paper-book).

4.2.2016 SEIAA granted environmental clearance for the project IT Twin tower which is also a component of Super Mega Mixed Use Integrated Industrial Park.

- Table/chart showing the date of application and date of granting environmental clearance of different components of Super Mega Mixed Use Integrated Industrial Park is as under: -

Detail of Super Mega Project As per Approval Plan dated 17.08.2012

Particular	EC Applied on	EC Granted by SEIAA on
Super Mega Project	17.10.2013	16.12.2015
Residential Pocket-I (Falcon View)	22.11.2013	Application for withdrawal submitted on 12.03.2016
Pocket 2		
Pocket 2A (Galaxy Heights)	14.04.2015	16.12.2015
Pocket 2B (Galaxy Heights II)	To be vacant site	
Pocket 2C1 and 2C2 (Sky Gardens)	28.04.2014	4.2.2015
Pocket-III	Vacant site	No project plans
Pocket-IV	Vacant site	No project plans
Pocket-V	Vacant site	No project plans
Pocket-VI	Vacant site	No project plans
Pocket-VII	Vacant site	No project plans
Industrial Plot (I.T. Twin Tower)	23.1.2014	4.2.2016

Note: It may be mentioned here that all the applications for environmental clearance for different component of Super Mega Mixed Use Integrated Industrial Park were submitted before 16.12.2015 i.e. the day on which environmental clearance was granted by the SEIAA Punjab for Super

Mega Mixed Use Integrated Industrial Park.

12.3.2016 As the Falcon View is a part of Super Mega Mixed Use Integrated Industrial Park and the SEIAA granted environmental clearance to the said Super Mega Mixed Use Integrated Industrial Park, the appellant submitted application to State Appraisal Committed for withdrawal of the application for environmental clearance for the project Falcon View which was submitted on 22.11.2013. The relevant portion of the said application is reproduced as under: -

“It is respectfully submitted that Falcon View Towers Project, a residential group housing pocket, is one of the 7 nos. of residential group housing pockets listed above and is an integral part of JLPL Super Mega Mixed Use Integrated Industrial Park Project. Environment impacting parameters of Falcon View Towers Project are part of the environment impacting parameters of JLPL Super Mega

Mixed Use Integrated Industrial Park Project listed above.

It is further submitted that the Terms of Reference (TOR) after conducting detailed studies for the entire JLPL Super Mega Mixed Use Integrated Industrial Park Project was submitted which has very kindly been approved by the competent authority and Environment Clearance stands granted for JLPL Super Mega Mixed Use Integrated Industrial Park Project of 263.38 acres area vide letter SEIAA/2015/8257 dated 16.12.2015 (enclosed). Thus, EC stands granted to the main project as a whole including all project components of which Falcon View Project is one and as such no separate EC for Falcon View Project is required.

In view of the above, it is therefore requested that EC case for Falcon View may please not be considered and it may please be dropped as it already stands granted."

(Pg. 276 of the Appeal paper-book).

28.8.2016 SEAC rejected the said application and referred the matter to SEIAA. The relevant portion of the proceedings of the SEAC is reproduced as under: -

"1. The SEAC observed that from the report dated 18.08.2016 sent by EE, RO, Mohali & statement given as well as the admission made by the project proponent during the presentation, it was found that construction has not been stopped after the prosecution, as such, it is a case of continued violation. The project proponent submitted that vide their letter dated 12.03.2016 they have submitted that they do not require separate environmental clearance for this project as it is part of an area development project of Janta Land Promoters Ltd. namely, Super Mega Mixed use Integrated Industrial Park Project for which they have already obtained the Environmental Clearance. The SEAC, did not agree to this contention of project proponent and observed that complete details of

environmental impacts due to construction activities of this project were not covered under this environmental clearance obtained by M/s Janta Land Promoters Limited for the area development project.

After detailed deliberations, the SEAC decided to forward the case to SEIAA for initiating another penal action due to continued violation in light of OM dated 12.12.12 & 27.06.2013 with the following recommendations (except Sr. no. a of the OM dated 12.12.12 regarding resolution to be submitted by the project proponent): -

- b) For initiating credible action against project proponent/responsible persons/Promoter Company under the Environment (Protection) Act, 1986 due to continuing violation by the project proponent construction activities of the project even after filing of earlier complaint in the

court of Competent Law & without obtaining Environmental Clearance under EIA notification dated 14.09.2006. The names of all the Directors as mentioned in the Memorandum & Article of Association submitted by the project proponent alongwith applicant be sent to Punjab Pollution Control Board as project proponent(s)/ persons responsible.

- c) Once action as per point a & b mentioned above have been taken, the concerned case will be dealt with and processed as per the prescribed procedure for dealing with cases for grant of TORs/Environment Clearance /CRZ Clearance and appropriate recommendation made by the EAC/decision taken by the Ministry as per the merit of the case.
- d) For issuance of directions under Section 5 of the Environment (Protection) Act, 1986 to restrain the

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promoter company from carrying out any further construction activity of the project till the environmental clearance under EIA notification dated 14.09.2006 is obtained.”

(Pg. 279 to 292 of the Appeal paper-book).

23.9.2016 The SEIAA accepted the recommendations of the SEAC. The relevant portion of the proceedings of the SEIAA is reproduced as under: -

“After detailed deliberations, the SEIAA decided to accept the recommendations of SEAC and take the action as recommended by SEAC. Further, the SEIAA also decided to issue directions u/s 5 of the Environment (Protection) Act, 1986 to restrain the promoter company not to create any third party interest in the project till the environmental clearance under EIA Notification dated 14.09.2006 is obtained.”

(Pg. 293-305 of the Appeal paper-book).

27.9.2016 SEIAA issued directions under Section 5 of the Environment (Protection) Act, 1986, which are reproduced as under: -

“1. That the project proponent shall not carry out any further construction activity at its project site namely Falcon view at Sector 66-A, Distt. Mohali till it obtains Environmental Clearance under EIA notification dated 14.09.2006.

2. That the project proponent shall not create any third party interest in the project till the Environmental Clearance under EIA notification dated 14.09.2006 is obtained.”

4.10.2016 The appellant filed C.W.P. No.21351 of 2016 in the High Court of Punjab and Haryana at Chandigarh challenging the proceedings of the SEAC and SEIAA dated 28.8.2016 and 23.9.2016. The prayer of the said writ petition is reproduced as under: -

“(ii) issue a writ in the nature of certiorari quashing the order Annexure P-

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7 dated 29.8.2016 and the order Annexure P-8 dated 23.09.2016;

(iii) issue a writ in the nature of mandamus directing the respondents not to require separate environmental clearance being required for various components of the Mega Project in view of the environmental clearance issued vide Annexure P-4 dated 16.12.2015.”

(Pg. 10 of the I.A. No.314 of 2020 - application for additional documents paper-book).

7.10.2016 The aforesaid writ petition came up for hearing before the High Court when the High Court after recording the submission of the appellant issued notice of motion and also issued notice on stay application.

(Pg. 306 of Appeal paper-book).

16.12.16 SEAC and SEIAA who were respondent nos.4 and 5, filed reply to the CWP No.21351 of 2016 in the High Court. Paras 4, 10, 11 and 12 of the aforesaid reply are reproduced as under: -

“4. That the petitioner i.e. M/s Janta Land Promoters Ltd. had applied to the answering respondents for obtaining the environmental clearance under EIA notification dated 14.09.2006 for a Township & Area Development Project namely “Super Mega Mixed Use Integrated Industrial Park” at Sector 82, 83 & 66A, SAS Nagar, Mohali in July, 2013. The project is covered under category 8 (b) of the Schedule appended to the said notification. The petitioner has mentioned in its application form that the total land area of the project is 1065861.044 sqm out of which net planned area is 811030.49 sqm, residential area is 255518.5 sqm, EWS area is 22540.954 sqm, commercial area is 58072.38 sqm, Institutional area is 113999.76 sqm, Industrial area is 131927.31 sqm and green area is 62281.12 sqm. The proposal of the project included 273 industrial plots, 7 residential pockets (group

housings), 7 institutional pockets and 4 commercial pockets.

10. That the petitioner submitted the Environment Impact Assessment Report (EIA Report) based on the conditions of TOR. The case was then considered by the SEAC on its 117th held on 20.05.2015, 129th meeting held on 11.09.2015 and lastly in its 134th meeting held on 23.10.2015, wherein, the Committee after appraisal of the case forwarded it to the SEIAA with the recommendation to grant environmental clearance to the project proponent for development of a Township & Area Development Project namely "Super Mega Mixed Use Integrated Industrial Park" at Sector 82, 83 & 66A, SAS Nagar, Mohali in an area of 1065861.044 sqm out of which net planned area is 811030.49 sqm, residential area is 255518.5 sqm, EWS area is 22540.954 sqm, commercial area is 58072.38 sqm, Institutional area is

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113999.76 sqm, Industrial area is 131927.31 sqm and green area is 62281.12 sqm subject to the conditions mentioned in the extract of 134th meeting of SEAC. A copy of the extract of 134th meeting of SEAC is annexed herewith as Annexure R-4/6.

11. That the application of the promoter company forwarded by SEAC in its 134th meeting was considered by SEIAA in its 98th meeting held on 28.11.2015 wherein the SEIAA looked into the details of the case and was satisfied with the same. Thus, SEIAA decided to grant environmental clearance to the project proponent for "Super Mega Mixed Use Integrated Industrial Park" in total land area of 1065861.044 sqm having net planned area of 811030.49 sqm, residential area of 255518.5 sqm, EWS area of 22540.954 sqm, commercial area of 58072.38 sqm, Institutional area of 113999.76 sqm and Industrial area of

131927.31 sqm at Sector 82, 83 & 66A, SAS Nagar, Mohali, subject to the conditions as mentioned therein vide letter no.8257 dated 16.12.2015. A copy of letter granting environmental clearance is annexed herewith as Annexure R-4/7.

12. That during the pendency of the application for obtaining the environmental clearance for Townships & Area Development Project, the petitioner applied to respondent nos.4 & 5 for obtaining the environmental clearance under EIA notification dated 14.09.2006 for the Building Construction Project i.e. group housing project namely "Falcon View" in an area of 1,38,280 sqm and having built up area as 4,93,407.3 sq. in its Townships & Area Development Project namely Super Mega Mixed Use Integrated Industrial Park at Sector 82, 83 & 66A, SAS Nagar, Mohali in November, 2013. The project is covered under category B-2 Clause 8 (b) of the Schedule appended to

the said notification. The petitioner has mentioned in its application form of "Falcon View" that construction of 1602 flats will be done and that the construction activity has already been started at site."

(Pg. 45 of the I.A. No.314 of 2020 - application for additional documents paper-book).

3.1.2017 MoEF who was respondent No.1 in the said writ petition, filed reply to the CWP No.21351 of 2016 in the High Court. Para 7 of the said reply is reproduced as under: -

"7. It is further submitted that in the instant case, the project, 'Super Mega Mixed Use Integrated Industrial Park' comes under the ambit of the EIA Notification, 2006 and Environmental Clearance for the project was granted by SEIAA, Punjab (Respondent No.5) based on the recommendations of the SEAC in the State. The project envisages

development of 273 industrial plots, 7 residential, 7 institutional and 4 commercial pockets in a total area of 1065861 sqm at Sector 82-83 and 66A SAS Nagar in Mohali, Punjab.”

(Pg.33 of the I.A. No.314 of 2020 - application for additional documents paper-book).

1.2.2017 The State of Punjab and Punjab Pollution Control Board who were respondent nos.2 and 3 in the said writ petition, filed common reply to CWP No.21351 of 2016 in the High Court. Para 3 of the aforesaid reply are reproduced as under: -

“3. That the claim in the instant writ petition is against the respondent nos.4 & 5, being the decision making authorities for the grant of environmental clearance under the 2006 Notification. The respondent No.3 is only an executing agency and is responsible for initiating proceedings u/s 15 of the Environment

(Protection) Act, 1986 on the request/direction of the SEIAA. Therefore, the respondent Nos.2 & 3 are pro-forma parties in the present case.”

(Pg. 43 of the I.A. No.314 of 2020 - application for additional documents paperback).

25.4.2017 The High Court recorded the concession of the counsel for SEAC and SEIAA and who also happened to be the counsel of State of Punjab and Punjab Pollution Control Board. The relevant portion of the said order is reproduced as under: -

“During the course of hearing, it is conceded by Mr. Nitin Kaushal, Advocate that Environment Impact Assessment (‘EIA’ - for short) notification dated 14.09.2006 (Annexure P-2) does not provide that one has to obtain separate permission within an already sanctioned project. This, however, is subject to the condition that the applicant has taken

into account the total environmental impact of all the activities undertaken within the project.”

(Pg. 308 of Appeal paper-book).

30.12.19 The Monitoring Committee appointed by this Hon'ble Tribunal (NGT) made a surprise visit to the project i.e. Falcon View. The Monitoring Committee reported as under: -

“The Monitoring Committee collected the sewage samples from the inlet and outlet of sewage treatment plant. The analysis results are as under: -

a) The analysis results indicate that the values of pH, COD, BOD and TSS in the untreated sewage were observed as 7.9, 205 mg/l, 64 mg/l and 98 mg/l, whereas at the outlet of STP, these values were found as pH: 8.5, COD: 36 mg/l, BOD: 11 mg/l and TSS: 10 mg/l. The values of F. Coli was found as 400 MPN/100 ml. The values of all the parameters of the treated sewage are within the permissible limits (pH: 5.5 to

9.0, COD : 250 mg/l, BOD: 30 mg/l, TSS: 100 mg/l and F. Coli : 1000 MPN/100 ml).

b) With regard to the values of BOD, COD and TSS in the untreated sewage, it is mentioned here that literature study indicates that the values BOD and COD vary between 125 to 325 mg/l and 206 to 560 mg/l, respectively [M.N. Rao and A.K. Datta: wastewater treatment (3rd edition : PP-3)]. In another study, conducted by Sahu et al, 2013: Characterization of domestic wastewater of Bhubaneswar, Odisha, the values of BOD and TSS have been mentioned as 105-120 mg/l and 338-345 mg/l, respectively.

c) The present values of BOD (64 mg/l), COD (205 mg/l) and TSS (98 mg/l) in the untreated sewage sample indicate that in the collection tank of STP, diluted sewage has been collected by the project proponent and has misled the Monitoring Committee because the project proponent

has given possession to 300 flats and about 160 families are residing in the complex, as such, the values of BOD, COD and TSS in the untreated sewage may not be 64 mg/l, 205 mg/l and 98 mg/l, respectively. These values may be in the range of BOD : 125-325 mg/l, COD : 206-560 mg/l and TSS : 338-345 mg/l. Further, as per manual for treatment of sewage, 01 person contributes to BOD load of 27 gm/capita/day. If the wastewater discharge to the tune of 108 lpcd (.8 x 135) is considered, the concentration of BOD in the untreated domestic sewage comes to $27 \times 1000 \text{ mg/capita/day} \div 108 \text{ lpcd} = 250 \text{ mg/l}$.

It is evident that concentration of BOD in the untreated sewage is a function of water consumption/capita/day.

Further, the project proponent has not obtained valid NOC, consent to operate under the provisions of the Water Act, 1974 and environment clearance as

required under EIA notification dated 14.9.2006.”

The Monitoring Committee further recommended to the Chairman, Punjab Pollution Control Board to initiate action under the provisions of Water Act, 1974 and imposed fine of Rs.50 lakhs as deterrent compensation.

19.3.2020 On the basis of the aforesaid report submitted by the Monitoring Committee, the Punjab Pollution Control Board issued notice to the appellant under Section 33 of the Water (Prevention & Control of Pollution) Act, 1974 as amended in 1988 proposing the following action: -

“Now, therefore, the Punjab Pollution Control Board, in exercise of the powers conferred upon it u/s 33-A of the Water (Prevention & Control of Pollution) Act, 1974 as amended in 1988 proposes to direct you as recommended by the Monitoring Committee as under:

1. That Environment Compensation amounting to Rs.50 lakhs shall be imposed to the project proponent.

2. That the project proponent not to sell any house/flat/construct any new house without getting valid consent to operate under the provisions of the Water Act,1974 and Air Act, 1981 and environmental clearance as required under the provisions of EIA notification dated 14.9.2006.

3. That the project proponent shall utilize its treated sewage for plantation/gardening and toilet flushing etc. within the premises of the project and shall not discharge any treated/untreated sewage into sewerage system or nearby drain or through unauthorised outlet.”

(Pg. 316 of appeal paper-book)

25.3.2020 Lockdown is declared due to pandemic Covid-19.

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29.5.2020 The Punjab Pollution Control Board issued/reiterated the same notice dated 19.3.2020 issued to the appellant under Section 33 of the Water (Prevention & Control of Pollution) Act, 1974 as amended in 1988.

(Pg. 319 of appeal paper-book)

18.6.2020 The appellant submitted reply to the aforesaid notice dated 29.5.2020. The relevant portion of the said reply is reproduced as under: -

“Falcon view is part of the Super Mega Project of JLPL. Separate application was filed for getting environmental clearance of Falcon view vide Proposal no.SIA/PB/NCP/10626/2013 dated 20.11.2013 for Falcon view project, as Super Mega Project was not granted environmental clearance by that time. Later on, environmental clearance was granted for Super Mega Project which included Falcon View as a component. Thus, separate Falcon View Environmental clearance application was withdrawn. The matter is pending with

the Hon'ble High Court in CWP 21351 of 2016 titled as Janta Land Promoters Pvt. Limited versus Union of India and others which is still pending with the Hon'ble Court. It may be pointed out that the Union of India Ministry of Environment & Forests as well as Punjab Pollution Control Board are party respondents in the aforesaid Writ petition."

xxx

xxx

xxx

We deny the allegation, that the diluted sewage has been stored in the collection tank of STP, in its entirety. There was no prior information of the visit of inspection team, the same was a surprise unannounced visit. The testing of the sample taken itself shows that the treatment of sewage is satisfactory and within the prescribed limits.

It is submitted that there is no remote possibility of any dilution at inlet point as sewage flows directly from source to STP connected with underground Sewage

Network with no scope of dilution from source to STP, the same would be evidenced by leakage and subsoil contamination. There is no water source connected to any of the STP tanks.

Case study referred to cannot be generalized and applied to any/all projects. Furthermore, biological load attribution cannot be firmed up as it is a variable based on multiple parameters.

Secondly, it is submitted that collection tank of STP has been designed in such a way that it works as septic tank also which itself reduces the BOD/COD of the sewage due to bacteriological action in septic tank.

The Collection tank is designed in such a way as initially only few families started residing and sufficient quantity of raw sewage is not available to run the STP thus in that case it's treated in by the STP running as septic tank only. When the

occupancy increases with time sewage flow increases to a sufficient level to run the STP.

We also believe that the Committee may have taken sample from the last manhole of septic tank resulting in lower concentration of results as the flow to the last manhole is by way of overflow from the previous which in turn is filled by the overflow from its own previous tank. Thus the sample has been taken from the last manhole would be diluted by natural action of bacteria.

As of now sufficient families have started residing in the complex, thus STP is operational continuously and is meeting all the permissible limits as indicated in the test results of sample taken in the presence of committee members.

After from this, regular testing report of sewage samples done from time to time from accredited laboratories are attached

herewith for immediate reference. After the receipt of notice the testing of sewage at both inlet and outlet has been initiated and the samples will be taken now on bimonthly basis.”

(Pg. 323 of appeal paper-book)

20.7.2020 The Punjab Pollution Control Board passed the Impugned Order and issued the following directions: -

“After hearing the officers of the Board and the representatives of the promoter company, the Chairman of the Board decide as under: -

1. Necessary directions u/s 33-A of the Water Act, 1974 as amended from time to time be issued including the following:

a) the project proponent shall stop all construction activities related to the project with immediate effect till it obtains environment clearance under EIA notification dated 14.09.2006 and till it have valid

Consent to Establish (NOC) from the Board under the Water Act, 1974 & the Air Act, 1981, with immediate effect.

- b) GMADA/concerned authorities that have issued the licence/LoI and approved the building/layout plans for the development of the project shall take necessary action to stop the further construction activities related to the project till the project proponent obtains environment clearance under EIA notification dated 14.09.2006 and till it have valid Consent to Establish (NOC) from the Board under the Water Act, 1974 & the Air Act, 1981, with immediate effect.
- c) The project proponent shall not allow any new occupancy and shall not allow any new possession in the premises of the project, with immediate effect.

- d) The Revenue Authorities shall not to register any sale deed related to any plot/flat/house/shop/any other component of this project, with immediate effect.
- e) The PSPCL authorities shall not to release any electric connection for this project or any of its components, with immediate effect.
- f) For its present occupancy, the project proponent shall continue to operate its sewage treatment plant (STP) regularly and efficiently, so as to achieve the standards prescribed for specific disposal. The company shall utilize the treated effluent for plantation/ flushing.”

BEFORE THE NATIONAL GREEN TRIBUNAL, NEW DELHI.

Appeal No.19 of 2020.

IN THE MATTER OF:

M/s Janta Land Promoters Ltd. ...Appellant.

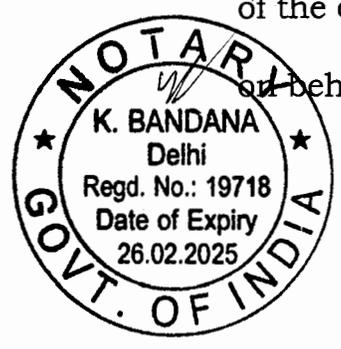
Versus

Punjab Pollution Control Board,
(Through Chairman) & Anr. ...Respondents.

**REJOINDER AFFIDAVIT ON BEHALF OF THE
APPELLANT TO THE REPLIES FILED BY THE
RESPONDENTS - PUNJAB POLLUTION
CONTROL BOARD AND STATE LEVEL
ENVIRONMENT IMPACT ASSESSMENT
AUTHORITY, PUNJAB.**

I, Hardeep Singh s/o S. Gurdit Singh, age about 60 years, resident of H. No.2306, Jalvayu Vihar, Sector 67, SAS Nagar, Mohali, (Punjab), presently at New Delhi, do hereby solemnly affirm and declare as under: -

1. That I am the Deputy Chief Engineer and also the authorized signatory of the appellant in the above mentioned appeal and I am fully conversant with the facts of the case. As such, I am competent to swear this affidavit on behalf of the appellant.



2. That I have read the replies filed by Punjab Pollution Control Board and SEIAA, Punjab and have understood its contents. I deny each and every averments made in the said affidavits except those specifically admitted herein.

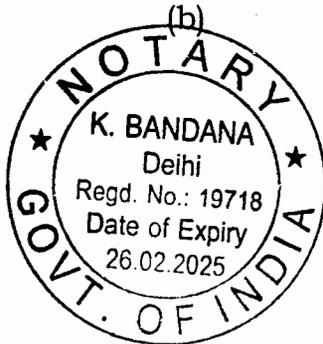
3. It is submitted that the present matter pertain to Falcon View, which is Residential Pocket No.1 of Super Mega Mixed Use Integrated Industrial Park. The SEIAA Punjab vide letter dated 16.12.2015 granted environmental clearance to the Super Mega Mixed Use Integrated Industrial Park.

The Present Appeal and the Issue herein:

4. The issue in the present Appeal is whether or not the pollution control board in the impugned order could have adjudicated on the issue of environmental clearance when

(a) it is not a matter, within their purview and domain.

(b) the very same issue is pending by and between the appellant, SEAC, SEIAA and MOEF before the Punjab and Haryana High Court.

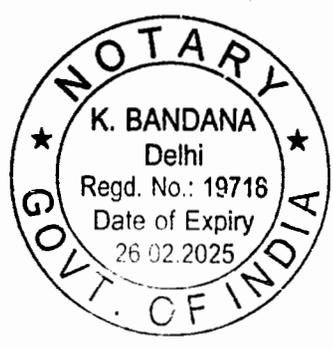


(c) when the show cause notice dealt with only matters regarding pollution, pursuant to the monitoring committee report.

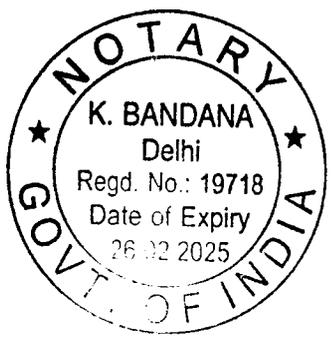
5. The present appeal arises out of the order passed by the Punjab State Pollution Control Board. Upon a show cause notice which came to be issued pursuant to a report of the monitoring committee filed before the Punjab State Pollution Control Board. The monitoring committee inspected and gave a Report on 30th December 2019. On the basis of this report, a show cause notice was issued to the appellant on 19.3.2020 and the same notice was reiterated on 29.5.2020, the appellant filed reply to the show cause notice on 18.6.2020, refuting the report dated 30.12.2019.

6. The Chairman in the impugned order dated 20.7.2020 has disagreed with the finding in the report of the Monitoring Committee and has observed as under:

“The Chairman of the Board observed that besides the explanation given by the representation about the lower level of pollutants observed in monitoring carried out by the Committee, characteristics in a given



untreated effluent depends upon certain factors. In such residential projects, the organic load in the morning period is always higher due to discharge of excreta and washing of utensils etc.. In post morning period, the effluent generation is form the cloth washing activities, having lesser organic load and BOD. In case, the quantity of effluent already stored in the collection tank is not substantial then the instant inflow of untreated effluent will immediately effect the characteristics. Therefore, the Monitoring Committee recommendations citing dilution causing lower levels of pollutants in the untreated effluent as compared to the data available in literature, is a matter of further study and investigation.”



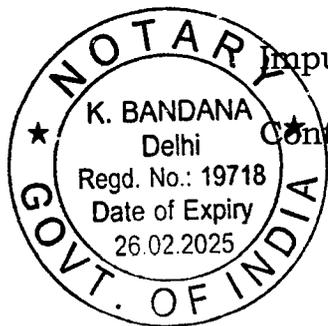
7. It is submitted that once the Chairman of the Board has observed that report dated 30.12.2019 submitted by the Monitoring Committee is a matter of further study and investigation then in that case the Chairman of the Board ought not to have proceeded further in the matter and ought to have examined and investigated the matter by a committee of expert. In view of this, the Chairman of the Punjab Pollution Control Board instead of

examining and further investigating the matters, erred in issuing the directions in the Impugned Order which are not sustainable.

8. It is respectfully submitted that the matters as regards the pollution under the air and water act aspects are concerned, the same could have been dealt with by the Punjab PCB as the same was within its authority and power. However, while dealing with the said issue, the Chairman of the Board observed and gave findings on a matter of environmental clearance holding that the appellant do not have an environmental clearance.

9. This very issue as to whether the appellants have an environmental clearance or not is pending before the Punjab and Haryana High Court in Writ Petition No.21351 of 2016, wherein the contention of the petitioner therein and the appellant herein is that the environmental clearance granted for the super mega mixed use integrated park project, on 16.12.2015, includes the falcon view project, and as such there is no need for separate permission for falcon view.

10. It is submitted that the directions issued in the Impugned Order dated 20.7.2020 by the Punjab Pollution Control Board are illegal and arbitrary and beyond the



scope and power of the Punjab Pollution Control Board under Section 33 (A) of the Water (Prevention and Control of Pollution) Act, 1974.

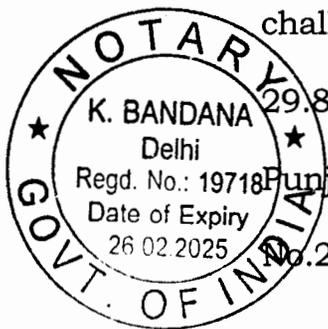
11. It is submitted that the respondent – Punjab Pollution Control Board erred in directing the appellant to stop construction till it gets environmental clearance under the notification dated 14.9.2006 issued by the Ministry of Environment & Forest. It is submitted that the Falcon View Project is a part of the Super Mega Mixed Use Integrated Industrial Park which was granted environmental clearance on 16.12.2015. It is submitted that once environmental clearance is granted by SEIAA for the Super Mega Mixed Use Integrated Industrial Park of which Falcon View is a part then there is no need for separate permission for Falcon View. In view of this, it is submitted that the directions issued by the Punjab Pollution Control Board to this effect are illegal and arbitrary.

12. It is submitted that the appellant has challenged the proceedings of the SEAC and SEIAA dated

29.8.2016 and 23.9.2016 respectively in the High Court of

Punjab and Haryana at Chandigarh by way of filing C.W.P.

No.21351 of 2016. It is submitted that in the said writ



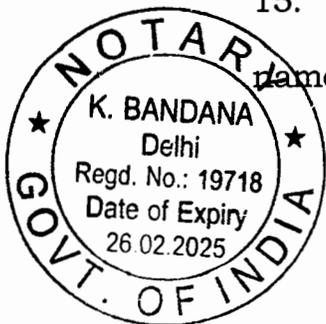
petition, MoEF, Punjab Pollution Control Board, SEAC and SEIAA are parties and it has been admitted by them Falcon View is a part of the Super Mega Mixed Use Integrated Industrial Park. Further, the counsel appearing for them, who also happened to be the counsel for Punjab Pollution Control Board has admitted in the order dated 25.4.2017 that separate permission is not required.

13. It is submitted that once it is admitted by SEAC and SEIAA in CWP No.21351 of 2016 which is pending in the High Court of Punjab and Haryana at Chandigarh that separate permission is not required, then in that case it is unnecessary to insist and issue such a direction to the appellant to get environmental clearance for the Falcon View under the notification dated 14.9.2006.

PCB Contention Re: EC applied for other smaller projects:

14. It is contended on behalf of the PCB that the other parties namely, IT twin tower, Galaxy heights, sky gardens, have all obtained, separate EC, which is not done by Falcon.

15. In the first place, the components of the project namely, IT twin tower, Galaxy heights, sky gardens are all



a part and parcel of the appellants super mega mixed use integrated industrial park.

16. As is mentioned herein above, since, the EC applied for the super mega mixed use integrated park was taking considerable time, the appellants herein had applied for EC for various components including falcon view, Galaxy heights, sky gardens, IT twin tower, separately so that the work on the project could commence, by getting the smaller EC's.

17. However, the super mega project EC came to be granted on, 16.12.2015, i.e the date when the super mega project was also granted EC, the sky garden was granted EC on -04.02.2015, and the IT twin tower was granted on 04.02.2016. it is after this, in the month of march that realising that the super mega mixed integrated industrial park has already been issued a EC the appellants were advised that a separate EC is not required for falcon project and it is under those circumstances that the appellant filed an application for withdraw the EC application for falcon which was rejected by SEIA.

18. The super mega mixed-use integrated park project EC application had disclosed all the environmental



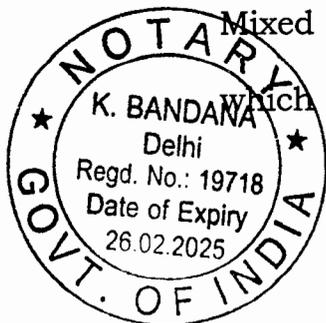
parameters required for the purpose of processing an EC application and requirements such as number of residents, number of flats, area, pollution load etc etc.

19. It is submitted that it is clear from the chart which has been reproduced in the detailed facts of the case by the appellant that they had applied for environmental clearance for other integral components and residential pockets of Super Mega Mixed Use Integrated Industrial Park before the issuance of letter dated 16.12.2015 granting environmental clearance by SEIAA to the Super Mega Mixed Use Integrated Industrial Park and most of the permissions for the residential pockets and other components were granted before the issuance of letter dated 16.12.2015 and along with the issuance of letter dated 16.12.2015 granting environmental clearance to the Super Mega Mixed Use Integrated Industrial Park. Only one environmental clearance for IT Twin Tower was pending and which was also granted environmental clearance on 4.2.2016.

20. It is submitted that once, environmental clearance was granted by the SEIAA to the Super Mega

Mixed Use Integrated Industrial Park on 16.12.2015, of

which Falcon View is a part. After the grant of said



x
environmental clearance on 16.12.2015 to the Super Mega Mixed Use Integrated Industrial Park the appellant was justified in making application for withdrawal of the environmental clearance for the Falcon View Project.

21. It is submitted that the appellant has now submitted fresh application for extension in validity of consent to establish and consent to operate to the respondents. The requisite fees has been paid for CTE from 2015 onwards and for CTO from April 2018 onwards.

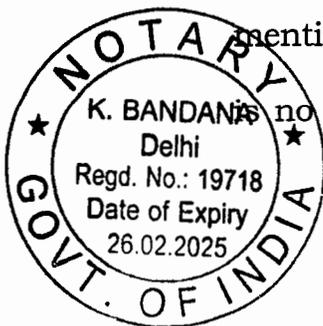
It is submitted that CTE and CTO are interconnected with the grant of environmental clearance of Falcon View and the entire matter revolves around the environmental clearance of Falcon View. It is further submitted that CTO is to be applied by submitting CTE application. However, in the instant case the CTE was illegally refused vide letter dated 7.9.2015. As such CTO could not be applied. Further, as per MoEF notification dated 14.3.2017, no CTO will be granted till the project is granted environmental clearance and as per SEIAA Punjab and Punjab Pollution Control Board Falcon view does not have the environmental clearance.



22. It is submitted that GMADA vide letter dated 16.4.2012 addressed to the appellant whereby it confirmed that it will account for sewage load as per norms fixed by the Government of India in the manual on sewerage (published by CPHEEO), for the Super Mega Mixed Use Integrated Industrial Park while designing the trunk services to be laid by GMADA on the Peripheral Grid Road of Mohali Master Plan. A true copy of the letter dated 16.4.2012 by Greater Mohali Area Development Authority to the appellant - Janta Land Promoters Ltd. is annexed herewith and marked as **Annexure-A-1**.

23. It is submitted that quantity of construction material is of no significant for the assessment of environment impact. It is submitted that SEIAA vide letter dated 19.3.2020 has granted Consolidated Single Environmental Clearance to the Project EMAAR MGF Land Limited by the name Mohali Hills which is spread in Sectors 98, 99, 105, 106, 108, 109 and 110 at SAS Nagar Mohali in an area of 625.35 acres with a built up area of 8,61,844.852 sqm. Both land and development and built up area are covered under Section 8(b). In the details

mentioned in the letter dated 19.3.2020 granted EC there is no mention of the quantity of construction material. A

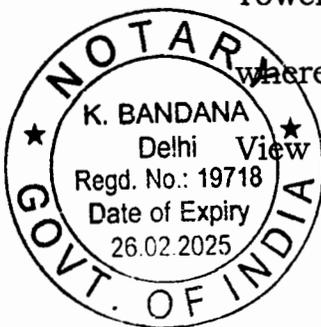


true copy of the letter dated 19.3.2020 granting EC to M/s EMAAR MGF Land Pvt. Ltd. is annexed herewith and marked as **Annexure-A-2**.

24. Similarly SEIAA vide letter dated 13.11.2019 has granted Consolidated Single Environmental Clearance to M/s Indospace Industrial Park in Haryana with land area of 138.72 acres and Built up area of 1,85,378 sqm. Both land development and built up areas are covered under Section 8(b). It is submitted that even in the details mentioned in the letter dated 13.11.2019 granting EC to M/s Indospace Industrial Park there is no mention of any quantity of construction material. A true copy of letter dated 13.11.2019 granting EC to M/s Indospace Industrial Park is annexed herewith and marked as **Annexure P-3**.

25. It is submitted that the respondents in their replies have placed reliance on Savitri Towers Project. It is submitted that reliance on the said project by the respondents is irrelevant in the facts of the present case. It is submitted that said project was executed by a private developer in the Janta Township Project. Further, Savitri Tower was not executed by the Developer Company

whereas in the instant case both Super Mega and Falcon View are being executed by developer company.



26. In view of the aforesaid submissions, the present appeal may be allowed and the impugned order dated 20.7.2020 passed by the Punjab Pollution Control Board may be set-aside.

27. That the Annexures are true copies of their respective originals.

[Signature]
For JANTA LAND PROMOTERS PVT. LTD.
DEPONENT.

AUTHORISED SIGNATORY

VERIFICATION: - 22 OCT 2020
Verified at New Delhi on this the ____ day of October, 2020 that the contents of the above affidavit are true and correct to the best of my knowledge and nothing material has been concealed therefrom.

[Signature]
For JANTA LAND PROMOTERS PVT. LTD.
DEPONENT.

AUTHORISED SIGNATORY

[Signature]
I hereby declare that the above mentioned document is true and correct to the best of my knowledge and nothing material has been concealed therefrom.

ATTESTED 22 OCT 2020

[Signature]
NOTARY PUBLIC, DELHI
GOVT. OF INDIA



Annexure A-1

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GREATER MOHALI AREA DEVELOPMENT AUTHORITY
SAS NAGAR.

To

M/s Janta Land Promoters Pvt. Ltd,
SCO 39-42, Sector 82
SAS Nagar.

Memo No. GMADA-DE(PH-1)/12/ 1685
Dated 16/4/12

Sub:- Regarding issue of consent for obtaining NOC from Punjab Pollution Control Board, for the development of sector 66-A, 82 & 83 "Super Mega Mixed Use integrated industrial park Project" of Janta Land Promoters Ltd., at Mohali.

Ref. Your memo No. 1034 dated 7-04-2012

Please refer to your memo as above.

It is hereby intimated that GMADA will account for the sewage load as per the norms fixed by the Govt. of India in the manual on sewerage (published by CPHEEO). for your project in Sector 66-A, 82 & 83 Mohali. while designing the trunk services, to be laid by GMADA on the peripheral grid roads of Mohali Master Plan. The connections with these trunk services will be allowed after these services are laid and commissioned as per the approved services plan, in due course of time.


Divisional Engineer (PH-1)
For Chief Engineer,
GMADA SAS Nagar.
Dated

Endst. No. GMADA-DE(PH-1)/12/

A copy of the above is forwarded to following for information and further necessary action please:-

- 1) Superintending Engineer (C-1) GMADA SAS Nagar
- 2) Divisional Engineer (C-1)-cum- Coordinator, Mega Project GMADA SAS Nagar.

Divisional Engineer (PH-1)
For Chief Engineer,
GMADA SAS Nagar.

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 सत्यमेव जयते	STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY PUNJAB Ministry of Environment, Forest & Climate Change, Government of India O/o Directorate of Environment & Climate Change C/o PSCST, MGSIPA Complex, Sector 26, Chandigarh-160019 Tele-0172-2792325 Fax- 0172-2793143
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No. DECC/SEIAA/2020/1572

REGISTERED

Date: 19/3/2020

To

✓ Sh. Shishir Lal,
M/s Emaar MGF Land Private Ltd.
Sector 105, Landran-Banur Road,
Sahibzada Ajit Singh Nagar (Pb.),
Mohali, PIN 160062
Phone: 9582597232

Subject: Application for obtaining Environmental Clearance under EIA notification dated 14.09.2006 for the development of Integrated Township namely "Mohali Hills" at Sectors-98, 99, 104, 105, 106, 108, 109 and 110, SAS Nagar, Mohali, Punjab developed by M/s EMAAR MGF Land Ltd. (Proposal no. SIA/PB/NCP/25837 /2017).

This has reference to your online Proposal No. SIA/PB/NCP/25837 /2017 for obtaining Environment Clearance under EIA notification, 2006 for the development of Integrated Township namely "Mohali Hills" at Sectors-98, 99, 104, 105, 106, 108, 109 and 110, SAS Nagar, Mohali, Punjab, which was earlier granted Environmental Clearance by MoEF, Govt. of India vide Letter no. 21-171/2007- IA.III dated 18.06.2008 in an area of 888.50 acres at Sector 98, 105, 108 & 109, SAS Nagar, Mohali. The proposal has been appraised as per procedure prescribed under the provisions of EIA Notification dated 14.09.2006 on the basis of the mandatory documents enclosed with the application viz., Form-1, 1-A, EIA report and the additional clarifications furnished in response to the observations of the SEAC. The salient features of the project are as under: -

1)	Name and Location of the project	Integrated Township Project "Mohali Hills" located at Sectors - 98, 99, 104, 105, 106, 108, 109 and 110, SAS Nagar (Mohali), Punjab
	Nature of project (Fresh/ Expansion/ Amendment/ Others)	Fresh

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	Activity (As per schedule appended to EIA Notification, 2006)	8(b): 'Township and Area Development projects'.															
	Category as per EIA Notification, 2006 (in schedule)	Category B1															
2)	Total cost of the project	Rs. 2,108.286 Crores															
3)	Total Plot area, Built-up Area and Green area	<p>The details of the project is as under:</p> <table border="1" data-bbox="732 682 1373 989"> <thead> <tr> <th>S.No.</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Plotarea (Total scheme area)</td> <td>625.35 acres (or 253.07 hectares)</td> </tr> <tr> <td>2.</td> <td>Built-up area</td> <td>8,61,844.852 sq.m.</td> </tr> <tr> <td>3.</td> <td>Green area</td> <td>1,73,326.86 sq.m. (or 42.83 acres)</td> </tr> </tbody> </table>		S.No.	Description	Area	1.	Plotarea (Total scheme area)	625.35 acres (or 253.07 hectares)	2.	Built-up area	8,61,844.852 sq.m.	3.	Green area	1,73,326.86 sq.m. (or 42.83 acres)		
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4)	Latitude & Longitude	<p>Few corner coordinates are:</p> <table border="1" data-bbox="846 1081 1248 1388"> <thead> <tr> <th>Latitude</th> <th>Longitude</th> </tr> </thead> <tbody> <tr> <td>30°39'27.13"N</td> <td>76°41'48.71"E</td> </tr> <tr> <td>30°39'18.52"N</td> <td>76°40'59.67"E</td> </tr> <tr> <td>30°39'51.24"N</td> <td>76°40'04.84"E</td> </tr> <tr> <td>30°39'36.83"N</td> <td>76°39'51.39"E</td> </tr> <tr> <td>30°39'09.67"N</td> <td>76°40'38.92"E</td> </tr> <tr> <td>30°38'57.06"N</td> <td>76°41'32.43"E</td> </tr> </tbody> </table>		Latitude	Longitude	30°39'27.13"N	76°41'48.71"E	30°39'18.52"N	76°40'59.67"E	30°39'51.24"N	76°40'04.84"E	30°39'36.83"N	76°39'51.39"E	30°39'09.67"N	76°40'38.92"E	30°38'57.06"N	76°41'32.43"E
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30°38'57.06"N	76°41'32.43"E																
5)	Land use pattern as per Master Plan	Land for the project confirms to the land use as per the Master Plan.															
6)	Population (when fully inhabited)	Estimated population: 77,629 Persons.															
7)	Water Requirements & source	<table border="1" data-bbox="716 1564 1125 2028"> <thead> <tr> <th>Break up of water requirement</th> <th>Source</th> </tr> </thead> <tbody> <tr> <td>Construction Phase Total water demand: Approx. 20 KLD Domestic water demand for 125 workers during peak period @ 6 KLD</td> <td>Treated water from STP. Fresh water tankers.</td> </tr> <tr> <td>Operation Phase Total Water demand: 13744 KLD Fresh Water demand: 10584 KLD Flushing Water Req.: 3160 KLD</td> <td>Borewells Treatedwastewater from STP</td> </tr> </tbody> </table>	Break up of water requirement	Source	Construction Phase Total water demand: Approx. 20 KLD Domestic water demand for 125 workers during peak period @ 6 KLD	Treated water from STP. Fresh water tankers.	Operation Phase Total Water demand: 13744 KLD Fresh Water demand: 10584 KLD Flushing Water Req.: 3160 KLD	Borewells Treatedwastewater from STP									
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8)	Disposal Arrangement of Waste water	<p>Total wastewater generation will be 11,374 KLD which will be treated in existing STPs of 100 + 100 + 10 KLD + proposed STP of 3.7 & 7.6 MLD capacity.</p> <table border="1" data-bbox="727 338 1409 593"> <thead> <tr> <th>Season</th> <th>Flushing (KLD)</th> <th>Green area (KLD)</th> <th>GMADA Sewer (KLD)</th> </tr> </thead> <tbody> <tr> <td>Summer</td> <td>3,160</td> <td>954</td> <td>6,661</td> </tr> <tr> <td>Winter</td> <td>3,160</td> <td>312</td> <td>7,303</td> </tr> <tr> <td>Monsoon</td> <td>3,160</td> <td>87</td> <td>7,900</td> </tr> </tbody> </table>	Season	Flushing (KLD)	Green area (KLD)	GMADA Sewer (KLD)	Summer	3,160	954	6,661	Winter	3,160	312	7,303	Monsoon	3,160	87	7,900
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9)	Rain water recharging detail	58,864 m ³ of rain water will be generated which will be collected in 158 no. of recharge structures will be provided to recharge the rooftop, green area and paved area.																
10)	Solid waste generation and its disposal	<p>a) 28,750 kg/day b) Solid waste will be appropriately segregated (at source) by providing bins into Bio-degradable and non-biodegradable Components. c) 12,938 kg/day of bio-degradable waste will be converted into Manure using Mechanical Composters of size 6 × 2000 and 1 × 1000 kg/day. d) 15,237 kg/day of non-biodegradable or dry waste will be handed over to authorized waste pickers e) 575 kg/day of domestic hazardous waste will be disposed off to authorized vendors as per Solid Waste Management Rules, 2016.</p>																
11)	Hazardous Waste & E-waste	a) 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.																
12)	Energy Requirements & Saving	<p>a) 65,106 KVA from PSPCL. b) 13 DG Sets of 11,330 total capacity (i.e. 2 × 380 + 2 × 500 + 7 × 1010 + 2 × 1250) will be kept as standby for the power back up (silent DG sets)</p> <p>Energy Saving measures: 40 Nos. of solar water heaters having 100 lt. capacity each have been provided for solar water heating systems in Group Housing of Sector-105. LED street lights have been used instead of MH lamps within the sectors of project.</p>																
13)	Other Permissions	<p>a) NOC from GMADA for sewerage connection & solid waste disposal vide Letter no. GMADA-D.E.(C-I)-13/33 dated 22.3.2013 b) CLUs obtained from DTCP.</p>																

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The case was lastly considered by the SEAC in its 186th meeting held on 26.12.2019, wherein, the Committee observed that the project proponent has provided adequate and satisfactory clarifications to the observations raised by it, therefore, the Committee awarded 'Silver Grading' to the project proposal and decided to forward the case to the SEIAA with the recommendation to grant amendment in the Environmental Clearance to the project proponent under EIA notification dated 14.09.2006 for the project subject to certain conditions in addition to the proposed measures.

Thereafter, the case was lastly considered by the SEIAA in its 160th meeting held on 30.01.2020. The SEIAA observed that the case stands recommended by SEAC and the Committee awarded 'Silver Grading' to the project proposal. The Authority looked into all the aspects of the project proposal in detail and was satisfied with the same.

Therefore, the Authority decided to grant the Environmental Clearance for Integrated Township Project "Mohali Hills" having built-up area 8,61,844.852 sq.m. in total land area of 625.35 acres (or 253.07 hectares) at Sectors - 98, 99, 104, 105, 106, 108, 109 and 110, SAS Nagar (Mohali), Punjab as per the details mentioned in Form 1, 1A, EMP, EIA & subsequent presentations/ clarifications made by the project proponent and his Environmental Consultant subject to certain amended conditions and other conditions as proposed by SEAC in addition to the proposed measures. Accordingly, SEIAA, Punjab hereby accords necessary amendment in the Environmental Clearance for the above project under the provisions of EIA Notification dated 14.09.2006 and its subsequent amendments, subject to proposed measures & strict compliance of terms and conditions as follows: -

Environmental Clearance Conditions:

I. Statutory compliance:

- i) The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- ii) The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightening etc.
- iii) The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
- iv) The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- v) The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water

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(Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board / Committee.

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

II. Air quality monitoring and preservation

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

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- iv) Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
- v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3m height or 1/3rd of the building height and maximum upto 10m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi) No Excavation of soil shall be carried out without adequate dust mitigation measures in place.
- vii) No loose soil or sand or construction & demolition waste or any other construction material that causes dust shall be left uncovered.
- viii) No uncovered vehicles carrying construction material and waste shall be permitted
- ix) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- x) Grinding and Cutting of building material in open area shall be prohibited. Wet jet shall be provided for grinding and stone cutting.
- xi) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- xii) All construction and demolition debris shall be stored at the site within earmarked area and road side storage of construction material and waste shall be prohibited. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- xiii) The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- xiv) The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xv) For indoor air quality the ventilation provisions as per National Building Code

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of India.

- xvi) Roads leading to or at construction site must be paved and blacktopped (i.e. metallic road)
- xvii) Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.
- xviii) Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measure be notified at the site.

III. Water quality monitoring and preservation

- i) The natural drain system should be maintained for ensuring unrestricted flow of water.
- ii) No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
- iii) Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- iv) The total water requirement for the project will be 14698 KL/day(max in summer season), which shall be met through groundwater & treated wastewater. Total fresh water use shall not exceed 10584 KL/day the proposed requirement as provided in the project details.
- v) a) The total wastewater generation from the project will be 11374 KL/day, which will be treated in existing STP's of capacity @ 100+100+10 KLD and additional STP of capacity @ 3.7 MLD and 7.6 MLD to be installed within the project premises. As proposed, reuse of treated wastewater and discharge of surplus treated wastewater shall be as under:-

S. No.	Season	For Flushing purposes (KLD)	Green Area (KLD)	GMADA Sewer (KLD)
1.	Summer	3160	955	6661
2.	Winter	3160	312	7303
3.	Rainy	3160	87	7900

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

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

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

Sr. No	Nature of the Stream	Color code
a)	Fresh water	Blue Color
b)	Untreated wastewater from Toilets/ urinal & from Kitchen	Black color
c)	Untreated wastewater from Bathing/shower	Grey color

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

- xiv) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- xv) The CGWA provisions on rain water harvesting should be followed. Rain water harvesting recharge pits/structure (40 Nos RWH structure each with 3 borewells) /storage tanks shall be provided for ground water recharging as per the CGWB norms.
- xvi) A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
- xvii) All recharge should be limited to shallow aquifer.
- xviii) No ground water shall be used during construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and available at site.
- xix) 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.
- xx) 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.
- xxi) Sewage shall be treated in the STP with tertiary treatment. STP shall be installed in phased manner viz a viz in module system designed in a such a way

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

- xxii) No sewage or untreated effluent water would be discharged through storm water drains. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
- xxiii) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxiv) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

IV. Noise monitoring and prevention

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

V. Energy Conservation measures

- i) Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
- ii) Outdoor and common area lighting shall be LED.
- iii) Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient

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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 LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
- v) Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1 % of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
- vi) Solar power by utilizing at least 30% of the roof top area shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

VI. Waste Management

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

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- viii) Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
- ix) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- x) Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VII. Green Cover

- i) No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
- ii) At least single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. A minimum of one tree for every 80 sqm of total project land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be provided as per SEIAA guidelines.
- iii) Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
- iv) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
- v) The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.
- vi) The green belt along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use.

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VIII. Transport

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

IX. Human health issues

- i) All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
- ii) For indoor air quality the ventilation provisions as per National Building Code of India.
- iii) Emergency preparedness plan based on the Hazard identification and Risk Assessment (HJRA) and Disaster Management Plan shall be implemented.
- iv) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, creche etc. The housing may be in the form of temporary structures to be removed after the

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completion of the project.

- v) Occupational health surveillance of the workers shall be done on a regular basis.
- vi) A First Aid Room shall be provided in the project both during construction and operations of the project.

X. Corporate Environment Responsibility

- i) The project proponent shall comply with the provisions contained in this Ministry's OM vide F.No. 22-65/2017-IA.III dated 1st May 2018, as applicable, regarding Corporate Environment Responsibility. The project proponent shall adhere to the commitments made in the proposal for CER activities for spending at least minimum amount of Rs. 4.81 crore towards following CER activities. The details are given below: -

S. No.	Activities	Annual expenditure	Timeline	Total expenditure in 7 years
1.	Adoption of Village Raipur Kalan			
	<ul style="list-style-type: none"> Constructing Public Health services i.e. water supply network, trunk sewer, street light, solid waste management, etc. 	Rs. 43 lakhs	7 years	Rs. 3.01 Cr
	<ul style="list-style-type: none"> Adoption of Village Pond & its maintenance 	Rs. 20 lakhs	7 years	Rs. 1.4 Cr
2.	Installation of water coolers in common areas for general public in different places	Rs. 1.5 lakh	7 years	Rs. 10.5 lakhs
3.	Woolen Clothes & Blanket distribution & food to needy people during winters	Rs. 1 lakh	7 years	Rs. 7 lakhs
4.	Adoption of Govt. Primary School in Village Moujpur in terms of its maintenance and other necessary facilities	Rs. 2.5 lakhs	7 years	Rs. 17.5 lakhs
5.	Tree plantation drive on World Environment Day-Cost	Rs. 1 lakh	5 years	Rs. 5 lakhs
	Total amount to be spent on CER	Rs. 69 Lakhs		Rs. 4.81 Crores

- ii) The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to

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bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.

- iii) A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
- iv) Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. The project proponent shall spend minimum amount of Rs 964 Lacs towards capital cost and Rs 44.7 Lacs/annum towards recurring cost in Construction phase of the project including the environmental monitoring cost and shall spend minimum amount of Rs 131 Lacs towards capital cost & Rs 23 Lacs/annum towards recurring cost in operation phase of the project including the environmental monitoring cost. The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of environmental management plan is transferred to the occupier/residents society under proper MOU under intimation to SEIAA, Punjab. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

XI. Validity

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

XII. Miscellaneous

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



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the same for 30 days from the date of receipt.

- v) The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
- vi) The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at Environment Clearance portal.
- vii) The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
- viii) The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
- ix) The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- x) The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during Public Hearing and also that during their presentation to the Expert Appraisal Committee.
- xi) No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC).
- xii) Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- xiii) The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- xiv) The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- xv) The Regional Office of this Ministry and Punjab Pollution Control Board shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data/ information/monitoring reports.
- xvi) The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986,

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Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

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


Member Secretary

Endst. No. _____

Registered

Date _____

A copy of the above is forwarded to the following for information & further necessary action please.

1. The Secretary to Govt. of India, Ministry of Environment and Forest, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi -110003.
2. The Chairman, Central Pollution Control Board, Parivesh Bhavan, CBD-cum-office Complex, East Arjun Nagar, New Delhi -110032.
3. The Chairman, Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala -147001.
4. The Chairman, Punjab State Power Corporation Ltd, the Mall, Patiala -147001.
5. The Deputy Commissioner, SAS Nagar -160071.
6. The Additional Principal Conservator of Forests (C), Ministry of Environment, Forests & Climate Change, Northern Regional Office, Bays No. 24-25, Sector- 31-A, Chandigarh -160030.
7. The Chief Town Planner, Department of Town & Country Planning, 6th Floor, PUDA Bhawan, Phase-8, Mohali -160062.
8. The Joint Director, Ministry of Environment and Forest, Northern Regional Office, Bays No.24-25, Sector-31-A, Chandigarh. The detail of the authorized Officer of the project proponent is as under:-160030
 - a) Name of the applicant : Sh. Shishir Lal, Authorized signatory
 - b) Phone Number : +91-9582597232
 - c) Email Id : Shishir.Lal@emaar-india.com
9. Monitoring Cell, Ministry of Environment, Forests & Climate Change, Indira Paryavaran Bhawan, Jorbagh Road, New Delhi - 110003.


Member Secretary



STATE ENVIRONMENT IMPACT ASSESSMENT AUTHORITY HARYANA
Bay No. 55-58, Prayatan Bhawan, Sector-2, PANCHKULA

No. SEIAA/HR/2019/442

Dated: 13-11-2019

To

M/s Indospace Industrial Park Badli PVT. LTD.
One India Bulls Center, 11th floor, Tower 2A,
Senapati Bapat Marg, Elphinstone Road, Mumbai,
Maharashtra-400013.

Subject: Environment Clearance for "Expansion of Industrial Warehousing/Storage/Logistics Project" at Village -Faizabad, District-Jhajjar, Haryana.

This letter is in reference to your application addressed to M.S. SEIAA, Haryana received on 11.04.2019 and subsequent letter dated 25.07.2019 seeking prior Environmental Clearance for the above project under the EIA Notification, 2006. The proposal has been appraised as per prescribed procedure in the light of provisions under the EIA Notification, 2006 on the basis of the mandatory documents enclosed with the application viz., Form-1, Form1-A, Conceptual Plan, EIA/EMP on the basis of approved ToR and additional clarifications furnished in response to the observations of the State Expert Appraisal Committee (SEAC) constituted by MoEF & CC, GoI, in its meeting held on 15.05.2019 and 13.08.2019 awarded "Gold" grading to the project.

[2] It is inter-alia, noted that the project involves for "Expansion of Industrial Warehousing/Storage/Logistics Project" at Village -Faizabad, District-Jhajjar, Haryana. The details of the project are given below:

Particulars	Details
Gross Plot-area (Sq. Mt.)	5,61,360.185 (138.72 acres)
Net Plot area (Sq. Mt.)	3,11,237.885
Proposed Green area (Sq. Mt.)	63,033.03 (20.2%)
Total Built-up area (Sq. Mt.)	1,85,378.0.
Max. ht. (Mt.)	17.8 m
No. of buildings	8+FMO (17 units)
Proposed Ground coverage (Sq. Mt.)	1,67,628.00
Expected Population	5628 (Staff: 5116 and Visitors: 512)
Proposed FAR Sq. Mt.)	1,67,628.00
Total Water Requirement (KLD)	170
Fresh water(KLD)	57
Treated water(KLD)	68 (Treated water)+ 45 (Outsourced Treated Water)
Waste Water Generation(KLD)	75
Capacity of STP(KLD)	150 (Existing-80 & 70)
Treated water available for reuse(KLD)	68
RWH Pits	76 no. RWH Pits & 1 Pond
Total Parking	47,673.45 sqm. (15% of Plot Area)
Total solid waste (TPD)	1.615 TPD (1615 kg/day)
Organic waste (TPD)	0.648 TPD (648 kg/day)
OWC	1
Power Requirement (KVA)	4750 KVA (Source: UHBVN)
DG sets (KVA)	2×500 KVA +6×125 KVA+ 4×250 KVA +2×1000 KVA
No. of DG sets	14

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PM _{2.5} /(Incremental)	1.01 µg/ m ³
PM ₁₀ /(Incremental)	1.15 µg/ m ³
Cost	Rs. 487 Crore
CER	1.124 Crore

[3] The State Expert Appraisal Committee, Haryana after due consideration of the relevant documents submitted by the project proponent and additional clarification furnished in response to its observations, have recommended the grant of environmental clearance for the project mentioned above, subject to compliance with the stipulated conditions. Accordingly, the State Environment Impact Assessment Authority in its 120th meeting held on 18.09.2019 decided to agree with the recommendations of SEAC to accord necessary environmental clearance for the project under Category 8(b) of EIA Notification 2006 subject to the strict compliance with following conditions:-

A. Specific Conditions:

1. Sewage shall be treated in the STP based on MBBR Technology with tertiary treatment i.e. Ultra Filtration. The Treated effluent from STP shall be recycled /reused for flushing, DG cooling, Gardening and HVAC.
2. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
3. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
4. Separate wet and dry bins must be provided for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
5. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, 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 marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
6. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
7. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
8. Consent to establish / operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
9. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
10. The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA
11. The PP shall not carry any construction above or below the revenue Rasta.

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12. The PP shall not allow to park the vehicles on the roads or revenue Rasta outside the project area
13. The PP shall not allow storing chemical above the threshold level.
14. The PP shall not allow establishment of any category A or B type industry in the project area
15. The PP shall carry out the quarterly awareness programs for the staff
16. 76 Rain water harvesting recharge pits and 1 Pond shall be provided for ground water recharging as per the CGWB norms.
17. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 76 RWH pits and 1 Pond.
18. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

I. Statutory compliance:

- [1] The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority for ground coverage, FAR and should be in accordance with zoning plan approved by Competent Authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- [2] The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightening etc.
- [3] The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
- [4] The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- [5] The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board.
- [6] The project proponent shall obtain the necessary permission for drawl of ground water /surface water required for the project from the competent authority.
- [7] 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.
- [8] 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.
- [9] The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
- [10] The project proponent shall follow the ECBC Act/ECBC-Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.

II. Air quality monitoring and preservation

- i) Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii) A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii) The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
- iv) Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board
- v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under



- construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi) Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
- vii) Wet jet shall be provided for grinding and stone cutting.
- viii) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- ix) All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- x) The diesel generator sets to be used during construction phase shall be ultra low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- xi) The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Ultra low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xii) For indoor air quality the ventilation provisions as per National Building Code of India.

III. Water quality monitoring and preservation

- i) The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
- ii) Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- iii) Total fresh water use shall not exceed the proposed requirement as provided in the project details.
- iv) 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.
- v) 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.
- vi) 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.
- vii) Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
- viii) Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
- ix) Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
- x) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- xi) The local bye-law provisions on rain water harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. 108 Rain water harvesting recharge pits and 2 storage tanks shall be provided for ground water recharging as per the CGWB norms.
- xii) A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of

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minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.

- xiii) All recharge should be limited to shallow aquifer.
- xiv) No ground water shall be used during construction phase of the project.
- xv) 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.
- xvi) 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.
- xvii) Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
- xviii) No sewage or untreated effluent water would be discharged through storm water drains.
- xix) Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
- xx) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxi) 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 ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
- ii) Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
- iii) Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

V. Energy Conservation measures

- i) Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency as per ECBC Act, 2017 read with ECBC Rules, 2018 shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC also which is no case shall be less than 25% as prescribed.
- 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 R & U-values shall be as per ECBC specifications.
- iv) Energy conservation measures like installation of CFL/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
- v) Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
- vi) Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be

- provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.
- vii) The PP will submit report indicating compliance of each parameter of ECBC requirement and submit quantification saving report for each component.

VI. Waste Management

- i) A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
- ii) Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- iii) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- iv) Organic Waste Converter within the premises with a minimum capacity of 0.5 kg /person/day must be installed. Leaves to be put in earmarked pits for converting them into compost to be used as manure.
- v) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- vi) Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- vii) Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
- viii) Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
- ix) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- x) Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VII. Green Cover

- i) No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
- ii) A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
- iii) Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
- iv) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

VIII. Transport

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

The road system can be designed with these basic criteria.

- a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
 - b. Traffic calming measures.
 - c. Proper design of entry and exit points.
 - d. Parking norms as per local regulation.
- ii) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
 - iii) A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

IX. Human health issues

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

X. Corporate Environment Responsibility

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

XI. Miscellaneous

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

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- ii) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
- iii) The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
- iv) The project proponent shall 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.
- v) The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
- vi) The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
- vii) The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- viii) The project proponent shall abide by all the commitments and recommendations made in the form-IA, Conceptual Plan and also that during their presentation to the Expert Appraisal Committee.
- ix) No further expansion or modifications in the plan shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC)/SEIAA, Haryana. The project proponent shall seek fresh environmental clearance under EIA notification 2006 if at any stage there is change of area of this project.
- x) Any change in planning of the approved plan will leads to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance
- xi) The PP should give unambiguous affidavit giving land promoters in accordance with your ownership and possession of land legal the case referred for Environment Clearance to SEIAA.
- xii) Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- xiii) The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- xiv) The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- xv) The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
- xvi) The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
- xvii) The Project Proponent shall ensure the commitments made in Form-1, Form-1A, EIA/EMP and other documents submitted to the SEIAA for the protection of environment and proposed environmental safeguards are complied with in letter and spirit. In case of contradiction between two or more documents on any point, the most environmentally friendly commitment on the point shall be taken as commitment by project proponent.
- xviii) STP outlet after stabilization and stack emission shall be monitored monthly. Other environmental parameters and green belt shall be monitored on quarterly basis. After every 3 (three) months, the project proponent shall conduct environmental audit and shall take corrective measure, if required, without delay.
- xix) The Project proponent shall not violate any judicial orders/pronouncements issued by

any Court/Tribunal.

- xx) Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the Project Proponent if it was found that construction of the project has been started before obtaining prior Environmental Clearance.
- xxi) Any appeal against the this Environmental Clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
- xxii) The project proponent shall put in place Corporate Environment Policy as mentioned in MoEF, Gol OM No. J-11013/41/2006-LA II (I) dated 26.4.2012 within 3 months period. Latest Corporate Environment Policy should be submitted to SEIAA within 3 months of issuance of this letter.
- xxiii) The project proponent shall ensure the compliance of Forest Department, Haryana Notification no. S.O.121/PA2/1900/S.4/97 dated 28.11.1997.
- xxiv) The project proponent is responsible for compliance of all conditions in Environmental Clearance letter and project proponent can not absolve himself /herself of the responsibility by shifting it to any contractor engaged by project proponent. Besides the developer/applicant, the responsibility to ensure the compliance of Environmental Safeguards/ conditions imposed in the Environmental Clearance letter shall also lie on the licensee/licensees in whose name/names the license/CLU has been granted by the Town & Country Planning Department, Haryana.
- xxv) The project proponent shall seek fresh Environmental clearance if at any stage there is change in the planning of the proposed project.
- xxvi) The project proponent shall conduct environment audit at every three months interval and thereafter corrected measures shall be taken without any delay. Details of environmental audit and corrective measures shall be submitted in the monitoring report.
- xxvii) The project proponent shall install RO plant for purification of water for drinking/domestic purposes.
- xxviii) The project proponent shall obtain revalidation of permission of NHAI for access to the proposed warehouse complex before actually using the same.
- xxix) Pollution control measures for oil/diesel waste due to large no of Trucks involved in transportation shall be made.
- xxx) The project proponent shall get approval of scheme for firefighting from the concerned Authority before commissioning the project.
- xxxi) The project proponent shall submit assurance from HUDA for supply of water or permission from CGWA for abstraction of ground water, before the start of construction.
- xxxii) The project proponent shall not construct any service apartment in the warehouse apartment.
- xxxiii) The Project Proponent shall keep the plinth level of the building blocks sufficiently above the level of the approach road to the Project. Levels of the other areas in the Projects shall also be kept suitably so as to avoid flooding.
- xxxiv) The project proponent shall construct a sedimentation basin in the lower level of the project site to trap pollutant and other wastes during rains.
- xxxv) The project proponent shall provide proper rasta of proper width and proper strength for the project before the start of construction.
- xxxvi) The project proponent shall provide fire control room and fire officer for building above 30 meter as per National Building Code.
- xxxvii) The site for solid waste management plant be earmarked on the layout plan and the detailed project for setting up the solid waste management plant shall be submitted to the Authority within one month.
- xxxviii) The project proponent shall discharge excess of treated waste water/storm water in the public drainage system and shall seek permission of HUDA before the start of construction.
- xxxix) The project proponent shall maintain the distance between STP and water supply line.
- xl) The project proponent shall ensure that the stack height is 6 meter more than the highest tower.
- xli) For disinfection of the treated wastewater ultra-violet radiation or ozonization process should be used.
- xlii) The project proponent shall strive to minimize water in irrigation of landscape by minimizing grass area, using native variety, xeriscaping and mulching, utilizing efficient irrigation system, scheduling irrigation only after checking evapo-

- transpiration data.
- xliv) The Project Proponent shall use zero ozone depleting potential material in insulation, refrigeration, air-conditioning and adhesive. Project Proponent shall also provide Halon free fire suppression system.
- xlvi) Standards for discharge of environmental pollutants as enshrined in various schedules of rule 3 of Environment Protection Rule 1986 shall be strictly complied with.
- xlvi) The project proponent shall ensure that the of DG sets is more than the highest tower and also ensure that the emission standards of noise and air are within the CPCB latest prescribed limits. Noise and Emission level of DG sets greater than 800 KVA shall be as per CPCB latest standards for high capacity DG sets.
- xlvi) All electric supply exceeding 100 amp, 3 phase shall maintain the power factor between 0.98 lag to 1 at the point of connection.
- xlvi) The project proponent shall not use fresh water for HVAC and DG cooling. Air based HVAC system should be adopted and only treated water shall be used by project proponent for cooling, if it is at all needed. The Project Proponent shall also use evaporative cooling technology and double stage cooling system for HVAC in order to reduce water consumption. Further temperature, relative humidity during summer and winter seasons should be kept at optimal level. Variable speed drive, best Co-efficient of Performance (Cop), as well as optimal Integrated Point Load Value and minimum outside fresh air supply may be resorted for conservation of power and water. Coil type cooling DG Sets shall be used for saving cooling water consumption for water cooled DG Sets.
- xlvi) The project proponent shall ensure that the transformer is constructed with high quality grain oriented, low loss silicon steel and virgin electrolyte grade copper. The project proponent shall obtain manufacturer's certificate also for that.
- xlvi) The project proponent shall ensure that exit velocity from the stack should be sufficiently high. Stack shall be designed in such a way that there is no stack down-wash under any meteorological conditions.
- i) The validity of this environment clearance letter is valid up to 7 years from the date of issuance of EC letter. The environment clearance conditions applicable till life space project in case of Residential project will continue to apply. The resident welfare association/Housing co-operative societies shall responsible to comply conditions laid down in EC. In case of violation the action would be taken as per the laid down law of land. Compliance report should be sent to this office till life of the project.
- ii) If project is not completed within the validity period then the project proponent shall submit the application for extension of validity within one month before the lapse of validity period of Environment Clearance i.e. 7 years.
- iii) The project proponent should intimate to the Authority well before shifting their address of communication.

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Chairman,

State Level Environment Impact
Assessment Authority, Haryana, Panchkula

Endst. No. SEIAA/HR/2019/443-445 Dated: 13-11-2019...

A copy of the above is forwarded to the following:

1. The Additional Director (IA Division), MoEF&CC, Gol, Indra Paryavaran Bhavan, Zor bagh Road-New Delhi.
2. The Regional office, Ministry of Environment, Forests & Climate Change, Govt. of India, Bay's no. 24-25, Sector 31-A, Dakshin Marg, Chandigarh.
3. The Chairman, Haryana State Pollution Control Board, C-11, Sector-6, Pkl.

Chairman,

State Level Environment Impact
Assessment Authority, Haryana, Panchkula

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APPENDIX I

(See Paragraph-6)

CATEGORY - B

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Note : If space provided against any parameter is inadequate, Kindly upload supporting document under 'Additional Attachments if any' at the last part of the Form1. Please note that all such Annexures must be part of single pdf document.

(I) Basic Informations

S.No.	Item	Details
	Whether it is a violation case and application is being submitted under Notification No. S.O.804(E) dated 14.03.2017 and read with amendment vide notification dated 08.03.2018. ?	No
1.	Name of the Project	Integrated Township namely "Mohali Hills" by M/s. Emaar MGF Land Limited
2.	Project Sector	New Construction Projects and Industrial Estates
3.	Location of the project	Sectors 98, 99, 105, 106, 108, 109 and 110, SAS Nagar, Mohali, Punjab
4.	Shape of the project land Uploaded GPS file Uploaded copy of survey of India Toposheet	Block (Polygon) Annexure-GPS file  Annexure-Survey of india toposheet
5.	Brief summary of project	Annexure-Brief summary of project
6.	State of the project	Punjab

Details of State of the project

S.no	State Name	District Name	Tehsil Name
(1.)	Punjab	SAS Nagar	S.A.S.Nagar (Mohali)
7.	Town / Village	Villages - Raipur Kalan, Saneta, Bhago Majra and Maujpur	
8.	Plot/Survey/Khasra No.	Khasra nos. are mentioned in Change in land use; Copy of Change of land use are enclosed as Annexure 2.	
9.	S. No. in the schedule	8(b) Townships and Area Development projects.	
10.	Proposed capacity/area/length/tonnage to be handled/command area/lease area/number or wells to be drilled	Built-up area=861844.852 sq.m. ha.	
11.	New/Expansion/Modernization	New	
12.	Category of project	B	
13.	Does it attract the general condition? If yes, please specify	No	
15.	Does it attract the specific condition?	No	
16.	Is there any litigation pending against the project?	No	

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17.	Nearest railway station along with distance in kms.	S.A.S Nagar Railway Station, 6 km
18.	Nearest airport along with distance in kms	Mohali International Airport, 10 km
19.	Nearest Town/City/District Headquarters along with distance in kms	Project lies within Mohali , 0 km
20.	Distance of the project from nearest Habitation	0 , 0 km
21.	Details of alternative sites examined shown on a toposheet	No
22.	Whether part of interlinked projects?	No
23.	Whether the proposal involves approval/clearance under the Forest (Conservation)Act,1980?	No
24.	Whether the proposal involves approval/clearance under the wildlife (Protection)Act,1972?	No
25.	Whether the proposal involves approval/clearance under the C.R.Z notification,2011?	No
26.	Whether there is any Government Order/Policy relevent/relating to the site?	No
27.	Whether there is any litigation pending against the project and/or land in which the project is proposed to be set up?	No
28.	Project Cost(in lacs)	210828.6
30.	Whether the proposed project/activity located in notified Industrial area(Yes/No)	N/A

Activity

- 1 **Construction, operation or decommissioning of the Project involving actions, which will cause physical changes in the locality (topography, land use, changes in water bodies, etc.)**

S.No	Information/Checklist confirmation	Yes/No	Details there of (with approximate quantities/rates, wherever possible) with source of information data
1.1	Permanent or temporary change in land use, land cover or topography including increase in intensity of land use (with respect to local land use plan)	Yes	Land has been allotted for Integrated Township as per the Change in Land use obtained from the Town & Country Planning Department. Copies of Change in Land use is enclosed as Annexure 2.
1.2	Clearance of existing land, vegetation and buildings?	No	Existing land / vegetation will be cleared from the construction part

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			after grant of Environmental Clearance.
1.3	Creation of new land uses?	No	Land has been earmarked for Integrated Township and CLU has already been obtained. Thus, there is no need of creation of new land use.
1.4	Pre-construction investigations e.g. bore houses, soil testing?	Yes	Pre-construction investigations have already been done prior to the construction.
1.5	Construction works?	Yes	The construction shall be as per approved layout plan and details of the same are mentioned in Conceptual Plan. PERT/CPM is enclosed as Annexure 7.
1.6	Demolition works?	No	Not Applicable.
1.7	Temporary sites used for construction works or housing of construction workers?	Yes	All the construction activity including stocking of raw materials will be confined within the project only. Temporary hutments and sanitation facilities shall be provided for these workers within the project site.
1.8	Above ground buildings, structures or earthworks including linear structures, cut and fill or excavations and fill or excavations	Yes	Excavation will be done out for the foundation of building. Soil excavated will be stored within project site & will be used for cutting & filling and landscaping.
1.9	Underground works including mining or tunneling?	No	No underground works including mining or tunneling is required except excavation of earth.
1.10	Reclamation works?	No	No reclamation works is required.
1.11	Dredging?	No	No dredging is required.
1.12	Offshore structures?	No	No offshore structure is required.
1.13	Production and manufacturing processes?	No	No production and manufacturing process is involved.
1.14	Facilities for storage of goods or materials?	Yes	Raw materials will be stored at site in a covered area. Cement will be separately stored under cover in bales. Sand will be stacked neatly under tarpaulin cover. Bricks and steel will be laid in open.
1.15	Facilities for treatment or disposal of solid waste or liquid effluents?	Yes	Total estimated population after full occupancy will be 77,629 Persons. During operation phase, water supply will be provided from borewells (13 Nos). Total water requirement will be 13,744 KLD out of which, fresh water demand will be 10,584 KLD. 11,374 KLD of sewage will be generated from project which will be treated in existing 3 STPs of 100, 100 & 10 KLD capacity and proposed 3.7 & 7.6 MLD. Solid waste of about 28,750 kg/day will be generated. Details of same are given in Conceptual Plan.

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1.16	Facilities for long term housing of operational workers?	No	Local labourers will be hired from nearby areas during construction phase for the remaining development. Therefore, there is no need to create permanent facilities for long term housing of operational workers.
1.17	New road, rail or sea traffic during construction or operation?	Yes	The site has good connectivity to sector roads by road network. Internal roads; paths has been developed for vehicular movement after grant of earlier EC. During operation, the gestation period for occupation will 5-8 years. The vehicles as four/two wheelers shall be used by the occupants.
1.18	New road, rail, air water borne or other transport infrastructure including new or altered routes and stations, ports, airports etc?	No	No new infrastructure for this purpose shall be required. The site has well connected roads.
1.19	Closure or diversion of existing transport routes or infrastructure leading to changes in traffic movements?	No	There is no need of diversion of existing transport routes.
1.20	New or diverted transmission lines or pipelines?	No	There are no new or diverted transmission lines.
1.21	Impoundment, damming, culverting, realignment or other changes to the hydrology of watercourses or aquifers?	No	No Impoundment, damming, culverting, realignment or other changes to the hydrology of watercourses or aquifers is proposed.
1.22	Stream crossings?	No	There is no stream running across the site.
1.23	Abstraction or transfers of water from ground or surface waters?	Yes	During Construction period, Water demand of approx. 400 KLD (@ 30% of demand during operation) may be there. Water requirement will be provided by treated water of existing STP. This will include domestic demand for 100 workers during peak period @ 5 KLD. During operation phase, 10,584 KLD of fresh water demand will be required after full occupancy. Renewal of Application has been filed to Central Ground Water Board for ground water abstraction. Ground water recharging is also proposed.
1.24	Changes in water bodies or the land surface affecting drainage or run-off?	Yes	Run off will increase due to increased paved surface. However, increased run off is being managed by well designed rain water recharging system and storm water management plan.
1.25	Transport of personnel or materials for construction, operation or decommissioning?	Yes	During construction phase, movement of 10-12 vehicles shall be there. Individual plot owners will be responsible for the provision of parking within their plot itself. While, for the remaining group housing (1,305 ECS and 625 ECS) and commercial building (1061 ECS),

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			parking requirement has been calculated. The vehicles as four/two wheelers shall be used by the occupants.
1.26	Long-term dismantling or decommissioning or restoration works?	No	No long-term dismantling or decommissioning or restoration works is involved.
1.27	Ongoing activity during decommissioning which could have an impact on the environment?	No	Not Applicable
1.28	Influx of people to an area in either temporarily or permanently?	No	There shall be no influx but routine movement of people. The maximum number of workers engaged in construction at any time shall not be more than 100. Out of these more than half of the work force shall be local and only about 50 workers shall reside at site. The estimated population of the project for all sectors will be 77,629 Persons. This will have a gestation period of atleast 5-8 years. So, there will be no sudden influx but gradual occupation.
1.29	Introduction of alien species?	No	The landscaping is being carried out with mainly local species with a few ornamental varieties of flora that are well suited to the local conditions.
1.30	Loss of native species or genetic diversity?	No	There will be no significant impact on the loss of native species or genetic diversit
1.31	Any other actions?	No	Not Applicable

2 Use of Natural resources for construction or operation of the Project (such as land, water, materials or energy, especially any resources which are non-renewable or in short supply):

S.No	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
2.1	Land especially undeveloped or agricultural land (ha)	No	Land has been allotted for Integrated Township as per the Change in Land use obtained from the Town & Country Planning Department. Copy of Change in Land use is enclosed as Annexure 2.
2.2	Water (expected source & competing users) unit: KLD	Yes	During operation phase, water supply will be provided from bore wells (13 nos.). The total water requirement will be 13,744 KLD. Fresh water requirement will be 10,584 KLD
2.3	Minerals (MT)	Yes	Minerals such as sand & aggregates will be required during the construction phase.
2.4	Construction material – stone, aggregates, sand / soil (expected	Yes	These materials shall be procured

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	source – MT)		from authorized outlets in and around Mohali.
2.5	Forests and timber (source – MT)	Yes	The Project involved minimum use of timber during construction purpose. All material required for shuttering purpose shall be that of mild steel. At the most chowkets may be of wood.
2.6	Energy including electricity and fuels (source, competing users) Unit: fuel (MT),energy (MW)	Yes	Total Power requirement is estimated to be 65,106 KVA which is being provided by Punjab State Power Corporation Limited. 13 DG Sets of 11,330 total capacity (2 × 380 + 2 × 500 + 7 × 1010 + 2 × 1250) will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion.
2.7	Any other natural resources (use appropriate standard units)	No	Not Applicable

3 Use, storage, transport, handling or production of substances or materials, which could be harmful to human health or the environment or raise concerns about actual or perceived risks to human health

S.No	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
3.1	Use of substances or materials, which are hazardous (as per MSIHC rules) to human health or the environment (flora, fauna, and water supplies	No	The project will not use any hazardous substances/ chemicals except for the used Oil from DG set (Hazardous Waste category 5.1). The same shall be stored in HDPE tanks and will be sold to the authorized recyclers in the region. It shall be handled as per The Manufacture, Storage and Import of Hazardous Chemical Rules, 1989 and Material Safety Data Sheet.
3.2	Changes in occurrence of disease or affect disease vectors (e.g. insect or water borne diseases)	No	Suitable drainage and waste management measures are being adopted in the construction phase such that there is no stagnation of water or accumulation of waste. This effectively restricts the reproduction and growth of disease vectors.
3.3	Affect the welfare of people e.g. by changing living conditions?	Yes	The project shall provide improved living facility to local people. It is also providing employment during construction period as well as later in activities like security, operation and maintenance of pollution control equipments, landscaping etc.
3.4	Vulnerable groups of people who could be affected by the project e.g. hospital patients, children, the elderly etc.	No	Impacts of this type are not expected.
3.5	Any other causes	No	Not Applicable

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4 Production of solid wastes during construction or operation or decommissioning (MT/month)

S.No	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
4.1	Spoil, overburden or mine wastes	No	The project area is plain thus not much of the land will be excavated.
4.2	Municipal waste (domestic and or commercial wastes)	Yes	About 28,750 kg/day of solid waste will be generated after full occupancy. The solid waste will be duly segregated within the project into three separate streams namely Bio-degradable or wet waste, Non-biodegradable or dry waste, Domestic hazardous waste. Solid waste will be disposed off as per Solid Waste Management Rules, 2016.
4.3	Hazardous wastes (as per Hazardous Waste Management Rules)	Yes	Category 5.1, used oil from DG sets.
4.4	Other industrial process wastes	No	Not Applicable
4.5	Surplus product	No	Not Applicable
4.6	Sewage sludge or other sludge from effluent treatment	Yes	STP sludge will be generated as sewage will be treated in house STP.
4.7	Construction or demolition wastes	Yes	The construction waste consists of excess earth & construction debris along with cement bags, steel in bits & pieces, including insulating & packaging materials, etc. Recyclable waste construction materials are being sold to recyclers. Unusable and excess construction debris will be disposed at designated places in tune with the local norms.
4.8	Redundant machinery or equipment	No	Redundant machinery will not be generated.
4.9	Contaminated soils or other materials	No	Contaminated soils or other materials will not be generated.
4.10	Agricultural wastes	No	Not Applicable
4.11	Other solid wastes	No	Not Applicable

5 Release of pollutants or any hazardous, toxic or noxious substances to air(Kg/hr)

S.No	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
5.1	Emissions from combustion of fossil fuels from stationary or mobile sources	Yes	The unit shall install 13 DG Sets of 11,330 total capacity (i.e. 2 × 380 + 2 × 500 + 7 × 1010 + 2 × 1250) which shall run on Diesel. These are to be used only as Standby & shall

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			comply with emission limits as given in G.S.R. 520(E), EPA Rules 2003 at the manufacturing stage itself. DG sets shall be procured from agencies complying the noise emission standards at manufacturing stage itself as per G.S.R. 371(E), The Environment (Protection) second Amendment Rules, 2002.
5.2	Emissions from production processes	No	No production processes involved. Hence, there will be no such emissions.
5.3	Emissions from materials handling including storage or transport	No	Not Applicable
5.4	Emissions from construction activities including plant and equipment	Yes	This will be restricted to the construction phase and the construction site only.
5.5	Dust or odours from handling of materials including construction materials, sewage and waste	Yes	The construction material involved shall not provide any odour. A green belt is further proposed along the boundary and solid Waste Segregation Area to mitigate crossover of odours if any. Tarpaulin cover is being provided on stored loose materials to reduce the dust emission.
5.6	Emissions from incineration of waste	No	No incineration of waste is proposed.
5.7	Emissions from burning of waste in open air (e.g. slash materials, construction debris)	No	Not Applicable
5.8	Emissions from any other sources	No	Not Applicable

6 Generation of Noise and Vibration, and Emissions of Light and Heat:

S.No	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
6.1	From operation of equipment e.g. engines, ventilation plant, crushers	Yes	The unit shall install 13 DG Sets of 11,330 total capacity (i.e. 2 × 380 + 2 × 500 + 7 × 1010 + 2 × 1250) for standby use. The DG sets shall be with in-built acoustic enclosure as approved by CPCB and conforming to MoEF Notification, GSR 371 (E).
6.2	From industrial or similar processes	No	Not Applicable.
6.3	From construction or demolition	No	Normal construction will be there without using any heavy machinery. No construction at night shall be there. No demolition is involved.
6.4	From blasting or piling	No	Not Applicable.
6.5	From construction or operational traffic	Yes	The traffic during construction phase may be around 10-12 vehicles/day.

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This shall not have any significant impact. During the operational phase, individual plot owners will be responsible for providing parking within their plots. Only personnel vehicles as cars/ two wheelers parking has been proposed. In addition, adequate green area i.e. 1,73,326.86 sq.m. will be provided.

6.6	From lighting or cooling systems	No	Not Applicable
6.7	From any other sources	No	No.

7 Risks of contamination of land or water from releases of pollutants into the ground or into sewers, surface waters, groundwater, coastal waters or the sea:

S.No	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
7.1	From handling, storage, use or spillage of hazardous materials	No	The used oil from GD sets will be carefully stored in HDPE drums at isolated storage and periodically sold to authorized recyclers. All precautions will be taken to avoid spillage from storage as per The Hazardous Wastes (Management & Handling) Rules, 1989 and its amendments.
7.2	From discharge of sewage or other effluents to water or the land (expected mode and place of discharge)	Yes	About 11,374 KLD of sewage will be generated from the project after full occupancy from the project site which will be treated in existing 3 STPs of 100, 100 & 10 KLD capacity and proposed 3.7 & 7.6 MLD capacity within the project site. Existing STPs are based on MBBR Technology. Treated water shall be recycled for the purpose of irrigation and flushing in toilets within the project. The remaining treated wastewater will be disposed off to GMADA sewer.
7.3	By deposition of pollutants emitted to air into the land or into water	No	The DG sets will be provided with stacks of adequate height. Hence, dispersion will be achieved and avoid deposition of pollutants in significant concentrations at any single location.
7.4	From any other sources	No	Not Applicable
7.5	Is there a risk of long term build up of pollutants in the environment from these sources?	No	Not Applicable

8 Risk of accidents during construction or operation of the Project, which could affect human health or the environment

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S.No	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
8.1	From explosions, spillages, fires etc from storage, handling, use or production of hazardous substances	Yes	To deal with any fire related accident, fire fighting facility is being provided within the project.
8.2	From any other causes	No	The Building shall comply with the requirements of National Building Code towards Fire Safety.
8.3	Could the project be affected by natural disasters causing environmental damage (e.g. floods, earthquakes, landslides, cloudburst etc)?	Yes	The Building is designed against Earthquakes for Zone-IV requirements as laid down in NBC

9 Factors which should be considered (such as consequential development) which could lead to environmental effects or the potential for cumulative impacts with other existing or planned activities in the locality

S.No	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
9.1	Lead to development of supporting utilities, ancillary development or development stimulated by the project which could have impact on the environment e.g.: <ul style="list-style-type: none"> o Supporting infrastructure (roads, power supply, waste or waste water treatment, etc.) o housing development o extractive industries o supply industries o Other 	Yes	The project is upcoming township project that will provide high end facilities to the population and isn't likely to impact the environment adversely in any manner. The related impacts are discussed. There shall not be any further consequential cumulative impacts.
9.2	Lead to after-use of the site, which could have an impact on the environment	No	Not Anticipated
9.3	Set a precedent for later developments	Yes	The project will provide good infrastructure and better life style and will set an example for later developments in the areas.
9.4	Have cumulative effects due to proximity to other existing or planned projects with similar effects	No	Not Applicable

(III) Environmental Sensitivity

S.No	Areas	Name/Identity	Aerial distance (within 15km.) Proposed project location boundary
1	Areas protected under international conventions, national or local legislation for their ecological, landscape, cultural or other related value	Yes	Sukhna Wildlife Sanctuary=Approx. 15 km City Bird Sanctuary=Approx. 13 km
2	Areas which are important or sensitive for ecological reasons -	Yes	Sukhna Lake=Approx. 15 km

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	Wetlands, watercourses or other water bodies, coastal zone, biospheres, mountains, forests		
3	Areas used by protected, important or sensitive species of flora and fauna for breeding, nesting, foraging, resting, overwintering, migration	Yes	Sukhna Wildlife Sanctuary=Approx. 15 km City Bird Sanctuary=Approx. 13 km
4	Inland, coastal, marine or underground waters	No	None
5	State, National boundaries	Yes	Punjab-Chandigarh boundary=Approx. 7.3 km
6	Routes or facilities used by the public for access to recreation or other tourist, pilgrim areas	Yes	Kharar-Banur Highway=Approx. 0.05 km
7	Defence installations	No	There are no defense installation within 15 km
8	Densely populated or built-up area	Yes	Manak Majra=Approx 1.7 km
9	Areas occupied by sensitive man-made land uses (hospitals, schools, places of worship, community facilities)	Yes	Chandigarh Group Of Colleges=Approx. 3.13 km Grecian Hospital=Approx. 5 km
10	Areas containing important, high quality or scarce resources. (ground water resources,surface resources,forestry,agriculture,fisheries,tourism,minerals)	No	None
11	Areas already subjected to pollution or environmental damage. (those where existing legal environmental standards are exceeded)	No	The area is not subjected to any environmental damage.
12	Areas susceptible to natural hazard which could cause the project to present environmental problems (earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions) similar effects	Yes	The site falls under Zone IV as per the Seismic Zone map of India and is prone to high risk zone. Adequate measures are being taken during the construction phase of the project.

(IV) PROPOSED TERMS OF REFERENCE FOR EIA STUDIES

1	Uploaded Proposed TOR File	<u>Annexure-TOR file</u>
2	Uploaded scanned copy of covering letter	<u>Annexure-scanned copy of covering letter</u>
3	Uploaded Pre-Feasibility report(PFR)	<u>Annexure-PFR</u>
4	Uploaded additional attachments(only single pdf file)	<u>Annexure-Additional attachments</u>
5	Uploaded Form-1A	<u>Annexure-Form-1A</u>
6	Uploaded Conceptual Plan	<u>Annexure-Conceptual Plan</u>

(V) Undertaking

The aforesaid application and documents furnished here with are true to my knowledge

V.	Name	EMAAR MGF LAND LTD
(i)	Designation	Head-Sustainability Excellence

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Company

EMAAR MGF LAND LTD

Address

Emaar MGF Business Park, MG Road, Sikanderpur Chowk Sector
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Essential Details Sought

S. No.	EDS Sought Date	EDS Sought	Letter
(1.)	08/12/2016	Kindly find the attachment and attend the observations.	<u>EDS Letter</u>
(2.)	27/12/2016	The corrections have been made as per the instruction received.	

Additional Details Sought

S. No.	ADS Sought Date	ADS Sought	Letter
NO Record			

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BEFORE THE NATIONAL GREEN TRIBUNAL, NEW DELHI.

Appeal No.19 of 2020.

IN THE MATTER OF:

M/s Janta Land Promoters Ltd. ...Appellant.

Versus

Punjab Pollution Control Board,
(Through Chairman) & Anr. ...Respondents.

**WRITTEN SUBMISSIONS ON BEHALF OF THE
APPELLANT.**

MOST RESPECTFULLY SHOWETH: -

1. That the Chairman of the Punjab Pollution Control Board in the Impugned Order dated 20.7.2020 has disagreed with the findings in the report dated 30.12.2019 submitted by the Monitoring Committee appointed by the Hon'ble Tribunal and has observed that the said report is a matter of further study and investigation. It is submitted that once the Chairman of the Board has observed that report dated 30.12.2019 submitted by the Monitoring Committee is a matter of further study and investigation then in that case the Chairman of the Board ought not to have proceeded further in the matter and ought to have examined and investigated the matter by a committee of expert. In view of this, the Chairman of the Punjab

Pollution Control Board instead of examining and further investigating the matters, erred in issuing the directions in the Impugned Order which are not sustainable.

2. It is submitted that the directions issued in the Impugned Order dated 20.7.2020 by the Punjab Pollution Control Board are illegal and arbitrary and beyond the scope and power of the Punjab Pollution Control Board under Section 33 (A) of the Water (Prevention and Control of Pollution) Act, 1974.

3. That there is no need for separate permission for Falcon View under the notification dated 14.9.2006. It is submitted that the Falcon View Project is a part of the Super Mega Mixed Use Integrated Industrial Park which was granted environmental clearance on 16.12.2015. It is submitted that once environmental clearance is granted by SEIAA for the Super Mega Mixed Use Integrated Industrial Park of which Falcon View is a part then there is no need for separate permission for Falcon View. In view of this, it is submitted that the directions issued by the Punjab Pollution Control Board to this effect are illegal and arbitrary.

4. It is submitted that the appellant has challenged the proceedings of the SEAC and SEIAA dated 29.8.2016 and 23.9.2016 respectively in the High Court of Punjab and Haryana at Chandigarh by way of filing C.W.P. No.21351 of 2016. It is submitted that in the said writ petition, MoEF, Punjab Pollution Control Board, SEAC and SEIAA are parties and it has been admitted by them Falcon View is a part of the Super Mega Mixed Use Integrated Industrial Park. Further, the counsel appearing for them, who also happened to be the counsel for Punjab Pollution Control Board has admitted in the order dated 25.4.2017 that separate permission is not required.

5. It is submitted that it is clear from the chart which is now being filed that the appellant had applied for environmental clearance for other components and residential pockets of Super Mega Mixed Use Integrated Industrial Park before the issuance of letter dated 16.12.2015 granting environmental clearance by SEIAA to the Super Mega Mixed Use Integrated Industrial Park and most of the permissions for the residential pockets and other components were granted before the issuance of letter dated 16.12.2015 and along with the issuance of letter dated 16.12.2015 granting environmental clearance

to the Super Mega Mixed Use Integrated Industrial Park. Only one environmental clearance for IT Twin Tower was pending and which was also granted environmental clearance on 4.2.2016.

6. It is submitted that once, environmental clearance was granted by the SEIAA to the Super Mega Mixed Use Integrated Industrial Park on 16.12.2015, of which Falcon View is a part. After the grant of said environmental clearance on 16.12.2015 to the Super Mega Mixed Use Integrated Industrial Park the appellant was justified in making application for withdrawal of the environmental clearance for the Falcon View Project.

7. It is submitted that quantity of construction material is of no significance for the assessment of environment impact.

New Delhi.

FILED BY:

Dated: 22-10-2020

(PUJA KALRA) & (ASHOK K. MAHAJAN)

Advocates for the Appellant.

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