

**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL, NEW DELHI**

Original Application No. 1084/2024

Vijay Kumar Pathania

Applicant

Versus

State of Punjab &amp;Ors.

Respondents

Reply by way of affidavit of Er. Rantej Sharma, Environmental Engineer, Punjab Pollution Control Board, Regional Office, SAS Nagar (Mohali) in compliance of order dated 18.02.2025.

I, the above-named deponent, do hereby solemnly affirm and state as under:

**Respectfully showeth**

- 1) That the above-mentioned case related to the letter petition dated 11.01.2024 filed by the applicant Sh. Vijay Kumar Pathania resident of resident of GL 200, TDI City, Sector 118, Mohali, wherein it was alleged that Developer of TDI City Mohali, Sector 118 has not provided requisite infrastructure with regard to sewage from the said project and no STP has been constructed. The sewerage from nearby unauthorized colony is being diverted towards the said project which is collected there and has created a large dirty pond as a result whereof water and air pollution is causing damage to environment and also health hazards to local people.
- 2) That the Hon'ble Tribunal was pleased to passed an order dated 08.11.2024 thereby constituting a joint committee comprising of District Magistrate, Mohali; Punjab State Pollution Control Board; and Central Pollution Control Board. Central Pollution Control Board was designated Nodal Authority for coordination and compliance of the said order dated 08.11.2024. In compliance, the Joint Committee has filed report dated 10.01.2025 before this Hon'ble Tribunal.
- 3) That after consideration of the case and in view of the averments made in the

original application and observations made by the joint committee, this Hon'ble Tribunal was pleased to pass an order dated 18.02.2025 thereby impleading the following respondents in the case requiring them to file their replies / responses.

- i. State of Punjab through Secretary Environment
  - ii. Principal Secretary, Urban Development, Government of Punjab
  - iii. District Town and Country Planner, S.A.S. Nagar (Mohali), Punjab
  - iv. Municipal Corporation, S.A.S. Nagar (Mohali), Punjab
  - v. District Magistrate, S.A.S. Nagar (Mohali), Punjab
  - vi. Central Pollution Control Board through Member Secretary
  - vii. Punjab Pollution Control Board through Member Secretary
  - viii. Project Proponent- TDI Township located at Sector-74 A, 92, 116, 117, 118, 119, District SAS Nagar (Mohali), Punjab.
- 4) That the deponent is working as Environmental Engineer in the Punjab Pollution Control Board and is posted in the Regional Office of the Board at SAS Nagar. The deponent is well conversant with the facts and circumstances of the case and is competent and authorized to swear and file the present affidavit containing the relevant facts relating to the case on behalf of the respondent Punjab Pollution Control Board. The relevant facts of the case may kindly be read in the following paragraphs.
- 5) That the project having an area of 230.034 acres of land and total built up area about 2,86,135 sqm was granted Environmental Clearance (EC) under EIA notification dated 14.09.2006 by State Level Environment Impact Assessment Authority (SEIAA), Punjab vide letter No. SEIAA / 2015 / 5194 dated 01.10.2015 which is valid upto 1.10.2026 for construction of a housing Project namely 'TDI Township' at Sector 117-118 Village Ballomajara District, SAS Nagar by M/s Taneja Developers & Infrastructure Limited. A copy of Environmental Clearance granted by SEIAA is enclosed as **Annexure R-7/A**.
- 6) That the project proponent had enhanced its total area from 230.034 acre to 293.454 acre (63.42 acre) with built up area increased from 2,86,135 sqm to 12,99,604.74 sqm without obtaining prior environmental clearance from the competent authority. As per the information available with the office of Punjab Pollution Control Board, the Project proponent has applied for the Environmental Clearance as per SOP of MoEF&CC issued vide Office Memorandum F.No./22-21/2020-IA.III dated 7th July, 2021. The SEIAA has granted terms of reference (TORs) dated 08/01/2024 Under Violation Category for expansion of Mega Residential Project namely 'TDI Township' located at

Sector 74A,92,116, 117,118 ,119 District SAS Nagar, Punjab in an area of 293.454 acres having built up area of 12,99,604.74 sqm to the project proponent including TOR of carrying out the assessment of ecological damage done and economic benefits due to violation and prepare remediation plan and natural & community resource augmentation plan. However, the Hon'ble Supreme Court of India vide order dated 02.01.2024 passed in Writ Petition (Civil) No. 1394/2023 has put a stay on the operation of MoEF&CC Office Memorandum dated 7th July 2024.

- 7) That the Project Proponent was granted consent to operate (CTO) by the respondent Punjab Pollution Control Board dated 21/05/2021 under Water (Prevention & Control of pollution) Act, 1974 which was valid upto 28/02/2022. A copy of the consent to operate granted under the Water (Prevention and Control of Pollution) Act, 1974 dated 21.05.2021 is enclosed as **Annexure R-7/B**. Similarly, the Project Proponent was granted consent to operate (CTO) by the respondent Punjab Pollution Control Board dated 21/05/2021 under Air (Prevention and Control of Pollution) Act, 1981 which was valid upto 28/02/2022. A copy of the consent to operate granted under the Air (Prevention and Control of Pollution) Act, 1981 dated 21.05.2021 is enclosed as **Annexure R-7/C**.
- 8) That the Joint Committee comprising the Environmental Engineer, Punjab Pollution Control Board, Regional Office, Mohali; Naib Tehsildar, Mohali and Scientist-D, Central Pollution Control Board, Regional Directorate, Mohali had visited the site of complaint on 03.12.2024 and 16.12.2024 when the complainant was associated for the verification of the issues raised by him. The issues raised by the complainant and the observations of the Joint Committee members to the said issues are summarized herein below.

**A) No requisite infrastructure provided with regard to sewage and no STP has been constructed.**

The project proponent has installed three Sewage Treatment Plants (STPs) based on biological process followed by tertiary treatment systems (Filtration, chlorination and UV system) for treatment of the domestic waste water, as per following details:

- i. One STP at Sector 119 with installed capacity of 100 KLD capacity based on MBBR Technology
- ii. 02 STPs - 01 at sector 118 with installed capacity of 1.3 MLD and 01 at sector-117 with installed capacity 2.5 MLD. Both STPs are based on SBR Technology.
- iii. STPs of capacities 1.3 MLD (Sector 118), 2.5 MLD (Sector 117) based on SBR Technology.

During site visits on 03.12.2024, 02 Sewage treatment plants (STPs, namely 100 KLD STP located at Sector 119 and 2.5 MLD STP located at Sector 117, were found operational and the other 1.3 MLD STP located at Sector 118 was under maintenance. The Joint Committee collected samples from the 02 operational STPs and the collected samples were analyzed in CPCB Laboratory for parameters prescribed by Hon'ble NGT vide order dated. 30.04.2019 in the matter of OA No. 1069/2018 The analysis results of the collected samples indicated that:

- i. The STP of 100 KLD capacity was found non-complying with regard to Biochemical Oxygen Demand (13 mg/l > prescribed limit 10 mg/l), Total Nitrogen (24.86 mg/l > prescribed limit 10 mg/l) and Faecal coliform ( $22 \times 10^3$  MPN/100 ml > prescribed limit 100 MPN/100 ml). Treated Sewage is used for plantation and gardening.
- ii. The STP of 2.5 MLD capacity was found non-complying with regard to Total Suspended Solid (35 mg/l > prescribed limit 20 mg/l), BOD (16 mg/l > prescribed limit 10 mg/l), Total Nitrogen (23.03 mg/l > prescribed limit 10 mg/l) and Fecal Coliform ( $54 \times 10^3$  MPN/100 ml against prescribed limit 100 MPN/100 ml). Treated Sewage is used for plantation and gardening.
- iii. As per the Punjab Pollution Control Board (PPCB) notification dated 28.03.2019, the above Sewage Treatment Plant were meeting with the specified standards for pH, BOD, and TSS, but were failing to comply with the fecal coliform limit of less than 1000 MPN/100 ml.

**B) Sewerage of nearby unauthorized colony diverted towards the said project.**

The Joint Committee observed that water was accumulating on an undeveloped plot of land, owned by M/s EMAAR Group, situated behind TDI, Sector 118, Mohali. On 03.12.2024, the joint committee, along with the applicant, Shri Vijay Kumar Pathania and TDI Developers' representatives, conducted a site visit to examine the surrounding area and trace the source of the accumulated water. It was reported that untreated wastewater from Green Enclave, a nearby colony located in the village DaunMajara. The committee revisited the Green Enclave area on 16.12.2024 and it was reported that untreated wastewater from Green Enclave is being discharged onto the said vacant land owned by M/s EMMAR Group which was the primary cause of the water stagnation behind the TDI City .It was observed that

there is no drainage system in place, and the nearby agricultural landowners have constructed an embankment to stop the water from flowing onto their fields, resulting in water stagnation on the vacant plot of M/s EMAAR Group. M/s TDI group, the developer of TDI City, Mohali has also constructed a boundary wall around their premises to prevent water seepage from the vacant land of M/s EMMAR Group.

- 9) That the Joint Committee in its report dated 10.01.2025 has given the following suggestions and recommendations
- a) It is therefore recommended to upgrade/operate the STPs adequately including installation of a chlorination stage in the STPs, to ensure that faecal coliform and other parameters remain within prescribed limits before discharging the treated waste water for plantation and gardening purpose.
  - b) It is suggested that the necessary action be taken by PPCB with regard to diversion of untreated waste water by Green Enclave in the vacant land of M/s EMMAR Group located behind TDI Project.
  - c) The various non-compliances were found with regard to the compliance of the conditions of Environmental clearance and the consent to operate granted to the project proponent by SEIAA and PPCB respectively, as summarized in Table 2 to Table 5 (compliance of general and special conditions of Consent to Operate under Water Act, 1974, compliance of general and special conditions of conditions of Consent to Operate under the Air Act, 1981). PPCB to ensure compliance of the conditions of EC and CTO, by the project Proponent in a time bound manner.
  - d) The Project proponent namely TDI, shall obtain NOC from the Punjab Water Resources Development Authority (PWRDA) for abstraction of ground water from tube wells, for groundwater extraction.
  - e) The Project proponent shall provide water meters on the pipelines through which the treated wastewater is utilized for flushing purposes, irrigation of land area developed as per karnal Technology, lawns /landscaping and other activities etc. The Project proponent shall maintain the record of the treated water reuse for various activities.
  - f) The Project Proponent shall install electromagnetic type flow meters on all tube wells and a record of the same has to be maintained.
  - g) The project proponent shall provide adequate facilities for handling of solid waste generated in the township to ensure compliance with provisions of the Solid Waste Management Rules, 2016.

- h) The Project Proponent must stop construction activities and prevent occupancy in any part of the project for which Environmental Clearance has not yet been obtained.
- 10) That the Joint Committee has also verified the compliance of the conditions imposed in the Environmental Clearance by SEIAA, Punjab and compliance of condition imposed by the Punjab Pollution Control Board in the Consents to Operate granted under the provisions of the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981. The reports relating to the compliance of the conditions of Environmental Clearance and consents to operate are enclosed as under
- i. Report of compliance of the conditions of Environmental Clearance: **Annexure R-7/D**
  - ii. Report of compliance of the general and special conditions of Consent to Operate under the Water (Prevention and Control of Pollution) Act, 1974: **Annexure R-7/E.**
  - iii. Report of compliance of the general and special conditions of Consent to Operate under the Air (Prevention and Control of Pollution) Act, 1981: **Annexure R-7/F.**
- 11) That considering the recommendations of the Joint Committee given in the report dated 10.01.2025, the Board has issued a show cause notice for violation of the provisions of the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 with an opportunity of hearing to the project proponent i.e. TDI Township located at Sector-74 A, 92, 116, 117, 118, 119, District SAS Nagar (Mohali) vide letter no. 470-471 dated 21.04.2025 before the Chairman of the Board and a copy of the same is enclosed herewith as **Annexure R-7/G.** Further action will be taken after hearing and considering reply of the project proponent namely TDI Township, Mohali.
- 12) That the reply of Punjab Pollution Control Board is hereby submitted in compliance to order dated 18.02.2025 for kind consideration and appropriate orders of the Hon'ble Tribunal.

Date: 23/04/2025

Place: SAS Nagar



Deponent

(Rantej Sharma)  
Environmental Engineer,  
Punjab Pollution Control Board,  
Regional Office, SAS Nagar (Mohali)  
(On behalf of respondent no.7)

Verification:

Verified that the contents of paragraphs 01 to 11 of the above affidavit are true and correct to my knowledge as derived from the official record. Para No. 12 is prayer. No part of the above affidavit is false and nothing material has been kept concealed or suppressed therein.

Date: 23/04/2025

Place: Sas Nagra



Deponent

(Rantej Sharma)  
Environmental Engineer,  
Punjab Pollution Control Board,  
Regional Office, SAS Nagar (Mohali)  
(On behalf of respondent no.7)

Taneja Developers &amp; Infrastructure Ltd. TDI Township at sector 117-118, Vill. Ballomajra, Distt. S.A.S. Nagar



**STATE ENVIRONMENT IMPACT ASSESSMENT AUTHORITY, PUNJAB**  
 MINISTRY OF ENVIRONMENT, FORESTS & CLIMATE CHANGE, GOVERNMENT OF INDIA

O/O Punjab Pollution Control Board,  
 Vatavaran Bhawan, Nabha Road,  
 Patiala - 147 001  
 Telefax:- 0175-2215802

No. SEIAA/2015/ 5194

Dated: 1.10.15

To

M/s Taneja Developers & Infrastructure Ltd.,  
 SCO 51-52, TDI City 118, Mohali

**Subject: Environmental Clearance under EIA notification dated 14.09.2006 for construction of a housing project namely 'TDI Township' at sector 117-118, Vill. Ballomajra, Distt. S.A.S. Nagar by M/s Taneja Developers & Infrastructure Ltd.**

This has reference to your application for obtaining Environmental Clearance under EIA notification dated 14.09.2006 for construction of a housing project namely 'TDI Township' at Sector 117-118, Vill. Ballomajra, Distt. S.A.S. Nagar and subsequent presentation given before the State Level Expert Appraisal Committee (SEAC) for seeking prior environmental clearance for subject cited project as required under the EIA Notification, 2006. 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, conceptual plan & EIA report and the additional clarifications furnished in response to the observations of the SEAC.

It is inter-alia noted that the proposal involves construction of a housing project namely 'TDI Township' at Sector 117-118, Vill. Ballomajra, Distt. S.A.S. Nagar. The total plot area is 230.034 acres having total built up area 2,86,135 sqm. The permission for change of land use has been granted by Department of Town & Country Planning Punjab vide memo no. 18/117/2006-5HG2/12779 dated 22.12.2006 for an area measuring 131.618 acres, vide memo no. 8908/CTP (Pb)/SP-432(M) dated 12.11.2008 for an area measuring 53.4 acres, vide memo no. 6421/CTP (Pb)/SP-432(M) dated 12.08.2009 for an area measuring 24.868 acres, vide memo no. 4269/CTP (Pb)/SP-432(M) dated 01.06.2010 for an area measuring 45.56 acres, vide memo no. 172/CTP (Pb)/SP-432(M) dated 12.01.2011 for an area measuring 11.83 acres, vide memo no. 1825/CTP (Pb)/SP-432(M) dated 28.03.2013 for an area measuring 14.44 acres,

vide memo no. 1604/CTP (Pb)/SP-432(M) dated 13.03.2014 for an area measuring 38.05 acres, vide memo no. 1962/CTP (Pb)/SP-432(M) dated 31.03.2014 for an area measuring 4.2125 acres. The total population of the township will be 36859 persons. Total domestic water demand for the project will be 3992 KLD which will met through ground water. The total wastewater generation from the project is 3194 KLD, which will be treated in a STP of 3.2 MLD capacity within the project premises. In summer season, 1188 KLD will be used for flushing, 728 KLD will be used for horticulture demand and remaining 1278 KLD will be disposed off into the sewer. In winter season, 1188 KLD will be used for flushing, 88 KLD will be used for horticulture demand and remaining 1918 KLD will be disposed off into the sewer. In rainy season, 1188 KLD will be used for flushing and remaining 2006 KLD will be disposed off into the sewer. GMADA vide memo no. GMADA-D.E.(PH-1)-2014/349 dated 24.01.2014 has intimated that GMADA will account for the water supply demand and sewerage load for the project, while designing the trunk services, to be laid by GMADA on the peripheral grid roads of Mohali master plan and connection will allowed only after these services are commissioned in due course of time. Green area of 31.955 acres is available with the Township.

The total quantity of solid waste to be generated from the proposed project has been estimated as 14164 Kg/day, The solid waste will be segregated to biodegradable and non-biodegradable waste and will be managed as per MSW Rules, 2000. Biodegradable waste shall be disposed-off to the designated site of MC. The recyclable inorganic waste shall be sold to local resellers. The sludge from the sewage treatment plant will be used as manure in green area inside the township. GMADA vide memo no. GMADA-D.E.(PH-1)-2014/349 dated 24.01.2014 has intimated that the Department of Local Govt. (Pb) has also considered the quantity of garbage generated from this project while calculating the capacity of Common Solid Waste Management Facility for GMADA. The Ministry of Road Transport and Highways, Govt. of India vide letter no. NH-12017/926/2010/Pb/NH-1 dated 10.03.2011 has granted permission of access to Private property of M/s TDI at km 10.50 (LHS) of NH-21 at village Ballu Majra, Mohali. The e-waste is handled and managed as per the E-waste (Management & Handling) Rules, 2011. The total load of electricity required for proposed project is 16 MW which will be supplied by PSPCL. The project proponent has proposed to install D.G sets are proposed with inbuilt acoustic enclosure for backup power

supply. Solar mixed street lighting has been proposed for the conservation of energy and LED lights shall be used for lighting, about 475 KWHD will be saved.

The implementation of the Corporate Social Responsibility will be responsibility of Project incharge. Following activities will be undertaken under Corporate Social Responsibility activities.

- i) Repair of the roads in the near by villages -Rs. 10, 00,000.00
- ii) Toilets for girls in the nearby by schools - Rs. 10,00,000.00
- iii) The company has already paid Rs. 2042 Lac in Social Infrastructure fund & Social Security Fund

During construction phase, Rs. 13 lacs will be incurred for implementation of EMP as capital cost and Rs.22.50 Lacs will be incurred as recurring cost. During operation phase, Rs. 5.72 Croes will be incurred for implementation of EMP as capital cost and Rs.20 Lacs will be incurred as recurring cost. Cost of monitoring during construction phase will be Rs 5.90 lacs/annum and during operation phase, the cost of monitoring will 6.90 lacs/annum.

The case was considered by the SEAC in its 97<sup>th</sup> meeting held on 28.07.2014, wherein, the SEAC issued ToR to the project proponent vide letter no. 2488 dated 14.08.2014. Thereafter, the project proponent vide letter dated 05.05.2015 submitted the EIA report, which was considered by the SEAC in its 117<sup>th</sup> meeting held on 20.05.2015. Lastly, the case was considered by the SEAC in its 126<sup>th</sup> meeting held on 21.08.2015, 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, case was considered by the SEIAA in its 91<sup>st</sup> meeting held on 10.09.2015, 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 development of the project namely 'TDI Township' in an area of 230.034 acres having total built up area 2,86,135 sqm in the revenue estate of Village Ballomajra Majra, District S.A.S. Nagar, Punjab, 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:

**PART A – Specific Conditions:**

**I. Pre-Construction Phase**

- (i) "Consent to establish" shall be obtained from Punjab Pollution Control Board under Air (Prevention & Control of Pollution) Act, 1981 and Water (Prevention & Control of Pollution) Act, 1974 and a copy of the same shall be submitted to the Ministry of Environment & Forests / State Level Environment Impact Assessment Authority before the start of any construction work at site.
- (ii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- (iii) A first aid room will be provided in the project both during construction and operation phase of the project.
- (iv) The approval of competent authority shall be obtained for structural safety of the buildings due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightning.
- (v) 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, disposal of waste water & solid waste in an environmentally sound manner, 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.

**II. Construction Phase:**

- (i) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (ii) Disposal of muck during construction phase should not create any adverse effect on the neighbouring communities and be disposed off after taking the necessary precautions for general safety and health aspects of people with the approval of competent authority.
- (iii) Construction spoils, including bituminous material and other hazardous material, must not be allowed to contaminate watercourses and the dump sites for such material must be secured, so that they should not leach into the groundwater.
- (iv) Construction/provision of the STP, tubewell, DG Sets, Utilities etc, earmarked by the project proponent on the layout plan, should be made in the earmarked area only. In any case the position/location of these utilities should not be changed later-on

- (v) Vehicles hired for bringing construction material to the site and other machinery to be used during construction should be in good condition and should conform to applicable air and noise emission standards.
- (vi) Ambient noise levels should conform to prescribed standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase.
- (vii) Fly ash should be used as construction material in the construction as per the provisions of Fly Ash Notification of September, 1999 and as amended on August, 2003 and notification No. S.O. 2804 (E) dated 03.11.2009 (This condition is applicable only if the project is within 100 Km of Thermal Power Station).
- (viii) Ready mixed concrete should be used in building construction as far as possible.
- (ix) Water demand during construction should be reduced by use of premixed concrete, curing agents and other best practices.
- (x) The project proponent shall adopt dual plumbing system for reuse of treated wastewater for flushing system & HVAC etc
- (xi) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- (xii) Adequate steps shall be taken to conserve energy by limiting the use of glass, provision of proper thermal insulation and taking measures as prescribed under the Energy Conservation Building Code.
- (xiii) The approval of competent authority shall be obtained for structural safety of the buildings due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightning.
- (xiv) The diesel generator sets to be used during construction phase should be of low sulphur diesel type and should conform to the provisions of Environment (Protection) Act, 1986 prescribed for air and noise emission standards.
- (xv) The project proponent will provide dual plumbing system for reuse of treated wastewater for flushing/ HVAC purposes etc. and colour coding of different pipe lines carrying water/wastewater/ treated wastewater as follows:
- |    |  |        |
|----|--|--------|
| a. | Fresh water:                           | Blue   |
| b. | Untreated wastewater:                  | Black  |
| c. | Treated wastewater:<br>(for reuse)     | Green  |
| d. | Treated wastewater:<br>(for discharge) | Yellow |
| e. | Storm water:                           | Orange |
- (xvi) The installation of sewage treatment plant (STP) and adequacy of disposal system should be certified by Punjab Pollution Control Board and a report

in this regard should be submitted to the Ministry of Environment & Forests/State Level Environment Impact Assessment Authority before the project is commissioned for operation.

- (xvii) Chute system shall be provided for collection of domestic solid waste as proposed by the project proponent. The solid waste generated should be properly collected.

### III. Operation Phase and Entire Life

- i) "Consent to operate" shall be obtained from Punjab Pollution Control Board under Air (Prevention & Control of Pollution) Act, 1981 and Water (Prevention & Control of Pollution) Act, 1974 and a copy of the same shall be submitted to the Ministry of Environment & Forests / State Level Environment Impact Assessment Authority at the time of start of operation.
- ii) The project proponent shall discharge not more than 1278 KLD wastewater into sewer during summer season, 1918 KLD wastewater into sewer during winter season and 2006 KLD wastewater into sewer during rainy season.
- iii) The project proponent shall provide electromagnetic flow meter at the outlet of the water supply, outlet of the STP and any pipeline to be used for re-using the treated wastewater back into the system for flushing and for horticulture purpose/green etc. and shall maintain a record of readings of each such meter on daily basis.
- iv) The position / location of the STP, tubewell, DG Sets, Utilities etc, installed by the project proponent as per the provisions made in the layout plan, should not be changed later-on under any circumstances.
- v) Rainwater harvesting for rooftop run-off should be implemented. Before recharging the rooftop run-off, pretreatment must be done to remove suspended matter, oil and grease. However, run off from gardens/green area/roads/pavements may also be connected with the ground water recharging system after adequate treatment as per the CGWA guidelines.
- vi) The collected solid waste should be segregated at site. The recyclable solid waste shall be sold out to the authorized vendors and inert waste shall be sent to disposal facility. The Bio-degradable solid waste shall be adequately treated as per the scheme submitted by the project proponent. Prior approval of competent authority should be obtained, if required.
- vii) Adequate & appropriate pollution control measures should be provided to control fugitive emissions to be emitted within the complex.
- viii) Hazardous waste/E-waste should be disposed off as per Rules applicable and with the necessary approval of the Punjab Pollution Control Board.
- ix) Incremental pollution loads on the ambient air quality, noise and water quality should be periodically monitored.
- x) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- xi) The approval of competent authority shall be obtained for structural safety of the buildings due to earthquakes, adequacy of fire fighting equipments

- etc. as per National Building Code including protection measures from lightning.
- xii) Adequate treatment facility for drinking water shall be provided, if required.
  - xiii) 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. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety.
  - xiv) The project proponent should take adequate and appropriate measures to contain the ambient air quality within the prescribed standards. The proposal regarding mitigation measures to be taken at site should be submitted to the Ministry of Environment & Forests/ State Level Environment Impact Assessment Authority within three months.
  - xv) Application of solar energy should be incorporated for illumination of common areas, lighting for gardens and street lighting in addition to provision for solar water heating.
  - xvi) A report on the energy conservation measures conforming to energy conservation norms finalized by Bureau of Energy Efficiency should be prepared incorporating details about machinery of air conditioning, lifts, lighting, building materials, R & U Factors etc. and submitted to the respective Regional office of MoEF, the Zonal Office of CPCB and the SPCB/SEIAA in three months time.
  - xvii) Environmental Management Cell shall be formed during operation phase which will supervise and monitor the environment related aspects of the project.
  - xviii) Ambient noise levels should conform to prescribed standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase.
  - xix) Separation of drinking water supply and treated sewage supply should be done by the use of different colors.
  - xx) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.

#### **PART B – General Conditions :**

##### **I. Pre-Construction Phase**

- i) This environmental clearance will be valid for a period of five years from the date of its issue or till the completion of the project, whichever is earlier.
- ii) The environmental safeguards contained in the application of the promoter / mentioned during the presentation before State Level Environment Impact Assessment Authority/State Expert Appraisal Committee should be implemented in letter and spirit. (e)
- iii) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest (Conservation) Act, 1980 and Wildlife (Protection) Act,

1972 etc. shall be obtained, by project proponents from the competent authorities including Punjab Pollution Control Board and from other statutory bodies as applicable. The project proponent shall also obtain permission from the NBWL, if applicable.

- iv) The project proponent should advertise in at least two local newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded environmental clearance and copies of clearance letters are available with the Punjab Pollution Control Board. The advertisement should be made within seven days from the day of issue of the clearance letter and a copy of the same should be forwarded to the Regional Office, Ministry of Environment & Forests, Chandigarh and SEIAA, Punjab.
  - v) These stipulations would be enforced among others under the provisions of Water (Prevention & Control of Pollution) Act, 1974, Air (Prevention & Control of Pollution) Act, 1981, Environmental (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006.
  - vi) The project proponent shall obtain permission from the CGWA for abstraction of groundwater & digging of borewell(s) and shall not abstract any groundwater without prior written permission of the CGWA, even if any borewell(s) exist at site
  - vii) The project proponent shall comply with the conditions imposed by the Competent Authority while granting CLU vide letter no. 13157 dated 16.09.2013.
  - viii) A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parishad/ Municipal Corporation, Urban local body and the local NGO, if any, from whom suggestions / representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
  - ix) The State Environment Impact Assessment Authority, Punjab reserves the right to add additional safeguards/ measures subsequently, if found necessary, and to take action including revoking of the environmental clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguards/ measures in a time bound and satisfactory manner.
  - x) Any appeal against this environmental clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
- II. Construction Phase**
- i) The environmental safeguards contained in the application of the promoter / mentioned during the presentation before State Level Environment Impact Assessment Authority/State Expert Appraisal Committee should be implemented in letter and spirit.
  - ii) The entire cost of the environmental management plan (i.e. capital cost as well as recurring cost) 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 after obtaining prior permission of the Punjab Pollution Control Board.

- iii) The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by mail) to the respective Regional office of MoEF, the Zonal Office of CPCB, the SPCB and SEIAA, Punjab.
  - iv) Officials from the Regional Office of Ministry of Environment & Forests, Chandigarh / State Level Environment Impact Assessment Authority / State Level Expert Appraisal Committee / Punjab Pollution Control Board who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents / data by the project proponents during their inspection. A complete set of all the documents submitted to State Environment Impact Assessment Authority should be forwarded to the CCF, Regional Office of Ministry of Environment & Forests, Chandigarh and State Level Environment Impact Assessment Authority, Punjab.
  - v) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by State Environment Impact Assessment Authority, Punjab.
  - vi) Separate distribution pipelines be laid down for use of treated effluent / raw water for horticultural/gardening purposes with different colour coding.
  - vii) The project proponent shall adhere to the commitments made in the Environment Management Plan and Corporate Social Responsibility and shall spend the amount as proposed or atleast minimum required to be spent under the provisions of the Companies Act 1956, whichever is higher.
  - viii) The State Environment Impact Assessment Authority, Punjab reserves the right to add additional safeguards/ measures subsequently, if found necessary, and to take action including revoking of the environmental clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguards/ measures in a time bound and satisfactory manner.
  - ix) Separation of drinking water supply and treated sewage supply should be done by the use of dual plumbing line.
  - x) Any appeal against this environmental clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
- III. Operation Phase and Entire Life**
- i) Environmental clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation Vs. Union of India in Writ Petition (Civil) No. 460 of 2004 as may be applicable to this project and decisions of any Competent Court, to the extent applicable.
  - ii) The entire cost of the environmental management plan (i.e. capital cost as well as recurring cost) 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 after obtaining prior permission of the Punjab Pollution Control Board.
  - iii) The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored

Taneja Developers & Infrastructure Ltd. TDI Township at sector 117-118, Vill. Ballomajra, Distt. S.A.S. Nagar

data (both in hard copies as well as by mail) to the respective Regional office of MoEF, the Zonal Office of CPCB, the SPCB and SEIAA, Punjab.

- iv) Officials from the Regional Office of Ministry of Environment & Forests, Chandigarh / State Level Environment Impact Assessment Authority / State Level Expert Appraisal Committee / Punjab Pollution Control Board who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents / data by the project proponents during their inspection. A complete set of all the documents submitted to State Environment Impact Assessment Authority should be forwarded to the CCF, Regional Office of Ministry of Environment & Forests, Chandigarh and State Level Environment Impact Assessment Authority, Punjab.
- v) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; PM<sub>2.5</sub>, PM<sub>10</sub>, SO<sub>2</sub>, NO<sub>x</sub>, CO, Pb, Ozone (ambient air as well as stack emissions) shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
- vi) The project proponent shall adhere to the commitments made in the Environment Management Plan and Corporate Social Responsibility and shall spend the amount as proposed or atleast minimum required to be spent under the provisions of the Companies Act 1956, whichever is higher.
- vii) The State Environment Impact Assessment Authority, Punjab reserves the right to add additional safeguards/ measures subsequently, if found necessary, and to take action including revoking of the environmental clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguards/ measures in a time bound and satisfactory manner.
- viii) Any appeal against this environmental clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

  
Member Secretary (SEIAA)

**REGISTERED**

Endst. No. \_\_\_\_\_

Dated \_\_\_\_\_

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.
2. The Chairman, Central Pollution Control Board, Parivesh Bhavan, CBD-cum-office Complex, East Arjun Nagar, New Delhi.
3. The Chairman, Punjab State Power Corporation Ltd, the Mall, Patiala.

Taneja Developers & Infrastructure Ltd. TDI Township at sector 117-118, Vill. Ballomajra, Distt. S.A.S. Nagar

4. The Deputy Commissioner, SAS Nagar.
5. The Chairman, Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala.
6. The Director (Environment), 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:
  - a) Name of the applicant : Sh. Ved Parkash
  - b) Contact no. : 858807771
7. The Chief Town Planner, Department of Town & Country Planning, 6<sup>th</sup> Floor, PUDA Bhawan, Phase-8, Mohali
8. Monitoring Cell, Ministry of Environment and Forest, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi.
9. The Environmental Engineer (Computers), Punjab Pollution Control Board, Head Office, Patiala for displaying this document on the web site of the State Level Environment Impact Assessment Authority.

  
**Member Secretary (SEIAA)**



## PUNJAB POLLUTION CONTROL BOARD

Zonal Office-I, Vatavaran Bhawan, Nabha Road, Patiala

Website:- www.ppcb.gov.in

Office Dispatch No :	Registered/Speed Post	Date:
Industry Registration ID: R14SAS1248089		Application No : 13182303

To,  
**Mandeep Sharma**  
 S.c.o 51-52, Tdi City , Sector 118, Mohali  
 Mohali, Mohali-160062

Subject: Grant Varied 'Consent to Operate' an outlet u/s 25/26 of Water (Prevention & Control of Pollution) Act, 1974 for discharge of effluent.

With reference to your application for obtaining Varied Consent to Operate an outlet for discharge of the effluent u/s 25/26 of Water (Prevention & Control of Pollution) Act, 1974, you are, hereby, authorized to operate an industrial unit for discharge of the effluent(s) arising out of your premises subject to the Terms and Conditions as mentioned in this Certificate

### 1. Particulars of Consent to Operate under Water Act, 1974 granted to the industry

Consent to Operate Certificate No.	CTOW/Varied/SAS/2021/13182303
Date of issue :	21/05/2021
Date of expiry :	28/02/2022
Certificate Type :	Varied
Previous CTO No. & Validity :	CTOW/Varied/SAS/2016/4454455 From:14/12/2016 To:28/02/2018

### 2. Particulars of the Industry

Name & Designation of the Applicant	Mandeep Sharma, (Senior Manger )
Address of Industrial premises	Tdi Township Developed By Tdi Infratech Ltd Formely Known As Taneja Developers & Infrastructure Ltd, Sector 74a, 92, 116, 117, 118 & 119 Mohali, Mohali, Sas Nagar-140306
Capital Investment of the Industry	46518.0 lakhs
Category of Industry	Red
Type of Industry	Building, Const. projects, Township & Area development ..... covered under EIA notification dated 14/9/06
Scale of the Industry	Large
Office District	Sas Nagar
Consent Fee Details	Rs. 7,00,000/- vide UTR No. YESBR52018102658509288 dated 26.10.2018 and Rs. 1,40,000/- vide UTR No. N338180174183462 dated 04.12.2018 under both acts and Rs. 21,00,000/- vide UTR No. YESBR52020070973625526 dated 09.07.2020
Raw Materials(Name with quantity per day)	N.A. being construction project

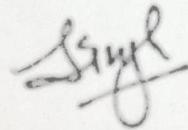
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Tdi Township Developed By Tdi Infratech Ltd Formely Known As Taneja Developers & Infrastructure Ltd, Sector 74a, 92, 116, 117, 118 & 119 Mohali, Mohali, Sas

Nagar, 140306

Page 1

Products (Name with quantity per day)	598 flats, 390 dwelling units, 60 SCO and 28 booth
By-Products, if any,(Name with quantity per day)	As per application no. 13182303
Details of the machinery and processes	--
Details of the Effluent Treatment Plant	3 no. STPs having capacity 300 KLD, 340 KLD and 100 KLD.
Mode of Disposal	Domestic Effluent @ 393 KLD - After STP 197 KLD for Flushing purposes and 396 onto land for irrigation on 10 acres land
Standards to be achieved under Water(Prevention & Control of Pollution) Act, 1974	As per effluent standards prescribed by the PPCB/ MoEF & CC from time to time.



21/05/2021

( Kuldeep Singh )  
Environmental Engineer

For &amp; on behalf

of

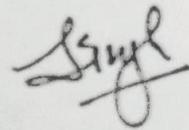
(Punjab Pollution Control Board)

Endst. No.:

Dated:

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

The Environmental Engineer, Punjab Pollution Control Board, Regional Office, SAS Nagar. He is requested to send his recommendations separately for the violations of the EIA notification, 2006, being made by the project proponent.



21/05/2021

( Kuldeep Singh )  
Environmental Engineer

For &amp; on behalf

of

(Punjab Pollution Control Board)

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TdI Township Developed By TdI InfraTech Ltd Formerly Known As Tanjari Developers & Infrastructure Ltd, Sector 74a, 92, 116, 117, 118 & 119 Mohali, Mohali, SAS Nagar, 140308

Page 2

## TERMS AND CONDITIONS

## A. GENERAL CONDITIONS

1. This consent is not valid for getting power load from the Punjab State Power Corporation Limited or for getting loan from the financial institutions.
2. The industry shall apply for renewal/further extension in validity of consent atleast two months before expiry of the consent.
3. The industry shall ensure that the effluent discharging through the authorized outlet shall confirm to the prescribed standards as applicable from time to time.
4. The industry shall plant minimum of three suitable varieties of trees at the density of not less than 1000 trees per hectare all along the boundary of the industrial premises.
5. The achievement of the adequacy and efficiency of the effluent treatment plant/pollution control devices/recirculation system installed shall be the entire responsibility of the industry.
6. The industry shall ensure that the Hazardous Wastes generated from the premises are handled as per the provisions of the Hazardous Wastes(Management, Handling and Trans boundary Movement) Rules, 2008 as amended time to time , without any adverse effect on the environment, in any manner
7. The responsibility to monitor the effluent discharged from the authorized outlet and to maintain a record of the same rests with the industry. The Board shall only test check the accuracy of these reports for which the industry shall deposit the samples collection and testing fee with the Board as and when required.
8. The industry shall submit balance sheet of every financial year to the concerned Regional Office by 30th June of every year.
9. The industry shall submit a yearly certificate to the effect that no addition/up-gradation/ modification/ modernization has been carried out during the previous year otherwise the industry shall apply for the varied consent.
10. During the period beginning from the date of issuance and the date of expiration of this consent, the applicant shall not discharge floating solids or visible foam.
11. Any amendments/revisions made by the Board in the tolerance limits for discharges shall be applicable to the industry from the date of such amendments/revisions.
12. The industry shall not change or alter the manufacturing process(es) so as to change the quality and/or quantity of the effluents generated without the written permission of the Board.
13. Any upset conditions in the plant/plants of the factory, which is likely to result in increased effluent and/or result in violation of the standards lay down by the Board shall be reported to the Environmental Engineer, Punjab Pollution Control Board of concerned Regional Office immediately failing which any stoppage and upset conditions that come to the notice of the Board/its officers, will be deemed to be intentional violation of the conditions of consent.
14. The industry shall provide terminal manhole(s) at the end of each collection system and a manhole upstream of final outlet (s) out of the premises of the industry for measurement of flow and for taking samples.
15. The industry shall for the purpose of measuring and recording the quantity of water consumed and effluent discharged, affix meters of such standards and at such places as approved by the Environmental Engineer, Punjab Pollution Control Board of the concerned Regional Office.
16. The industry shall maintain record regarding the operation of effluent treatment plant i.e. record of quantity of chemicals and energy utilized for treatment and sludge generated from treatment so as to satisfy the Board regarding regular and proper operation of pollution control equipment.
17. The industry shall provide online monitoring equipment's for the parameters as decided by concerned Regional Office with the effluent treatment plant/air pollution control devices installed, if applicable.
18. The pollution control devices shall be interlocked with the manufacturing process of the industry.
19. The authorized outlet and mode of disposal shall not be changed without the prior written permission of the Board.
20. The industry shall comply with the conditions imposed by the SEIAA / MOEF in the environmental clearance granted to it as required under EIA notification dated 14/9/06, if applicable.
21. The industry shall obtain and submit Insurance cover as required under the Public Liability Insurance Act, 1991.

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*Tdi Township Developed By Tdi Inf/ra-tech Ltd Formerly Known As Taneja Developers & Infrastructure Ltd, Sector 74a, 92, 116, 117, 118 & 119 Mohali, Mohali, Sas Nagar, 140306*

*Page 3*

22. The industry shall not use any unauthorized out-let(s) for discharging effluents from its premises. All unauthorized outlets, if any, shall be connected to the authorized outlet within one month from the date of issue of this consent.
23. The industry shall make necessary arrangements for the monitoring of effluent being discharged by the industry and shall monitor its effluents:-
  - (i) Once in Year for Small Scale Industries.
  - (ii) Four in a Year for Large/Medium Scale Industries.
  - (iii) The industry will submit monthly reading/ data of the separate energy meter installed for running of effluent treatment plant/re-circulation system to the concerned Regional Office of the Board by the 5th of the following month.
24. The industry shall provide electromagnetic flow meters at the source of water supply, at inlet/outlet of effluent treatment plant within one month and shall maintain the record of the daily reading and submit the same to the concerned Regional Office by the 5th of the following month.
25. The Board reserves the right to revoke this consent at any time in case the industry is found violating any of the conditions of this consent and/or the provisions of Water (Prevention & Control of Pollution) Act, 1974 as amended from time to time.
26. The issuance of this consent does not convey any property right in either real or personal property, or any exclusive privileges, nor does it authorize any injury to private property or any invasion of personal rights, nor any infringement of Central, State or Local Laws or Regulations.
27. The consent does not authorize or approve the construction of any physical structures or facilities for undertaking of any work in any natural watercourse.
28. Nothing in this consent shall be deemed to neither preclude the institution of any legal action nor relieve the applicant from any responsibilities, liabilities or penalties to which the applicant is or may be subjected under this or any other Act.
29. The industry shall make necessary and adequate arrangements to hold back the effluent in case of failure of septic tank.
30. The diversion or bye pass of any discharge from facilities utilized by the applicant to maintain compliance with the terms and conditions of this consent is prohibited except.
  - (i) Where unavoidable to prevent loss of life or some property damage or
  - (ii) Where excessive storm drainage or run off would damage facilities necessary for compliance with terms and conditions of this consent. The applicant shall immediately notify the consent issuing authority in writing of each such diversion or bye-pass.
31. The industry shall ensure that no water pollution problem is created in the area due to discharge of effluents from its industrial premises.
32. The industry shall comply with the code of practice as notified by the Government/ Board for the type of industries where the siting guidelines/ code of practice have been notified.
33. Solids, sludge, filter backwash or other pollutant removed from or resulting from treatment or control of waste waters shall be disposed off in such a manner to prevent any pollutants from such materials from entering into natural water.
34. The industry shall re-circulate the entire cooling water and shall also re-circulate/reuse to the maximum extent the treated effluent in processes
35. The industry shall make necessary and adequate arrangements to hold back the effluent in case of failure of re-circulation system/ effluent treatment plant.
36. The industry shall make proper disposal of the effluent so as to ensure that no stagnation occurs inside and outside the industrial premises during rainy season and no demand period.
37. Where excessive storm water drainage or run off, would damage facilities necessary for compliance with terms and conditions of this consent, the applicant shall immediately notify the consent issuing authority in writing of each such diversion or bye-pass.
38. The industry shall submit a detailed plan showing therein the distribution system for conveying waste-water for application on land for irrigation along with the crop pattern for the year.
39. The industry shall ensure that the effluent discharged by it is toxicity free.
40. The industry shall not irrigate the vegetable crops with the treated effluents which are used/ consumed as raw.

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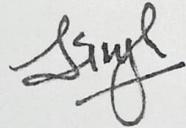
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23. The industry shall make necessary arrangements for the monitoring of effluent being discharged by the industry and shall monitor its effluents:-
  - (i) Once in Year for Small Scale Industries.
  - (ii) Four in a Year for Large/Medium Scale Industries.
  - (iii) The industry will submit monthly reading/ data of the separate energy meter installed for running of effluent treatment plant/re-circulation system to the concerned Regional Office of the Board by the 5th of the following month.
24. The industry shall provide electromagnetic flow meters at the source of water supply, at inlet/outlet of effluent treatment plant within one month and shall maintain the record of the daily reading and submit the same to the concerned Regional Office by the 5th of the following month.
25. The Board reserves the right to revoke this consent at any time in case the industry is found violating any of the conditions of this consent and/or the provisions of Water (Prevention & Control of Pollution) Act, 1974 as amended from time to time.
26. The issuance of this consent does not convey any property right in either real or personal property, or any exclusive privileges, nor does it authorize any injury to private property or any invasion of personal rights, nor any infringement of Central, State or Local Laws or Regulations.
27. The consent does not authorize or approve the construction of any physical structures or facilities for undertaking of any work in any natural watercourse.
28. Nothing in this consent shall be deemed to neither preclude the institution of any legal action nor relieve the applicant from any responsibilities, liabilities or penalties to which the applicant is or may be subjected under this or any other Act.
29. The industry shall make necessary and adequate arrangements to hold back the effluent in case of failure of septic tank.
30. The diversion or bye pass of any discharge from facilities utilized by the applicant to maintain compliance with the terms and conditions of this consent is prohibited except.
  - (i) Where unavoidable to prevent loss of life or some property damage or
  - (ii) Where excessive storm drainage or run off would damage facilities necessary for compliance with terms and conditions of this consent. The applicant shall immediately notify the consent issuing authority in writing of each such diversion or bye-pass.
31. The industry shall ensure that no water pollution problem is created in the area due to discharge of effluents from its industrial premises.
32. The industry shall comply with the code of practice as notified by the Government/ Board for the type of industries where the siting guidelines/ code of practice have been notified.
33. Solids, sludge, filter backwash or other pollutant removed from or resulting from treatment or control of waste waters shall be disposed off in such a manner to prevent any pollutants from such materials from entering into natural water.
34. The industry shall re-circulate the entire cooling water and shall also re-circulate/reuse to the maximum extent the treated effluent in processes
35. The industry shall make necessary and adequate arrangements to hold back the effluent in case of failure of re-circulation system/ effluent treatment plant.
36. The industry shall make proper disposal of the effluent so as to ensure that no stagnation occurs inside and outside the industrial premises during rainy season and no demand period.
37. Where excessive storm water drainage or run off, would damage facilities necessary for compliance with terms and conditions of this consent, the applicant shall immediately notify the consent issuing authority in writing of each such diversion or bye-pass.
38. The industry shall submit a detailed plan showing therein the distribution system for conveying waste-water for application on land for irrigation along with the crop pattern for the year.
39. The industry shall ensure that the effluent discharged by it is toxicity free.
40. The industry shall not irrigate the vegetable crops with the treated effluents which are used/ consumed as raw.

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41. Drains causing oil & grease contamination shall will be segregated. Oil & grease trap shall be provided to recover oil & grease from the effluent.
42. The industry shall establish sufficient number of piezometer wells in consultation with the concerned Regional Office, of the Board to monitor the impact on the Ground Water Quantity due to the industrial operations, and the monitoring shall be submitted to the Environmental Engineer of the concerned Regional Office by the 5th of every month.
43. The industry shall ensure that its production capacity & quantity of trade effluent do not exceed the quantity mentioned in the consent and shall not carry out any expansion without the prior permission/NOC of the Board.

**B. SPECIAL CONDITIONS**

1. The 'Consent to Operate' granted under Water(Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981 for 598 flats, 390 dwelling units, 60 SCO and 28 booth is only valid for the part of the project for which Environmental Clearance has already been granted to the project proponent.
2. The promoter company shall obtain revised Environmental Clearance from the competent authority due to increase in the total area of the project from 230.09 acres to 290.097 acres and submit same to the Board within 6 months.
3. The promoter company shall not carry out any further construction activities in the area for which Environmental Clearance has not been obtained, till the promoter company obtains revised environmental clearance for the complete project.
4. The promoter company shall not allow any occupancy in the part of the project for which Environmental Clearance has not been obtained.
5. The promoter company shall use its treated wastewater for only dual plumbing, gardening and construction activities and shall not dispose the treated domestic effluent by any other mode of disposal.
6. If GMADA does not lay down sewer in the area in the near future, the promoter company shall develop adequate land as per Karnal technology, for scientific disposal of treated wastewater.
7. The promoter company shall complete all work as per its letter dated 22.04.2021 submitted to Regional office, Mohali, well before 15.06.2021 and submit compliance of the same to the Board.
8. The promoter company shall comply with provisions of Solid Waste Management Rules, 2016.



21/05/2021

( Kuldeep Singh )  
Environmental Engineer

For & on behalf  
of

(Punjab Pollution Control Board)

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## PUNJAB POLLUTION CONTROL BOARD

Zonal Office-I, Vatavaran Bhawan, Nabha Road, Patiala

Website:- [www.ppcb.gov.in](http://www.ppcb.gov.in)

Office Dispatch No :	Registered/Speed Post	Date:
Industry Registration ID: <i>R14SAS1248089</i>		Application No : <i>14300630</i>

To,

Mandeep Sharma  
S.c.o 51-52, Tdi City , Sector 118, Mohali  
Mohali, Mohali-160062

**Subject:** Grant Varied 'Consent to Operate' u/s 21 of Air (Prevention & Control of Pollution) Act, 1981 for discharge of emissions arising out of premises.

With reference to your application for obtaining Varied 'Consent to Operate' u/s 21 of Air (Prevention & Control of Pollution) Act, 1981, you are hereby, authorized to operate an industrial unit for discharge of the emission(s) arising out of your premises subject to the Terms and Conditions as mentioned in this Certificate.

### 1. Particulars of Consent to Operate under Air Act, 1981 granted to the industry

Consent to Operate Certificate No.	<i>CTOA/Varied/SAS/2021/14300630</i>
Date of issue :	<i>21/05/2021</i>
Date of expiry :	<i>28/02/2022</i>
Certificate Type :	<i>Varied</i>
Previous CTO No. & Validity :	<i>CTOA/Varied/SAS/2016/4455369</i> <i>From:14/12/2016 To:28/02/2018</i>

### 2. Particulars of the Industry

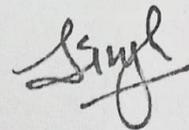
Name & Designation of the Applicant	<i>Mandeep Sharma, (Senior Manger )</i>
Address of Industrial premises	<i>Tdi Township Developed By Tdi Infratech Ltd Formely Known As Taneja Developers &amp; Infrastructure Ltd, Sector 74a,92,116,117,118 &amp; 119 Mohali, Mohali,Sas Nagar-140306</i>
Capital Investment of the Industry	<i>46518.0 lakhs</i>
Category of Industry	<i>Red</i>
Type of Industry	<i>Building, Const. projects, Township &amp; Area development ..... covered under EIA notification dated 14/9/06</i>
Scale of the Industry	<i>Large</i>
Office District	<i>Sas Nagar</i>

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*Tdi Township Developed By Tdi Infratech Ltd Formely Known As Taneja Developers & Infrastructure Ltd, Sector 74a,92,116,117,118 & 119 Mohali, Mohali, Sas Nagar, 140306*

*Page 1*

Consent Fee Details	Rs. 7,00,000/- vide UTR No. YESBR52018102658509288 dated 26.10.2018 and Rs. 1,40,000/- vide UTR No. N338180174183462 dated 04.12.2018 under both acts and Rs. 21,00,000/- vide UTR No. YESBR52020070973625526 dated 09.07.2020
Raw Materials (Name with Quantity per day)	<i>N.A. being construction project</i>
Products (Name with Quantity per day)	<i>598 flats, 390 dwelling units, 60 SCO and 28 booth</i>
By-products, if any, (Name with Quantity per day)	<i>--</i>
Details of the machinery and process	<i>As per application no. 14300630</i>
Quantity of fuel required (in TPD) and capacity of boilers/ Furnace/Thermo heater etc.	<i>1. One DG Set of capacity 200 KVA- Fuel HSD @ 20 Lit/day 2. One DG Set of capacity 82 KVA- Fuel HSD @ 14 Lit/day</i>
Type of Air Pollution Control Devices to be installed	<i>1. One DG Set of capacity 200 KVA- Canopy and stack of 4 mt. above roof provided. 2. One DG Set of capacity 82 KVA- Canopy and stack of 4 mt. above roof provided.</i>
Stack height provided with each boiler/thermo heater/Furnace etc.	<i>1. One DG Set of capacity 200 KVA- Canopy and stack of 4 mt. above roof provided. 2. One DG Set of capacity 82 KVA- Canopy and stack of 4 mt. above roof provided.</i>
Sources of emissions and type of pollutants	<i>DG Sets - SPM, SOx and NOx</i>
Standards to be achieved under Air(Prevention & Control of Pollution) Act, 1981	<i>As per emission standards prescribed by the PPCB/ MoEF&amp;CC from time to time.</i>



21/05/2021

( Kuldeep Singh )  
Environmental Engineer

For &amp; on behalf

of

(Punjab Pollution Control Board)

Endst. No.:

Dated:

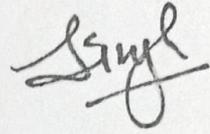
A copy of the above is forwarded to the following for information and necessary action please:

The Environmental Engineer, Punjab Pollution Control Board, Regional Office, SAS Nagar. He is requested to send his recommendations separately for the violations of the EIA notification, 2006, being made by the project proponent.

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Tdi Township Developed By Tdi Infratech Ltd Formely Known As Taneja Developers & Infrastructure Ltd, Sector 74a, 92, 116, 117, 118 & 119 Mohali, Mohali, Sas Nagar, 140306

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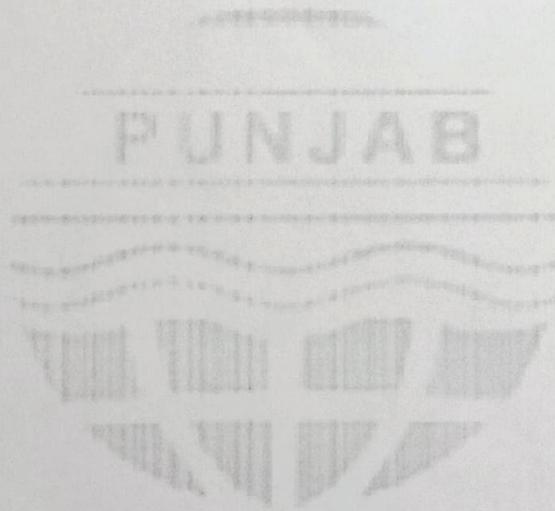
21/05/2021

**( Kuldeep Singh )  
Environmental Engineer**

*For & on behalf*

*of*

**(Punjab Pollution Control Board)**



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## TERMS AND CONDITIONS

## A. GENERAL CONDITIONS

1. This consent is not valid for getting power load from the Punjab State Power Corporation Ltd. or for getting loan from the financial institutions.
2. The industry shall apply for renewal /extension of consent at least two months before expiry of the consent.
3. The industry shall not violate any of the norms prescribed under the Air (Prevention & Control of Pollution) Act, 1981, failing which, the consent shall be cancelled / revoked.
4. The achievement of adequacy and efficiency of the air pollution control devices installed shall be the entire responsibility of the industry
5. The authorized fuel being used shall not be changed without the prior written permission of the Board.
6. The industry shall not discharge any fugitive emissions. All gases shall be emitted through a stack of suitable height, as per the norms fixed by the Board from time to time.
7. The industry shall provide port-holes, platforms and/or other necessary facilities as may be required for collecting samples of emissions from any chimney, flue or duct or any other outlets.

Specifications of the port-holes shall be as under:-

- i) The sampling ports shall be provided atleast 8 times chimney diameter downstream and 2 times upstream from the flow disturbance. For a rectangular cross section the equivalent diameter (De) shall be calculated from the following equation to determine upstream, downstream distance:-  

$$De = 2 LW / (L+W)$$
 Where L= length in mts. W= Width in mts.
  - ii) The sampling port shall be 7 to 10 cm in diameter
8. The industry shall put display Board indicating environmental data in the prescribed format at the main entrance gate.
  9. The industry shall discharge all gases through a stack of minimum height as specified in the following standards laid down by the Board.

## (i) Stack height for boiler plants

S.NO.	Boiler with Steam Generating Capacity	Stack heights
1.	Less than 2 ton/hr.	9 meters or 2.5 times the height of neighboring building which ever is more
2.	More than 2 ton/hr. to 5 ton/hr.	12 meters
3.	More than 5 ton/hr. to 10 ton/hr	15 meters
4.	More than 10 ton/hr. to 15 ton/hr	18 meters
5.	More than 15 ton/hr. to 20 ton/hr	21 meters
6.	More than 20 ton/hr. to 25 ton/hr.	24 meters
7.	More than 25 ton/hr. to 30 ton/hr.	27 meters
8.	More than 30 ton/hr.	30 meters or using the formula $H = 14 Qg^{0.3}$ $H = 74 (Qp)^{0.24}$ Where Qg = Quantity of SO2 in Kg/hr. Qp = Quantity of particulate matter in Ton/day.

Note : Minimum Stack height in all cases shall be 9.0 mtr. or as calculated from relevant formula whichever is more.

(ii) For industrial furnaces and kilns, the criteria for selection of stack height would be based on fuel used for the corresponding steam generation.

(iii) Stack height for diesel generating sets:

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Capacity of diesel generating set	Height of the Stack	
0-50 KVA	Height of the building	+ 1.5 mt
50-100 KVA	-do-	+ 2.0 mt.
100-150 KVA	-do-	+ 2.5 mt.
150-200 KVA	-do-	+ 3.0 mt.
200-250 KVA	-do-	+ 3.5 mt.
250-300 KVA	-do-	+ 3.5 mt.

For higher KVA rating stack height H (in meter) shall be worked out according to the formula:

$$H = h + 0.2 (KVA)^{0.5}$$

where h = height of the building in meters where the generator set is installed.

10. The pollution control devices shall be interlocked with the manufacturing process of the industry to ensure its regular operation.
11. The existing pollution control equipment shall be altered or replaced in accordance with the directions of the Board, and no pollution control equipment or chimney shall be altered or as the case may be erected or re-erected except with the prior approval of the Board.
12. The industry will provide canopy and adequate stack with the D.G sets so as to comply with the provision of notification No GSR-371 E dated 17-5-2002(amended from time to time) issued by MOEF under Environment (Protection) Act, 1986.
13. The Govt. of Punjab, Department of Science, Technology & Environment vide its notification no.4/46/92-3ST/2839 dt. 29/12/1993 has put prohibition on the use of rice husk as fuel after 1.4.1995 except the following:-

**½ In the form of briquettes and use of rice husk in fluidized bed combustion. So the industry shall make the necessary arrangement to comply with the above notification. ½**

14. The industry shall submit balance sheet of every financial year to the concerned Regional Office by 30th June of every year
15. That the industry shall submit a yearly certificate to the effect that no addition / up-gradation/ modification/ modernization has been carried out during the previous year otherwise the industry shall apply for the varied consent.
16.
  - a) The industry shall ensure that at any time the emission do not exceed the prescribed emissions standards laid down by the Board from time to time for such type of industry /emissions.
  - b) The industry shall ensure that the emissions from each stack shall conform to the following emission standards laid down by the Board in respect of the Industrial Boilers.

Steam Generating capacity A.	Required particulate matter B.	
<i>Area upto 5 Km from Other than 'A' class Other than the periphery of I and Class-II town</i>		
Less than 2 ton/hr.	800 mg/NM3	1200 mg/NM3
2 ton to 10 ton/hr.	500 mg/NM3	1000 mg/NM3
Above 10 ton to 15 ton/hr	350 mg/NM3	500 mg/NM3
Above 15 ton/hr	150 mg/NM3	150 mg/NM3

All emissions normalized to 12% carbon dioxide.

17. The industry shall ensure that the Hazardous Wastes generated from the premises are handled as per the provisions of the Hazardous Waste (Management, Handling and Transboundary Movement) Rules, 2008, without any adverse effect on the environment, in any manner.
18. The air pollution control equipments shall be kept at all time in good running condition and;

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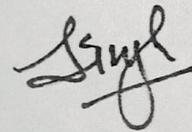
- (i) All failures of control equipments.
  - (ii) The emissions of any air pollutant into the atmosphere in excess of the standards lay down by the Board occurring or being apprehended to occur due to accident or other unforeseen act or event. 'Shall be intimated through fax to the concerned Regional Office as well as to the Director of Factories, Punjab, Chandigarh as required under rule 10 of the Punjab State Board for the Prevention and Control of Air Pollution Rules, 1983'.
19. The industry shall plant minimum of three suitable varieties of trees at the density of not less than 1000 trees per hectare all along the boundary of the industrial premises.
  20. The industry shall submit a site emergency plan approved by the Chief Inspector of Factories, Punjab as applicable.
  21. The industry shall comply with the conditions imposed by the SEIAA/MOEF in the Environmental Clearance granted to it as required under EIA notification dated 14/9/06, if applicable.
  22. The industry shall make necessary arrangements for the monitoring of stack emissions and shall get its emissions analyzed from lab approved / authorized by the Board:-
    - (i) Once in Year for Small Scale Industries.
    - (ii) Twice/thrice/four time in a Year for Large/Medium Scale Industries.
  23. The industry shall maintain the following record to the satisfaction of the Board :-
    - (i) Log books for running of air pollution control devices or pumps/motors used for it.
    - (ii) Register showing the result of various tests conducted by the industry for monitoring of stack emissions and ambient air.
    - (iii) Register showing the stock of absorbents and other chemicals to be used for scrubbers.
  24. The industry will install the separate energy meter for running pollution control devices and shall maintain record with respect to operation of air pollution control device so as to satisfy the Board regarding the regular operation of air pollution control device and monthly reading / record may be sent to the Board by the fifth of the following month.
  25. The industry shall provide online monitoring system as applicable, for in stack emission and shall maintain the record of the same for inspection of the Board Officers.
  26. The Board reserves the right to revoke the consent granted to the industry at any time, in case the industry is found violating the provisions of Air (Prevention & Control of Pollution) Act, 1981 as amended from time to time.
  27. The industry shall comply with any other conditions laid down or directions issued in due course by the Board under the provisions of the Air (Prevention & Control of Pollution) Act, 1981.
  28. Nothing in this consent shall be deemed to neither preclude the institution of any legal action nor relieve the applicant from any responsibilities, liabilities or penalties to which the applicant is or may be subjected to under this or any other Act.
  29. Any amendments/revisions made by the Board/CPCB/MOEF in the emission/stack height standards shall be applicable to the industry from the date of such amendments/revisions.
  30. The industry shall dispose off its solid waste generated by the burning of fuel in an Environmentally Sound Manner within the premises/outside as approved by the Board, to avoid public nuisance and air pollution problem in the area.
  31. The industry shall ensure that no air pollution problem or public nuisance is created in the area due to the discharge of emissions from the industry.
  32. The industry shall provide adequate arrangement for fighting the accidental leakage/discharge of any air pollutant/gas/ liquids from the vessels, mechanical equipment's etc, which are likely to cause environmental pollution.
  33. The industry shall not change or alter the manufacturing process(es) and fuel so as to change the quality/quantity of emissions generated without the prior permission of the Board.
  34. The industry shall earmark a land within their premises for disposal of boiler ash in an environmentally sound manner, and / or the industry shall make necessary arrangements for proper disposal of fuel ash in a scientific manner and shall maintain proper record for the same, if applicable.
  35. The industry shall obtain and submit Insurance cover under the Public Liability Insurance Act, 1991.
  36. The industry shall provide proper and adequate air pollution control arrangements for control emission from its fuel handling area, if applicable.

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37. The industry shall comply with the code of practice as notified by the Government/Board for the type of industries where the siting guidelines / Code of Practice have been notified.
38. The industry shall not cause any nuisance/traffic hazard in vicinity of the area
39. The industry shall ensure that the noise & air emission from D.G. sets do not exceed the standards prescribed for D.G. sets by the Ministry of Environment & Forests, New Delhi.
40. The industry shall ensure that there will not be significant visible dust emissions beyond the property line
41. The industry shall provide adequate and appropriate air pollution control devices to contain emissions from handling, transportation and processing of raw material & product of the industry.
42. The Industry shall ensure that its production capacity does not exceed the capacity mentioned in the consent and shall not carry out any expansion without the prior permission / NOC of the Board.

#### B. SPECIAL CONDITIONS

1. The 'Consent to Operate' granted under Water(Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981 for 598 flats, 390 dwelling units, 60 SCO and 28 booth is only valid for the part of the project for which Environmental Clearance has already been granted to the project proponent.
2. The promoter company shall obtain revised Environmental Clearance from the competent authority due to increase in the total area of the project from 230.09 acres to 290.097 acres and submit same to the Board within 6 months.
3. The promoter company shall not carry out any further construction activities in the area for which Environmental Clearance has not been obtained, till the promoter company obtains revised environmental clearance for the complete project.
4. The promoter company shall not allow any occupancy in the part of the project for which Environmental Clearance has not been obtained.
5. The promoter company shall use its treated wastewater for only dual plumbing, gardening and construction activities and shall not dispose the treated domestic effluent by any other mode of disposal.
6. If GMADA does not lay down sewer in the area in the near future, the promoter company shall develop adequate land as per Kamal technology, for scientific disposal of treated wastewater.
7. The promoter company shall complete all work as per its letter dated 22.04.2021 submitted to Regional office, Mohali, well before 15.06.2021 and submit compliance of the same to the Board.
8. The promoter company shall comply with provisions of Solid Waste Management Rules, 2016.



21.05.2021

(Kuldeep Singh)  
Environmental Engineer

For & on behalf

of

(Punjab Pollution Control Board)

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Nagar, 140306

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The point wise compliance status of specific conditions and general conditions of the operational phase and entire life granted vide letter No. SEIAA / 2015 / 5194 dated 01.10. 2015 with validity upto 1.10.2026, were verified by the Joint Committee and the non- compliances observed are summarized in the following **Table 1**:

**Table1:Compliance of the conditions of Environmental Clearance.**

Part-A SPECIFIC CONDITIONS		
Operation Phase and Entire Life:		
S. No	Conditions	Non Compliance observed (As on 16.12.2024)
i.	“Consent to Operate” shall be obtained from Punjab Pollution Control Board under Air (Prevention & Control of Pollution) Act, 1981 and Water (Prevention & Control of Pollution) Act, 1974 and a copy of the same shall be submitted to the Ministry of Environment & Forests/State Level Environment Impact Assessment Authority at the time of start of operation.	The Project Proponent has obtained consent to operate (CTO) dated 21/05/2021 by PPCB under the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981 with validity upto 28/02/2022. The consent was not renewed by PPCB, as the project proponent has carried out expansion without obtaining EC.
ii.	The project proponent shall provide electromagnetic flow meter at the outlet of the water supply, outlet of STP and any pipeline to be used for re-using the treated wastewater back into the system for flushing and for horticulture purpose/green etc. and shall maintain a record of readings of each such meter on daily basis.	<b>Partially Complied.</b> <ul style="list-style-type: none"> <li>Mechanical-type flow meters were installed at tube wells.</li> <li>Electromagnetic-type flow meters were installed at the final outlet of STPs. Records of the wastewater generation was maintained.</li> <li>Flow-measuring system is not provided at any pipeline for reusing the treated wastewater back into the system for flushing and for horticultural purposes/green belts, etc. Records of the wastewater reuse have not been maintained By the project proponent.</li> </ul>
iii.	The collected solid waste shall be segregated at site. The recyclable solid waste shall be sold out to the authorized vendors and the inert solid waste shall be sent to the disposal facility. The Bio-degradable solid waste shall be adequately treated as per the scheme submitted by the project proponent. Prior approval of competent authority should be obtained, if required.	<b>Not complied</b> <ul style="list-style-type: none"> <li>The project proponent has installed a composter with a capacity of 500 kg/day for processing biodegradable waste generated on the premises. However, the composter was found to be non-functional, and its physical condition suggested it had not been used for a long time.</li> <li>The project proponent did not maintain records for recyclable solid waste, inert waste, or biodegradable solid waste.</li> <li>The mechanism for disposal of solid waste was also not shared with the Joint Committee.</li> </ul>
iv.	Adequate & appropriate pollution control measures should be provided to control fugitive emissions to be emitted within the complex.	The project proponent has not developed adequate plantation along the road side and also along the premise periphery to control fugitive emission.
v.	Hazardous waste/E-waste should be disposed off as per Rules applicable and with the necessary approval of the Punjab Pollution Control Board.	<b>Copy of the Authorization from PPCB not provided</b>  The used oil is generated from DG set, as hazardous waste which is being sold to authorized vendor, as informed by TDI's representative. However, no records were Shared to verify the same.
vi.	The approval of competent authority shall be obtained for structural safety of the buildings due to earthquakes, adequacy of fire-fighting equipment etc. As per National Building Code including protection measures From lightning.	All the necessary approvals have been obtained, as informed by the TDI's representative.  <b>However, copy of the Fire NOC was not provided, when asked for.</b>
vii.	The green belt along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use. The open space inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety	The green belt provided by the project proponent is not adequate.

viii.	Application of solar energy should be incorporated for illumination of common areas lighting for gardens and street lighting in addition to provision for solar water heating	<b>Partially Complied.</b>  Solar Water Heaters were found installed in the Wellington Heights 2 and Wellington Height Extension projects of TDI  However, solar energy is not being used for illumination of common areas; lighting for Gardens and street.
ix.	A report on the energy conservation measures conforming to energy conservation norms should be prepared incorporating details about machinery of air conditioning, lifts, and lighting, building materials, R&U Factors etc. and submitted to the respective Regional office of MoEF, the Zonal Office of CPCB and the SPCB/SEIAA in three months' time.	<b>Not complied</b>
x.	Separation of drinking water supply and treated sewage supply should be done by the use of different colors.	<b>Colour coding has not been implemented</b> for separation of Drinking water supply and treated Sewage supply.
xi.	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control	Not complied
<b>PART-B-GENERALCONDITIONS</b>		
<b>Operational Phase and Entire life</b>		
i.	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; PM2.5, PM10, SO2,NOx,CO,Pb,Ozone(ambient air as well as stack emissions) shall be monitored and displayed at a convenient location near the main gate of the company In the public domain	Not complied.
ii.	The Project Proponent shall adhere to the commitments made in the EMP and Corporate Social Responsibility and shall spend the amount as proposed or at least minimum required to be spent under the provisions of the company Act,1956, whichever is higher.	No information provided by Project Proponent

**Compliance of the conditions of Consent to Operate (CTO):****Compliance of the conditions of Consent to Operate (CTO) granted under Water (Prevention & Control of Pollution) Act, 1974:**

The Project Proponent has been granted consent to operate (CTO) dated 21/05/2021 under Water (Prevention & Control of pollution) Act, 1974 from the PPCB which was valid upto 28/02/2022 (Annexure-VI). The point-wise compliance of conditions of Consent to Operate (CTO) granted by PPCB under the Water (Prevention & Control of Pollution) Act, 1974 was verified by the joint committee and the non-compliances observed are given below in Table 2 and Table 3:

**Table2: Compliance of General Conditions of CTO granted under Water Act, 1974:**

S.No	Water Consent General Conditions	Compliance Status(Ason16.12.2024)
3.	The industry shall ensure that the effluent discharging through the authorized outlet shall confirm to the prescribed standards as Applicable from time to time.	<b>Not complied</b> The committee had taken sample from the operational STPs and the analysis results indicate that these STPs are not complying with prescribed norms.
4.	The industry shall plant minimum of three suitable varieties of trees at the density of not less than 1000 trees per hectare all along the boundary of the industrial premises.	<b>Not complied</b> The committee observed that the project proponent has Not developed adequate plantation along the road side and also their premise periphery.
5.	The achievement of the adequacy and efficiency of the effluent treatment plant /pollution control devices/ recirculation system Installed shall be the entire responsibility of the industry.	The committee had taken samples from the operational STPs and the analysis results indicate these STPs are not complying with prescribed norms. No adequacy and efficiency report has not been provided by the project proponent.
6.	The industry shall ensure that the Hazardous Wastes generated from the premises are handled as per the provisions of the Hazardous Wastes (Management, Handling and Trans boundary Movement) Rules, 2008 as amended time to time, without any adverse Effect on the environment, in any manner	<b>Copy of the Authorization from PPCB not</b> The used oil is generated from DG set, as hazardous waste which is being sold to authorized vendor, as informed by TDI's representative. However, no records were shared to verify the same.
8.	The industry shall submit balance sheet of Every financial year to the concerned Regional Office by 30 <sup>th</sup> June of every year.	No information provided by the Project Proponent.
9.	The industry shall submit a yearly certificate to the effect that no addition/up-gradation/ modification/ modernization has been carried out during the previous year otherwise the Industry shall apply for the varied consent.	<b>Not Complied</b> The project proponent has expanded the project area without prior Environmental Clearance and without obtaining consent to establish.
12.	The industry shall not change or alter the manufacturing process(es) so as to change the quality and/or quantity of the effluents generated without the written permission of The Board.	<b>Not complied.</b> The project proponent has expanded the project area without prior Environmental Clearance and without obtaining consent to establish.
13.	Any upset conditions in the plant/plants of the factory, which is likely to result in increased effluent and/or result in violation of the standards lay down by the Board shall be reported to the Environmental Engineer, Punjab Pollution Control Board of concerned Regional Office immediately failing which any stoppage and upset conditions that come to the notice of the Board /its officers, will be Deemed to be intentional violation of the conditions of consent.	Not complied

15.	The industry shall for the purpose of measuring and recording the quantity of water consumed and effluent discharged, affix meters of such standards and at such places as approved by the Environmental Engineer, Punjab Pollution Control Board of the concerned Regional Office.	Partially complied  TDI Township has provided four tube wells in their premise for meeting water requirements. Further, the committee observed that a mechanical type water meter were installed instead of an Electromagnetic type flow meter at water abstraction points, and a record of the same was maintained.  However, the project proponent has not provided water meters on the pipelines through which the treated wastewater is utilized for flushing purposes, irrigation of land area developed as per karnal Technology, lawns /land scaping and other activities etc. The Project proponent has not maintained the proper records of reading of water meters consumption and discharge.
16.	The industry shall maintain record regarding the operation of effluent treatment plant i.e. record of quantity of chemicals and energy utilized for treatment and sludge generated from treatment so as to satisfy the Board regarding regular and proper operation of Pollution control equipment.	Partially Complied  Records of STP sludge is not maintained by operator, however, the STP operator has maintained record of chemical consumption
17.	The industry shall provide online monitoring equipments for the parameters as decided by concerned Regional Office with the effluent treatment / Air pollution control devices installed, if applicable.	The Project Proponent has installed online effluent monitoring system at final outlet of STPs for measuring pH, TSS, COD, BOD and but it is not connected to PPCB, CPCB server as informed by the project proponent.
21	The industry shall obtain and submit insurance cover as required under the public Liability Insurance Act, 1991.	No Information provided by Project Proponent.
24	The industry shall provide electromagnetic flow meters at the source of water supply, at inlet/outlet of Effluent Treatment Plant within one month and shall maintain the record of the daily reading and submit the same to the concerned Regional Office by the 5 <sup>th</sup> of the following month.	Partially Complied The project proponent has installed mechanical Type water meter at water supply source. However, the Electromagnetic flow meters were installed inlet and outlet of ETP.
36	The industry shall make proper disposal of the effluent so as to ensure that no stagnation occurs inside and outside the industrial premises during rainy season and no demand period.	<b>Not Complied.</b>  At the time of visit, committee interacted with the residents of the TDI town ship and they informed that as some areas of the township lies in the low lying area, hence, during the rainy season the water stagnation may Not be ruled out.

**Table 3: Compliance of Special Conditions of CTO granted under Water Act, 1974:**

S. No	Water Consent Special Conditions	Compliance Status (As on 16.12.2024)
1.	The Consent to operate granted under water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981 for 598 flats, 390 dwelling units, 60 SCO and 28 Booths is only valid for the part of project for which Environmental Clearance has already been granted to the project proponent.	Consent to operate was valid upto 28/02/2022. Applied for renewal, but not granted by PPCB.
2.	The promoter company shall obtain revised Environmental Clearance from the competent authority due to increase in the total area of the project from 230.09 acres to 290.097 acres and submit same to the board within 6 months.	<b>Not complied.</b> Promoter company has not obtained revised Environmental Clearance from the competent Authority.

3.	The promoter company shall not carry out any further construction activities in the area for which Environmental Clearance has not been obtained, till the promoter company obtains revised Environmental Clearance for the Complete project.	<b>Not complied.</b> At the time of the visit, the joint committee observed that the construction activities in the newly added area were being carried out by the promoter company and the individual plot owners.
4	The promoter company shall not allow any occupancy in the part of the project for which Environmental Clearance has not been obtained	<b>Not complied.</b> At the time of visit, the committee observed that occupancy in new expanded area of the project has been given by the project Proponent.
5	The promoter company shall use its treated waste water for only dual plumbing, gardening and construction activities and shall not dispose the treated domestic effluent by any other mode of disposal.	<b>Not complied</b> The committee observed that the dual plumbing facility has not been established in their premises; the treated wastewater is mainly used for plantation areas developed as per Karnal technology and Gardening areas.
7	The promoter company shall complete all work as per its letter dated 22.04.2021 submitted to Regional Office, Mohali, well before 15.06.2021 and submitted compliance of the same to the board.	Information not provided by Project Proponent.
8	The promoter company shall comply with provisions of Solid Waste Management Rules, 2016.	<b>Not complied</b> <ul style="list-style-type: none"> <li>• The project proponent has installed a composter with a capacity of 500 kg/day for processing biodegradable waste generated on the premises. However, the composter was found to be non-functional, and its physical condition suggested it had not been used for a long time.</li> <li>• The project proponent did not maintain records for recyclable solid waste, inert waste, or biodegradable solid waste.</li> </ul>

The Project Proponent has been granted consent to operate (CTO) dated 21/05/2021 under Air (Prevention & Control of Pollution) Act, 1981 from the PPCB which is valid upto 28/02/2022(Annexure-VII).The pointwise compliance of conditions of Consent to Operate granted under the Air (Prevention & Control of Pollution) Act, 1981 was verified by the Joint Committee and the non-compliances observed are given below in Table 4 and Table 5:

**Table 4: Compliance of General Conditions of CTO granted under Air Act, 1981:**

S.No.	Air Consent General Conditions	Compliance Status(Ason 16.12.2024)
6	The industry shall not discharge any fugitive emissions. All gases shall be emitted through a stack of suitable height, as per the norms fixed by the Board from time to time.	Partially Complied  All DG sets are equipped with acoustic enclosures.  The joint committee observed that the four DG sets (02 of capacity 625 KVA and 02 of capacity 250 KVA) are not provided with adequate stack height as per prescribed norms.
9	The industry shall discharge all gases through a stack of minimum height as specified in the following standards laid down by the Board Stack height for diesel generating sets.	Not Complied  The joint committee observed that the four DG sets (02 of capacity 625 KVA and 02 of capacity 250 KVA) are not provided with adequate stack height as per prescribed norms.
12	The industry will provide canopy and adequate stack with the D.G sets so as to comply with the provision of notification No GSR-371 E dated 17-5-2002(amended from time to time) issued by MOEF under Environment (Protection) Act, 1986.	Partially complied All DG sets are equipped with acoustic enclosures.  The joint committee observed that the four DG sets (02 of capacity 625 KVA and 02 of capacity 250 KVA) are not provided with adequate stack height as per prescribed norms.
14	The industry shall submit balance sheet of every Financially year to the concerned Regional Office by 30th June of every year	No Information provided by the Project Proponent.
15	That the industry shall submit a yearly certificate to the effect that no addition / up-gradation/ modification/ modernization has been carried out during the previous year otherwise the industry Shall apply for the varied consent.	Not Complied  The project proponent has expanded the project area Without prior Environmental Clearance and without obtaining consent to establish.
17	The industry shall ensure that the Hazardous Wastes generated from the premises are handled as per the provisions of the Hazardous Waste (Management, Handling and Transboundary Movement) Rules, 2008, without any adverse effect on the environment, in any manner.	<b>Copy of the Authorization from PPCB not provided.</b>  The used oil is generated from DG set, as hazardous waste which is being sold to authorized vendor, as informed by TDI's representative. However, no records were shared to verify the same.
19	The industry shall plant minimum of three suitable varieties of trees at the density of not less than 1000 trees per hectare all along the boundary of the industrial premises.	Not complied  The committee observed that the project proponent has not developed adequate plantation along the road side and also their premise periphery.
41	The Industry shall ensure that its production capacity does not exceed the capacity mentioned in the consent and shall not carry out any expansion without the prior permission /NOC of The Board	<b>Not Complied.</b> The project proponent has expanded the project area without prior Environmental Clearance and without obtaining consent to establish.

Table 5: Compliance of Special Conditions of CTO granted under Air Act, 1981:

S.No	Air Consent Special Conditions	Compliance Status (As on 16.12.2024)
1.	The Consent to operate granted under water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981 for 598 flats, 390 dwelling units, 60 SCO and 28 Booths is only valid for the part of project for which Environmental Clearance has already been Granted to the project proponent.	Consent to operate was valid upto 28.02.2022. Applied for renewal but not granted by PPCB.
2.	The promoter company shall obtain revised Environmental Clearance from the competent authority due to increase in the total area of the project from 230.09 acres to 290.097 acres and submit same to the board within 6 months.	<b>Not complied</b> Promoter company has not obtained revised Environmental Clearance from the competent Authority.
3.	The promoter company shall not carry out any further construction activities in the area for which Environmental Clearance has not been obtained, till the promoter company obtains revised Environmental Clearance for the complete project.	<b>Not complied</b> At the time of the visit, the committee observed that the construction activities in the new added area were being carried out by the promoter company And the individual plot owners.
4.	The promoter company shall not allow any occupancy in the part of the project for which Environmental Clearance has not been obtained	<b>Not complied.</b> At the time of visit, the committee observed that occupancy in new expanded area of the project has been given by the project Proponent.
5.	The promoter company shall use its treated waste water for only dual plumbing, gardening and construction activities and shall not dispose the treated domestic effluent by any other mode of disposal.	<b>Not complied</b> The committee observed that the dual plumbing facility has not been established in their premises; the treated waste water is mainly used for plantation areas developed as per Karnal technology and gardening areas.
7.	The promoter company shall complete all work as per its letter dated 22.04.2021 submitted to Regional Office, Mohali, well before 15.06.2021 And submitted compliance of the same to the board.	Information not provided by Project Proponent.
8.	The promoter company shall comply with provisions of Solid Waste Management Rules, 2016.	<b>Not complied</b> <ul style="list-style-type: none"> <li>The project proponent has installed a composter with a capacity of 500 kg/day for processing biodegradable waste generated on the premises. However, the composter was found to be non-functional, and its physical condition suggested it had not been used for a long time.</li> <li>The project proponent did not maintain records for recyclable solid waste, inert waste, or Bio degradable solid waste.</li> </ul>



## ਪੰਜਾਬ ਪ੍ਰਦੂਸ਼ਣ ਰੋਕਥਾਮ ਬੋਰਡ

ਪੰਜਾਬ ਪ੍ਰਦੂਸ਼ਣ ਰੋਕਥਾਮ ਬੋਰਡ, ਆਈ. ਐੱਸ. ਨਗਰ, ਲੁਧਿਆਣਾ



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e-mail: ppchsep\_zp1@yahoo.com

ਮਿਤੀ 21-4-22

REGISTERED

To

M/s Tdi Infratech Ltd.,  
(Earlier known as M/s Taneja Developers & Infrastructure Ltd.),  
Project- TDI township development,  
Sector 74-A, 92, 116, 117, 118 & 119, SAS Nagar.

Subject: Notice to Issue directions u/s 33-A of the Water (Prevention & Control of Pollution) Act, 1974.

Whereas, It is mandatory on the part of the project proponent to obtain the 'consent to establish / operate' of the Board u/s 25/26 of the Water Act, 1974 and u/s 21 of the Air Act, 1981, to establish a construction project and to operate its outlet, for discharging of effluents / emissions arising from its premises.

And whereas, it is also mandatory on the part of the project proponent to provide adequate and appropriate effluent treatment facilities, so as to ensure that the concentration of various pollutants in the wastewater discharged from the premises of the project proponent, is within the permissible limits prescribed by the Board.

And whereas, the project proponent was earlier granted Consent to Operate (CTO) under the Water (Prevention & Control of Pollution) Act, 1974 vide no. CTOW/Varied/SAS/2021/13182303 dated 21/05/2021 and under the Air (Prevention & Control of Pollution) Act, 1981 vide no. CTOA/Varied/SAS/2021/14300630 dated 21/05/2021 (both expired on 28/02/2022) with special conditions.

And whereas, the project proponent was also granted consent to establish (NOC) under the Water (Prevention & Control of Pollution) Act, 1974 and the Air (Prevention & Control of Pollution) Act, 1981 vide no. CTE/Exp/SAS/2021/15594418 dated 07/06/2021 (expired on 06/01/2022) with special conditions.

And whereas, the project proponent had obtained Environmental Clearance vide no. SIEAA/2015/5194 dated 01.10.2015 for Construction of a housing project namely "TDI Township" at Sector 117-118 to be developed by M/s Taneja Developers & Infrastructure Ltd. in an area of 230.034 acres having built up area 286135 sqm, which has valid upto 01.10.2026.

And whereas, the project proponent was earlier served notice to issue directions u/s 33-A of the Water (Prevention & Control of Pollution) Act, 1974 as amended in 1988 vide Board's letter no. 1993-94 dated 24/3/2022 with an opportunity of personal hearing before the Chairman of the Board on 5/4/2022, wherein it was decided as under:

1. The project proponent shall immediately install and commission the STP of adequate capacity so as to achieve the prescribed standards.
2. The project proponent shall make adequate arrangements for the disposal of treated wastewater as the present STP and sewerage system of the area is already overloaded.
3. The project proponent shall obtain consents to operate under the Water (Prevention & Control of Pollution) Act, 1974.
4. For the continuous violation of environmental laws, environmental compensation from the period of date of violation observed upto 31/3/2022 is imposed.
5. The Environmental Engineer, Regional Office, SAS Nagar shall calculate the environmental compensation to be imposed to the project proponent.
6. The Environmental Engineer, Regional Office, SAS Nagar shall process the consent application of the project proponent on merit.

And whereas, the proceedings of the hearing were also conveyed to the project proponent vide Board's letter no. 2631-32 dated 28/4/2022 for compliance.

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And whereas, a telephonic complaint was again received from the residents of TDI Connaught place, Sector 74-A, Mohali regarding the connection of sewer line being done by the project proponent with the storm water line on 4/6/2022. Accordingly, the site was visited by officer of the Board on 04.06.2022 and contacted Sh. Hiranjan Singh, Sh. Ohri and other residents of the TDI Connaught place, Sector 74-A, Mohali. The representative of the TDI Sh. Gurkiran, Sh. Ranjish and Sh. Davinder was also called at the site. It was informed that the storm water line provided near plot no. 1566 is also receiving sewer water and now the storm water was being connected with the rain water harvesting pit and the work has been stopped after protest by TDI residents. The connection of storm water line was found plugged using cement plaster which the residents claimed that the same has been done only after they protested. A sample of water from the stagnant waste-water collected in the storm water was found collected and send to HIO lab for analysis to check any contamination with sewer water. Sh. Davinder Singh informed that they have identified that the sewer water is coming in the storm water line from some houses and they are tracing the same and final connection with the rain water harvesting pit will only be done only after rectifying the problem. The residents also informed that due to problem of choking of sewer line, the waste-water from the commercial segment of Sector 74-A, Mohali also gets collected on the roads, no mechanism of rain water recharging & the rain water is disposed into open parks which became a breeding place of mosquitoes, cleaning of the sewerage manholes in cannaught Place, Sector-74 using tankers regularly till 25/5/2022. It was observed that there is no system of rain water recharging laid for the houses of canaught place falling in the line of series 1503-06. Thereafter the STP site was visited by the officer of the Board and it was observed that the STP was not in operation. No record of operation of STP could be shown during visit. Untreated water was being disposed off through bye-pass. Sample from inlet of STP and outlet bye-pass was collected and same was analyzed by Board's Lab. As per the analysis report, the various parameters are found beyond the permissible limits of the Board, which is as under:

Sr. no.	Parameters	Inlet of STP	Outlet of STP	Bye-pass stagnation water
1.	pH	7.2	7.3	7.5
2.	TSS mg/l	158	137	119
3.	BOD mg/l	140	110	102

And whereas, during the visit, the representative of the project proponent Sh. Gurkiran refused to sign the data sheet and Sh. Davinder Singh fled away from the spot and thereafter switched off his phone. The project proponent has failed to install/ start any work nor gave any proposal of construction of new STP of adequate capacity in this office. Water was found stagnant in the plantation area developed adjoining to STP. The project proponent has failed to get the validity of consent under Water (Prevention & Control of Pollution) Act, 1974 extended. The project proponent was failed to get the validity of consent to operate under the Water (Prevention & Control of Pollution) Act, 1974 well as NOC expansion. The officer of the Regional Office has also reported that the construction of around 20-25 plots was under progress in the Chitrakoot project. TDI Chitrakoot is a part of the project for which revised environmental clearance has been applied by the project proponent in SEIAA and construction status has been sent vide letter no. 607 dated 20/1/2022 to SEIAA. Further, the project proponent has not obtained a revised environmental clearance. Hence, the project proponent has started construction without obtaining a revised environmental clearance from SEIAA. The project proponent does not comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 as well as conditions mentioned in the NOC earlier granted to it and conditions of environmental clearance granted under the EIA notification dated 14/9/2006. Moreover, the project proponent has not made the compliance with the hearing decisions. It has now been decided by the Competent Authority of the Board to give an opportunity of personal hearing to the project proponent before taking further action in the matter. The authority further directed that the project proponent shall immediately stop the further construction TDI Chitrakoot is a part of the project for which revised EC has been applied by the project proponent. Therefore, the project proponent was served notice regarding non-compliance of hearing decisions dated 5/4/2022 given by the Chairman of the Board vide Board's letter no. 5646-47 dated 21/9/2022 alongwith an opportunity of personal hearing before the Chairman of the Board on 3/10/2022, which was postponed due to administrative reasons. The above said personal hearing has now been fixed on 12/10/2022 and same was informed to the project proponent vide Board's letter no. 6084-85 dated 7/10/2022. The said personal hearing was again postponed to 18/10/2022 due to administrative reasons.

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And whereas, a telephonic complaint was received from on 5/9/2022 regarding disposal of untreated waste-water into storm water drain of GMADA by the TDI Infratech Ltd at Sector-118, Mohali. Accordingly, the site was visited by officer of the Board on 05.09.2022 and it was observed that Modular STP installed by the project proponent of 100 KLD capacity near plot no. 156, sector-118, Mohali was not in operation during visit. The representative informed that the STP is not in operation since 5-6 months. No record of operation of STP could be shown during visit. No waste-water was found collected in component of STP such as MBBR tank, tube settler etc. Only plastic media was found in MBBR tanks. From physical condition it appeared that the STP is not in operation for long time. No sludge was found stored in sludge drying beds. The reading of water meter provided at outlet of STP was 4045 m3. The collection tank was having sewage. One flexible pipeline & motor was found connected from inlet collection tank before STP to the storm water drain laid by GMADA along road-side. Even along the road width the pp has laid underground fixed line till the storm water drain. Sample from inlet collection tank before STP was collected and same was analyzed by Board's Lab. The other flexible line was found connected from collection tank of storm water. Sample from pipeline connected to the collection tank of storm water, was collected and sent to HO lab for analysis. GMADA official was telephonically contacted and asked to dismantle the illegal pipeline laid by the pp till storm water drain of GMADA. The representatives of the project proponent during the hearing informed that due to heavy rains, the water stagnated in the plantation area and site of STP was disposed off in the water drain laid by GMADA along the roadside. He further submitted in writing that the earlier vendor finalized by their company for installation of STP, has quit due to some unavoidable circumstances. Now, the project proponent has initiated the work for upgradation of the sewage treatment plant to enhance its capacity upto 2.5 MLD. The said work of upgradation of STP would be completed in one year. The meanwhile the upgradation works of existing STP are in progress, suitable provisions for the cleaning of STP area, removal of water stagnation and maintenance of green area/ Karnal Technology area is being carried out. He also requested to consider his reply w.r.t PPCB letter dated 21/9/2022. After hearing, the Chairman of the Board decided as under:

- 1) On the basis of best assessment and judgement, an environmental compensation of Rs. 10.0 Lakhs is imposed to the project proponent. The project proponent shall deposit Rs. 10.0 Lakhs as environmental compensation within one week in the O/o Environmental Engineer, Regional Office, SAS Nagar.
- 2) The project proponent shall operate its sewage treatment plant (STP) regularly and efficiently, so as to achieve the effluent standards prescribed by the Board, consistently.
- 3) The project proponent shall not discharge its untreated/ treated effluent into any River/ Drain/ Choe/ borewell/ rainwater harvesting etc. directly or indirectly, under any circumstances.
- 4) The Environmental Engineer, Regional Office, SAS Nagar visit the site of the project to verify the contentions of the representative of the project proponent, compliance of conditions of environmental clearance granted by MoEF and consent to establish (NOC) granted by the Board within 15-days and shall send his report/recommendations in the matter immediately thereafter.
- 5) Further action in the matter shall be taken after the receipt of the report of the Environmental Engineer, Regional Office, SAS Nagar.

And whereas, the proceedings of hearing were also conveyed to the project proponent vide Board's letter no. 7284-85 dated 29/11/2022 for compliance. But the project proponent was not submitted any compliance in the matter.

And whereas, the telephonic complaint was received on 18/11/2022 regarding disposal of untreated domestic effluent by TDI township developed by TDI Infratech Ltd formely known as Taneja developers & infrastructure Ltd, Sector 117, Mohali using mobile tankers.

And whereas, the project site was visited by officer of the Board on 18/11/2022 and it was observed as under:

1. The STP was not in operation and untreated effluent was being disposed off through motor and flexible pipe into adjoining field.
2. In the basement where mechanical components of the STP has been installed was found flooded with water. No record of operation of STP could be shown during visit.
3. The representative informed that the STP is not in operation since 1.5 month and the wastewater is disposed of through mobile tankers or in adjoining fields through flexible pipelines.



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4. The mechanical composter installed in the project was also checked and the reading of electricity meter provided with it was 4.5 units indicating that the project proponent is not operating the composter regularly.
5. The project proponent was granted Consent to Operate under Air Act, 1981 & Water Act, 1971 which has expired on 28.02.2022 and the project proponent has failed to get the same extended. It is pertinent to mention here that the promoter company is not serious in ensuring compliance of the provisions of various Environmental norms and regular complaints are being received in the projects developed by the promoter company in sector 117-118, Mohali & sector 110-111, Mohali regarding disposal of untreated effluent by the project proponent. The project proponent has not deposited EC amount of Rs.10 Lacs as imposed during the hearing.

And whereas, the project proponent failed to comply with the decisions of the personal hearing dated 18/10/2022 u/s 33-A of the Water Act, 1974 and continuously violating the provisions of the said Act and causing pollution intentionally & deliberately in the vicinity.

And whereas, the project proponent was served notice for non-compliance of decisions of personal hearing dated 5/4/2022 and 18/10/2022 u/s 33-A of the Water (Prevention & Control of Pollution) Act, 1974 vide Board's letter no. 7852-53 dated 30/12/2022 alongwith an opportunity of personal hearing before the Chairman of the Board on 12/1/2023, wherein it was decided as under:

- I. On the basis of best assessment and judgement, an interim environmental compensation of Rs.20.0 Lakh is imposed to the project proponent. The project proponent shall deposit the same within one week in the office of Environmental Engineer, Regional Office, SAS Nagar.
- II. As per the decision No.4 of the proceedings of the hearing taken by the Chairman, Punjab Pollution Control Board on 5.4.2022 ("for the continuous violation of environmental laws, environmental compensation from the period of date of violation observed upto 31.3.2022") issued vide Board's letter No.2631-32 dated 28.4.2022, the project proponent shall be bound to deposit the environmental compensation for the continuous violation of environmental laws.
- III. The project proponent shall regularly and efficiently operate the existing STP and shall not discharge the untreated/ treated wastewater into any drain/choe etc.
- IV. The project proponent shall upgrade and commission the STP of adequate capacity for the generation of effluent so as to be received at the time of completion of the project, treatment and for scientific disposal of the treated effluent from the premises of this project, within two months.
- V. The project proponent shall submit the layout plan of the project showing the 13 acres developed within the project alongwith the khasra nos. on Aksh Sajra Plan so that same be freezed in the record of Revenue Department, so that area not be used for expansion in future.
- VI. The project proponent shall remove/comply with all the shortcomings pointed out in Board's letter no. 7852-53 dated 30/12/2022, by 15.2.2023 failing which Board will consider to impose directions issued u/s 33-A of the Water (Prevention and Control of Pollution) Act, 1974 vide Board's above said letter for stoppage of registration deeds/electric connection for the new buyers. If the project proponent complies with the shortcomings pointed in the above said letter and the environmental laws, the PP shall apply for consent to operate under the Water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981.
- VII. The Environmental Engineer, Regional Office, SAS Nagar shall visit the project to verify the statements of the project proponent, verify the existing STP and mode of disposal and to check the progress of STP being upgraded by the project proponent, compliance of environmental laws and send his report/recommendations accordingly. Environmental Engineer, Regional Office, SAS Nagar shall take up the matter with the Committee constituted by the Board regarding the final calculation of environmental compensation to be imposed on the project proponent as per decision at Point No. II above.

And whereas, the proceedings of the hearing were conveyed to the project proponent with copy to Regional Office, SAS Nagar vide Board's letter no. 893-94 dated 6/2/2023 for compliance.

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And whereas, to verify/ check the compliance made by the project proponent, the site of the project was visited by officer of the Board on on 12/1/2023 and the pointwise compliance of the decisions of personal hearing is as under:

- 1) The project proponent was pursued by this office to submit the environmental compensation imposed by the Board, but he failed to submit the same till date.
- 2) The project proponent has installed STP adjoining the bank of lakhnour choe, which is passing within the project site and STP was found in operation. But the treated water quality was not good. There are two untreated sewage line coming into the collection tank, one from the left side of project of the choe and having diameter approx. 12" and the remaining line coming from the right side of lakhnour choe, the project proponent has now provided fresh sewer line in this area and the untreated effluent is collected in tank near the STP, where from the same is being lifted manually by pump, which is leading to the collection tank of the STP. The project proponent was suggested to provide permanent transfer pump in the 2nd untreated sewage line immediately.
- 3) The project proponent has not installed any STP in the project. Presently, the entire untreated effluent is being discharge in open area/ irrigation purpose of the adjoining farmer by flexible pipes and pumping through peter engine. The project proponent has developed karnal technology in approx. 3-4 acres' area, which is not adequate. The ridges and furrow are fully submerged with untreated effluent causing stagnation. No plant was observed. Further, the untreated effluent was also disposed of through mobile tankers in undisclosed location.
- 4) The project proponent has started installation of new STP of capacity 2.5 MLD. The project proponent has completed 80-90% structure work of collection tank, O2 SBR tank. The representative of the project informed that the same will be commissioned till end of June or July.
- 5) The project proponent has not developed any plantation area under karnal technology @ 13 acre. However, the project proponent has developed plantation area approx. 3-4 acres' land, which is fully submerged with untreated effluent.
- 6) The project proponent has failed to comply with the shortcoming observed earlier by officer of the Board.

And whereas, the project proponent has also developed high rise building in the name of M/s Wellington Tower (Group housing project). The project proponent has shown the STP and same was found lying defunct. Therefore, the entire effluent is being discharge illegally.

And whereas, from the above, it is clear that the project proponent has not setup any STP in the township of 230 acres till date and the entire effluent is being disposed of either by mobile tanker or other illegal way.

And whereas, the project proponent neither upgraded its STP nor made the scientific adequate mode of disposal. Untreated waste was being discharged onto land for stagnation and was being disposed of through a mobile tanker, PP has not deposited environmental compensation amounting to Rs. 20 Lakhs.

And whereas, as per decisions of the hearing dated 12/1/2023 as mentioned above the project proponent failed to comply with the decisions of hearing dated 12/1/2023 as well as provisions of the Water (Prevention and Control of Pollution) Act, 1974.

And whereas, the Competent Authority of the Board after thoroughly examining the case of the project proponent, issued following directions u/s 33-A of the Water (Prevention & Control of Pollution) Act, 1974 to the project proponent as well as GMADA/ Revenue authorities/ PSPCL authorities vide Board's letter nos. 2512-2517 dated 13.04.2023:

- 1) The project proponent shall stop the construction activities at the site with immediate effect and stop forthwith discharging any effluent/ wastewater into sewer/ inland surface water/ onto land or through any other mode.
- 2) The project proponent shall not allow any new occupancy and shall not allow any new possession on the premises of the project, with immediate effect.
- 3) The Revenue Authorities shall not register any sale deed related to any plot/ flat/ house/ shop/ any other component of this project with immediate effect.
- 4) The PSPCL authorities shall not release any electric connection for this project or any of its components, with immediate effect.

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- 5) The GMADA Authority shall not issue license to the project proponent for carrying out construction activity in any area development project.
- 6) The GMADA authorities be directed to cancel the licence of the developer issued for the said project.
- 7) The project proponent shall submit the sewer line network of the entire project within 15-days in the O/o Environmental Engineer, Punjab Pollution Control Board, Regional Office, SAS Nagar.
- 8) The project proponent shall provide permanent lines network for the disposal of treated effluent into plantation area; provided colour coding of the pipe line leading to flushing area and also shall install separate water meter on the pipe line leading to flushing, gardening and any other, within 15-days and submit compliance report in the O/o Environmental Engineer, Punjab Pollution Control Board, Regional Office, SAS Nagar.

And whereas, the project proponent submitted a request vide its letter dated 04.05.2023 to review/withdraw the above said directions issued by the Board as under:

- a) That the shortcomings of the STP are being attended as the up-gradation works new STP of capacity 2.5 MLD is also being carried out by the company on war footage. A photocopy of the relevant work orders /tenders is enclosed for kind reference. As stated in the above said letter no approximately 80-90% structure works are already complete. The machinery, equipment and other mechanical equipments has also been shipped to our store in the township and entire team is working their heart out to complete the commissioning works of the STP & make it operational. The latest photographs of the actual site are also enclosed as ready reference.
- b) That the presently the waste effluent so generated is being disposed in the green area and other area in which Plantation shall be done as per Karnal Technology.
- c) As stated above, we are in the process of the up-grading new STP of capacity 2.5 MLD (SBR type) on war footage. That approximately 80-90% structure works are already complete. The machinery, equipment and other mechanical equipments has also been shipped to our store in the township and entire team is working their heart out to make the STP operational.
- d) That we will surely increasing plantation area under Karnal Technology to a maximum of 13 Acres approximately in the township so as to accommodate the treated effluent scientifically.
- e) That all the other shortcomings of the previous order related to the maintenance & operations works had already been removed and Mechanical composter installed at the site is now completely operational and functional.

And whereas, the Regional Office, SAS Nagar of the Board verified the representation/ request dated 04.05.2023 of the project proponent and point-wise compliance of the decisions of personal hearing is as under:

Sr. No.	Decisions of personal hearing	Remarks
1	On the basis of best assessment and judgment, an interim environmental compensation of Rs.20.0 Lakh is imposed to the project proponent. The project proponent shall deposit the same within one week in the office of Environmental Engineer, Regional Office, SAS Nagar.	The project proponent has deposited bank guarantee amounting to Rs 20 Lacs in lieu of the EC imposed by the Board.
2	As per the decision No.4 of the proceedings of the hearing taken by the Chairman, Punjab Pollution Control Board on 5.4.2022 (for the continuous violation of environmental laws, environmental compensation from the period of date of violation observed upto 31.3.2022") issued vide Board's letter No.2631-32 dated 28.4.2022, the project proponent shall be bound to deposit the environmental compensation for the continuous violation of environmental laws.	The project proponent has submitted environmental compensation of Rs. 10 lakh on 03/01/2023 vide DD no. 980986 dated 13/12/2022.
3	The project proponent shall regularly and efficiently operate the existing STP and shall	The project proponent has complete civil work of collection tank, bar screens, 2 no.

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	not discharge the untreated/treated wastewater into any drain/choe etc.	SBR tanks and treated water tank. The foundation work of filters was in progress. The project proponent has also started digging for the construction work of boundary wall of STP area. The project proponent has also started construction work of 1 more STP of capacity 1.3 MLD, during visit it was observed that 30% structure work of collection tank and SBR tank has been completed. Photograph enclosed.  The project proponent has also completed 90% upgradation work of existing STP installed in the Wellington Tower which will be made in operation within a week.
4	The project proponent shall upgrade and commission the STP of adequate capacity for the Generation of effluent so as to be received at the time of completion of the project, treatment and for scientific disposal of the treated effluent from the premises of this project, within two months.	As per above
5	The project proponent shall submit the layout plan of the project showing the 13 acres developed within the project alongwith the khasra nos. on Aksh Sajra Plan so that same be freezed in the record of Revenue Department, so that area not be used for expansion in future.	The project proponent has started developing plantation area under karnal technology.
6	The project proponent shall remove/comply with all the shortcomings pointed out in Board's letter no. 7852-53 dated 30/12/2022, by 15.2.2023 failing which Board will consider to impose directions issued u/s 33-A of the Water Act, 1974 vide Board's above said letter for stoppage of registration deeds/electric connection for the new buyers. If the project proponent complies with the shortcomings pointed in the above said letter and the environmental laws, the PP shall apply for consent to operate under the Water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981.	The project proponent is now doing best efforts to comply with the previous shortcomings.

And whereas, the project proponent was issued modified following directions u/s 33-A of the Water (Prevention and Control of Pollution) Act, 1974 as amended in 1988 vide Board's letter no. 3081 dated 05.05.2023:

1. The project proponent shall install and commission two STPs of capacity 2.5 MLD and 1.3 MLD and make adequate arrangement for disposal of treated water within 3 months.
2. The project proponent shall make the STP installed in Wellington Tower group housing project operational within 7 days and shall ensure the utilization of treated effluent within the project and will not dispose of the same in unscientific manner.
3. The project proponent shall obtain Consent to Operate/ Consent to Establish of the Board under the Water (Prevention & Control of Pollution) Act, 1974 and the Air (Prevention & Control of Pollution) Act, 1981 within 15-days.

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4. The project proponent shall operate the STP regularly and ensure that untreated waste-water is not being disposed in unscientific manner.
5. Directions issued vide letter no. letter no. 2512-17 dated 13/4/2023 may be confirmed again in case the project proponent fails to ensure time bound compliance of the above directions, without giving any further notice/opportunity.

And whereas, the above said modified directions were forwarded to the GMADA/ Revenue authorities/ PSPCL authorities with a request not to cancel the license of the developer issued for the said project/ to register the sale deed related to any plot/ flat/ house/ shop/ any other component of this project, with immediate effect/ to release the electric connection for this project or any of its components, with immediate effect respectively.

And whereas, a petition dated 11.01.2024 bearing Original Application No. 1084/2024 titled as Vijay Kumar Pathania Vs. State of Punjab & Ors. has been filed by the applicant Sh. Vijay Kumar Pathania resident of resident of GL 200, TDI City, Sector 118, Mohali, wherein it has been alleged that Developer of TDI City Mohali, Sector 118 has not provided requisite infrastructure with regard to sewage from the said project and no STP has been constructed. The sewerage from nearby unauthorized colony is being diverted towards the said project which is collected there and has created a large dirty pond as a result whereof water and air pollution is causing damage to environment and also health hazards to local people.

And whereas, the Hon'ble Tribunal was pleased to pass an order dated 08.11.2024 thereby constituting a Joint committee comprising of District Magistrate, Mohali; Punjab State Pollution Control Board; and Central Pollution Control Board. Central Pollution Control Board was designated Nodal Authority for coordination and compliance of the said order dated 08.11.2024. In compliance, the Joint Committee has filed report dated 10.01.2025 before this Hon'ble Tribunal.

And whereas, the said Joint Committee comprising the Environmental Engineer, Punjab Pollution Control Board, Regional Office, Mohali; Naib Tehsildar, Mohali and Scientist-D, Central Pollution Control Board, Regional Directorate, Mohali had visited the site of complaint on 03.12.2024 and 16.12.2024 when the complainant was associated for the verification of the issues raised by him. The issues raised by the complainant and the observations of the Joint Committee members to the said issues are summarized herein below.

- A) **No requisite infrastructure provided with regard to sewage and no STP has been constructed.**

The project proponent has installed three Sewage Treatment Plants (STPs) based on biological process followed by tertiary treatment systems (Filtration, chlorination and UV system) for treatment of the domestic waste water, as per following details:

- i. One STP at Sector 119 with installed capacity of 100 KLD capacity based on MBBR Technology
- ii. 02 STPs - 01 at sector 118 with installed capacity of 1.3 MLD and 01 at sector-117 with installed capacity 2.5 MLD. Both STPs are based on SBR Technology.
- iii. STPs of capacities 1.3 MLD (Sector 118), 2.5 MLD (Sector 117) based on SBR Technology.

During site visits on 03.12.2024, 02 Sewage treatment plants (STPs, namely 100 KLD STP located at Sector 119 and 2.5 MLD STP located at Sector 117, were found operational and the other 1.3 MLD STP located at Sector 118 was under maintenance. The Joint Committee collected samples from the 02 operational STPs and the collected samples were analyzed in CPCB Laboratory for parameters prescribed by Hon'ble NGT vide order dated. 30.04.2019 in the matter of OA No. 1069/2018 The analysis results of the collected samples indicated that:

- i. The STP of 100 KLD capacity was found non-complying with regard to Biochemical Oxygen Demand (13 mg/l > prescribed limit 10 mg/l), Total Nitrogen (24.86 mg/l > prescribed limit 10 mg/l) and Faecal coliform (22x103 MPN/100 ml > prescribed limit 100 MPN/100 ml). Treated Sewage is used for plantation and gardening.
- ii. The STP of 2.5 MLD capacity was found non-complying with regard to Total Suspended Solid (35 mg/l > prescribed limit 20 mg/l), BOD (16 mg/l > prescribed limit 10 mg/l, Total Nitrogen (23.03 mg/l > prescribed limit 10 mg/l) and Fecal Coliform (54x103

mg

MPN/100 ml against prescribed limit 100 MPN/100 ml). Treated Sewage is used for plantation and gardening.

- iii. As per the Punjab Pollution Control Board (PPCB) notification dated 28.03.2019, the above Sewage Treatment Plant were meeting with the specified standards for pH, BOD, and TSS, but were failing to comply with the fecal coliform limit of less than 1000 MPN/100 ml.

**B) Sewerage of nearby unauthorized colony diverted towards the said project.**

The Joint Committee observed that water was accumulating on an undeveloped plot of land, owned by M/s EMAAR Group, situated behind TDI, Sector 118, Mohali. On 03.12.2024, the joint committee, along with the applicant, Shri Vijay Kumar Pathania and TDI Developers' representatives, conducted a site visit to examine the surrounding area and trace the source of the accumulated water. It was reported that untreated wastewater from Green Enclave, a nearby colony located in the village Daun Majara. The committee revisited the Green Enclave area on 16.12.2024 and it was reported that untreated wastewater from Green Enclave is being discharged onto the said vacant land owned by M/s EMMAR Group which was the primary cause of the water stagnation behind the TDI City. It was observed that there is no drainage system in place, and the nearby agricultural landowners have constructed an embankment to stop the water from flowing onto their fields, resulting in water stagnation on the vacant plot of M/s EMAAR Group. M/s TDI group, the developer of TDI City, Mohali has also constructed a boundary wall around their premises to prevent water seepage from the vacant land of M/s EMMAR Group.

And whereas, the Joint Committee in its report dated 10.01.2025 has given the following suggestions and recommendations

- a) It is therefore recommended to upgrade/operate the STPs adequately including installation of a chlorination stage in the STPs, to ensure that faecal coliform and other parameters remain within prescribed limits before discharging the treated waste water for plantation and gardening purpose.
- b) It is suggested that the necessary action be taken by PPCB with regard to diversion of untreated waste water by Green Enclave in the vacant land of M/s EMMAR Group located behind TDI Project.
- c) The various non-compliances were found with regard to the compliance of the conditions of Environmental clearance and the consent to operate granted to the project proponent by SEIAA and PPCB respectively, as summarized in Table 2 to Table 5 (compliance of general and special conditions of Consent to Operate under Water Act, 1974, compliance of general and special conditions of conditions of Consent to Operate under the Air Act, 1981). PPCB to ensure compliance of the conditions of EC and CTO, by the project Proponent in a time bound manner.
- d) The Project proponent namely TDI, shall obtain NOC from the Punjab Water Resources Development Authority (PWRDA) for abstraction of ground water from tube wells, for groundwater extraction.
- e) The Project proponent shall provide water meters on the pipelines through which the treated wastewater is utilized for flushing purposes, irrigation of land area developed as per karnal Technology, lawns /landscaping and other activities etc. The Project proponent shall maintain the record of the treated water reuse for various activities.
- f) The Project Proponent shall install electromagnetic type flow meters on all tube wells and a record of the same has to be maintained.
- g) The project proponent shall provide adequate facilities for handling of solid waste generated in the township to ensure compliance with provisions of the Solid Waste Management Rules, 2016.
- h) The Project Proponent must stop construction activities and prevent occupancy in any part of the project for which Environmental Clearance has not yet been obtained.

And whereas, the Joint Committee has also verified the compliance of the conditions imposed in the Environmental Clearance by SEIAA, Punjab and compliance of condition imposed by the Board in the Consents to Operate granted under the provisions of the Water (Prevention and

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Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981, as per which the project proponent is not complying with the conditions of Environmental Clearance granted by SEIAA, Punjab and Consents to Operate granted under the provisions of the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 granted by the Board.

And whereas, after consideration of the case and in view of the averments made in the original application and observations made by the said Joint committee, the Hon'ble Tribunal was pleased to pass an order dated 18.02.2025 thereby impleading the Board as one of the respondents in the case requiring them to file their replies / responses alongwith project proponent.

And whereas, the project proponent has failed to obtain renewal of consents to Operate (CTO) under the Water Act, 1974 and the Air Act, 1981 and is operating the project.

And whereas, from the above, it is clear that the project proponent is not complying with the various provisions of the Water Act, 1974.

And whereas, the matter has been considered by the Competent Authority of the Board and it has now been proposed to initiate action u/s 33-A of the Water (Prevention & Control of Pollution) Act, 1974 for closure of the project, due to above mentioned violations.

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 proposes to direct you as under:

- 1) The project proponent shall stop all construction activities at the site with immediate effect and stop forthwith discharging any effluent/ wastewater into sewer/ inland surface water/ onto land or through any other mode.
- 2) The project proponent shall stop forthwith discharging any effluent from its project site or through any mode.
- 3) The project proponent shall not allow any new occupancy and shall not allow any new possession in the premises of the project, with immediate effects.
- 4) The Revenue Authorities shall not register any sale deed related to any plot/ flat/ house/ shop/ showroom/ any other component of this project, with immediate effect.
- 5) That environmental compensation shall be imposed on the project promoter for polluting the environment.
- 6) The PSPCL authorities shall not release any electric connection for this project or to any of its components, with immediate effect.

As such, you are, hereby, afforded an opportunity to appear in person before the Chairman at Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala on 07.05.2025 at 11:00 AM to explain your failure to comply with provisions of the Water (Prevention & Control of Pollution) Act, 1974, failing which, it will be presumed that the project proponent(s) has nothing to say in the matter and further action under the provisions of the said Act, will be taken against the project proponent(s), without any further notice/ opportunity.

Endst. no. 471

A copy of the above is forwarded to the Environmental Engineer, Punjab Pollution Control Board, Regional Office, SAS Nagar for information and necessary action. It is requested to get the copy of the notice delivered to the project proponent through special messenger and send the receipt of the same to this office and ensure its presence in the hearing.

*MD*  
21/04/2025  
Environmental Engineer  
for & on behalf of the  
Punjab Pollution Control Board  
Dated 21-4-25

*MD*  
21/04/2025  
Environmental Engineer  
for & on behalf of the  
Punjab Pollution Control Board