BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL
PRINCIPAL BENCH, NEW DELHI
IN
APPEAL NO. 20/2022
IN
I.A NO. 106/2022 & 107/2022

IN THE MATTER OF:
SANDEEP SINGH ....APPELLANT

VERSUS

UNION OF INDIA AND ORS ...RESPONDENTS

N.D.O.H - 18.12.2023

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THROUGH

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Place: Chandigarh
Date: 11/10/2023

IN THE COURT OF NATIONAL GREEN TRIBUNAL
PRINCIPAL BRANCH, NEW DELHI

Register No. 1501
Dated 11-10-23

Appeal No. 20/2022

(I.A. No. 106/2022 & I.A. No. 107/2022)

Sandeep Singh .....Appellant

Vs.

Union of India and Ors. .....Respondents

Written statement by way of affidavit of Dr. Kamal Kumar Garg, IAS, Member Secretary, State Level Environment Impact Assessment Authority, Punjab (SEIAA) on behalf of Respondent No. 2.

I, the above-named deponent being the Member Secretary of SEIAA, Punjab, and duly authorized to file the present written statement on behalf of Respondent No 2 in this appeal against the impugned orders dated 19.01. 2022 of the SEIAA, Punjab, do hereby solemnly affirm, declare and state as under:

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ADVOCATE
CHANDIGARH
INDIA
No 2021
GOVT OF INDIA

Respectfully showeth:

PRELIMINARY SUBMISSIONS:

1. That the Appellant has instituted this appeal against the grant of the impugned Environmental Clearance "*under Section 16 read with Section 18 of the National Green Tribunal Act, 2010*". However, it is submitted that the appeal is not legally maintainable and, furthermore, the Appellant has no locus standi to institute the same against the EC granted by the answering respondent in the

Hon'ble Tribunal. Excerpts from the operative parts of Sections 16 (h) and (i) of the NGT Act, 2010, being the only relevant sections under the said Act relating to appeal against grant or refusal of environmental clearance, are reproduced as under:

Section 16(h) of the NGT Act, 2010: Under this section any aggrieved person can prefer an appeal against "*an order made, on or after the commencement of the National Green Tribunal Act, 2010,* granting *environmental clearance in the area in which any industries or operations or processes or class of industries or operations or processes shall not be carried out or shall be carried out subject to certain safeguards under the Environmental (Protection) Act, 1986"* within 30 days of grant of tne EC. Since the impugned EC has not been granted in an area *in which any industries or operations or processes or class of industries or operations or processes shall not be carried out or shall be carried out subject to certain safeguards under the Environmental (Protection) Act, 1986",* challenge to the Environmental Clearance granted by the answering respondent is not maintainable under Section 16 (h) of the Act.

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Similarly, Section 16(i) of the NGT Act states: that any aggrieved person can prefer an appeal against "*an order made, on or after the commencement of the National Green Tribunal Act, 2010, refusing to grant environmental clearance for carrying out any activity or operation or process under the Environmental (Protection) Act, 1986* within 30 days of the order. Section 16(i) being in respect of challenge to an order refusing the grant of an

EC is, therefore, also not applicable in the instant case. Furthermore, Section 18(2) of the NGT Act, 2010, deals with grant of compensation or relief and settlement of disputes by aggrieved parties. Grant of an EC cannot be challenged under Section 18(2) since the section is without prejudice to the provisions of Section 16 and is only for the purpose of enlisting the category of aggrieved persons who can file an appeal for compensation and relief. In any case, the Appellant does not even fall in any of the permissible categories (a) to (f) of Section 18(2) of the said Act who can institute such appeals for compensation / relief as he has nowhere stated in his appeal what loss he has suffered or how is he aggrieved due to the grant of the impugned EC. The appeal is, therefore not maintainable under the NGT Act, 2010, and the Appellant has no locus standi to file the same either under Section 16 or Section 18 or both sections 16 and 18 read co-jointly.

2. That the Hon'ble Tribunal vide para 6 of its orders dated 25.05.2022 in this appeal had *inter alia* directed as under:

"A copy of this order be forwarded to Regional Officer, MoEF&CC, Regional Officer CPCB, SEIAA, Punjab and State PCB by e-mail for compliance.

The Appellant may serve a copy of the paper book on Regional Officer, MoEF&CC, Regional Officer CPCB, SEIAA, Punjab, State PCB and the PP".

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3. That the aforesaid orders of the Hon'ble Tribunal were neither sent by email nor was a copy of the paper book supplied to the

answering respondent who first learnt of the same only on receipt of letter no 3408-3410 dated 13.06.2022 from the Punjab Pollution Control Board (PPCB). The matter was taken up in the 208th meeting of the SEIAA held on 23.06.2022 wherein it was *inter alia* decided that copy of paper book should be obtained from the PPCB since the same had not been supplied by the Appellant despite being requested to do so. PPCB informed that it had also not received the paper book. Eventually a photocopy of the paper book was provided by the Appellant to the answering respondent on 15.07.2022 i.e. 2 months after the directions of the Hon'ble Tribunal. However, several important Annexures attached with the Appeal are either incomplete or illegible being on a very small and unreadable scale in the paper book. Several Annexures do not have the stamp and / or date of the issuing / certifying authority or other mandatory details. In particular, the Layout Plans and Maps which are critical to the case and should have been provided on A0 size sheets (119 x 84 cms size) have been provided on A-4 size paper (30 x 21 cms size) thereby making them unreadable. Details of the Annexures which are incomplete and / or illegible in the paper book are as under:



Annexure No	Particulars	Remarks
A / 2	Approved Layout Plan dated 10.06.2014	The Plan is incomplete and illegible and is a black and white Plan on very small scale on A-4 size paper. The Plan attached as Annexure

		A / 2 in the paper book does not bear the stamp of the issuing authority and is without any Legend. Furthermore, the Layout Plan does not contain the details of area and population which are a mandatory part of approved Layout Plans.
A / 4	Layout Plan of Group Housing Project "The Lake"	The Plan is incomplete and illegible. It is a Black and white plan which has been supplied on very small scale on A 4 size paper. The Plan attached as Annexure A / 4 in the paper book does not bear the stamp of the issuing authority and is without any legible Legend or date of issue. Furthermore, the dimensions in the drawings and other details of the Layout Plan are neither complete nor legible.
A / 7	Approved Layout Plan dated 12.01.2017	A black and white plan has been attached with very small scale on A-4 size paper. There is neither any date nor any stamp of the issuing authority on the

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		incomplete Plan which is otherwise also not legible.
A / 8	Copy of Approved Layout Plan dated 06.08.2018	A black and white plan has been attached with very small scale on A-4 size paper. There is neither any date nor any stamp of the issuing authority on the incomplete Plan which is otherwise also not legible.
A / 10	Copy of Layout Plan of Resort A & B	Black and white plans have been attached with very small scale on A-4 size paper. There is neither any date nor any stamp of the issuing authority on these incomplete Plans which are otherwise also not legible.
A / 17, 18, 19	Photographs of STP / RMC plants etc.	Black and white photocopies of photographs have been attached in these Annexures. Most of the Attachments are of very poor quality and nothing can be made out from the same.
A / 32	Copy of Conceptual Plan dated 08.10.2014	A Black and White plan on very small scale and on A-4 size paper has been attached which is not legible.

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ADVOCATE
CHANDIGARH

4. That the Maps and Plans mentioned in the above Table are of critical importance in providing the reply of the answering respondent in the present appeal. The Appellant may, therefore, kindly be directed to furnish legible and complete copies of the above Annexures on proper scale including Legends, Stamps of the Approving authority, date on which issued and all other particulars as applicable to the relevant Plans to the Answering Respondent at the earliest. The reply to this Appeal is being submitted by the Answering Respondent on the basis of official record available with it and without prejudice to its right to supplement / amend the same upon receipt of the legible and complete Maps / Plans as above.

5. That the Ministry of Environment, Forests & Climate Change (MoEF&CC), New Delhi has issued Environment Impact Assessment Notification S.O. 1533 (E) hereinafter referred as EIA Notification on 14.09.2006. A copy of the Notification is attached as **Annexure R-2/ 1**. As per the said EIA Notification, the projects or activities listed in the Schedule appended to the said notification require prior Environmental Clearance (EC) from the MoEF&CC or the State Level Environment Impact Assessment Authority (hereinafter referred to as SEIAA) duly constituted by the Central Govt. under sub-section (3) of section 3 of the Environment (Protection) Act, 1986, as the case may be.



6. That the activities relating to the Building & Construction Projects or Area Development Projects are listed at Sr. No. 8 (a) & 8 (b) of the Schedule appended to the EIA Notification, 14.09.2006, in the

list of projects or activities requiring prior Environment Clearance. The relevant part of the same is as under:

8(a)	Building and Construction projects	≥20,000 sqm and ≤1,50,000 sqm of built-up area#	# built-up area for covered construction; in the case of facilities open to the sky, it will be the activity area.
8(b)	Township and Area Development projects	Covering an area ≥ 5-0 ha and / or built-up area1,50,000 sqm ha	++ All projects under Item 8(b) shall be appraised as Category B1.

7. That the present appeal has been made with a prayer to set aside the Environmental Clearance granted to M/s Omaxe Chandigarh Extension Developers on 19.01.2022, under category 8(b) of the said notification, for expansion of a township project namely "Omaxe Chandigarh Extension" having total land area of 805.611 acres and built-up area of 2145325.314 sqm located at villages Kansala, Ranimajra, Dhodemajra, Rasoolpur, Salamatpur, Paraul, Bharonjian, Ghandouli, Bhagat Majra, Saini Majra, Bansepur, Paintpur, Chahar Majra, Sanglan, in Mullanpur (LPA), District SAS Nagar, Punjab. Copy of the said Environmental Clearance is attached as **Annexure R-2/2**.

8. That the said Environmental Clearance has been granted by the SEIAA on the recommendation of the State Expert Advisory Committee (SEAC) after following all due procedures as mandated in the EIA Notification, dated 14.09.2006, and subsequent related

directions of the MoEF&CC as also after proper appraisal and detailed examination of the Environmental Impact Assessment report and all the earlier complaints made by the Appellant against M/s Omaxe Ltd by both the SEAC and the SEIAA. It is further submitted that the core issues in the present appeal are virtually identical with the issues raised by the Appellant in his earlier complaints / representations dated 07.08.2021, 27.08.2021 and 13.12.2021 which have been thoroughly enquired into and findings recorded in the various proceedings of SEIAA and SEAC meetings held on the subject. The background of the case and details of the procedure adopted for grant of the said Environmental Clearance are provided in the subsequent paras.

9. That the project proponent was first granted Environmental Clearance for the establishment of a Township and Area Development Project under Category 8 (b) of the Schedule attached with the EIA Notification, 2006, on 06.02.2014 in an area of 461.675 acres. A copy of the EC is attached at **Annexure R-2/3**. Subsequently, the Project Proponent applied for expansion of this township project in an area of 592.463 acres located at villages Kansala, Ranimajra, Dhodemajra, Rasoolpur in Mullanpur (LP), District SAS Nagar. The said EC was granted on 25.03.2015. A copy of the EC is attached at **Annexure R-2/4**. The Project Proponent thereafter applied for further expansion in the Project for an area of 805.611 acres. The Terms of Reference (ToR) for preparation of EIA report for the proposed expansion were issued to the project being a category 8(b) project by the MoEF&CC vide



letter no. 21-94/2020-IA.III dated 10.12.2020. A copy of the ToR granted for the Project is attached at **Annexure R-2/5**.

10. That the project proponent submitted all the requisite documents i.e. Form I, IA, EIA report, Conceptual Plan and other additional documents and the requisite fee along with the application for obtaining Environmental Clearance for expansion of the project.

11. That the application of the project proponent for grant of EC for an expanded total area of 805.611 acres was first considered by the State Expert Appraisal Committee (SEAC) in its 204th meeting held on 20.07.2021. A copy of the Proceedings of the meeting duly uploaded on Parivesh Portal is attached at **Annexure R-2/6**. During the meeting the Environmental Consultant of the Project Proponent presented salient features of the project as under:

Sr. no.	Item	Details
1.	Online Proposal No.	SIA/PB/MIS/62162/2014 TOR issued by MoEF&CC New Delhi on 10th December 2020 .
2.	Name and Location of the project	"Omaxe Chandigarh Extension" located at Kansala, Ranimajra, Dhodemajra, Rasoolpur, Salamatpur, Raul, Bharonjian, Ghandouli, Bhagat Majra, Saini Majra, Bansepur, paintpur, chahar majra, sanglan, in Mullanpur (LPA),District SAS Nagar, Punjab.
3.	Project/activity covered under item of scheduled to the EIA Notification,	8 (b) Township and Area Development project; B1 Category

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	14.09.2006	
4.	Whether the project is in critical polluted area or not.	None
5.	If the project involves diversion of forest land. If yes, a) Extent of the forest land. b) Status of the forest clearance.	CLU already obtained.
6.	a) Is the project covered under PLPA,1900, if No but located near to PLPA area then the project proponent is required to submit NOC from the concerned DFO to the effect that project area does not fall under the provision of PLPA Act, 1900. b) Is the project covered under	No



	PLPA, 1900, if yes then Status of the NOC w.r.t PLPA,1900.	
7.	If the project falls within 10 km of ecosensitive area/ National park/Wild Life Sanctuary. If yes, a) Name of ecosensitive area/ National park/Wild Life Sanctuary and distance from the project site. b) Status of clearance from National Board for Wild Life (NBWL)	No No No
8.	Classification/Land use pattern as per Master Plan	Residential, mix land use as per CLU submitted.
9.	Cost of the project	Rs 550 Cr.
10.	Total Plot area, Built up Area and Green area	

Description	Previous EC	Additional	Total after expansion
Land (Acres)	592.463	213.148	805.611
Built-up area (sqm)	289325	1884325	2145325
Green area (sqm)			237550

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11.	Population (when fully operational)	124915 persons
12.	Water Requirements & source in Construction Phase	20-30 KLD met by STP within the project
13.	Break up of Water Requirements & source in Operation Phase (Summer, Rainy, Winter):	

Sr. No.	Season	Total Water (KLD)	Fresh water (KLD)	Flushing (KLD)	Green Area (KLD)
1	Summer	15779	13467	2312	1565
2	Winter	15779	13467	2312	512
3	Rainy	15779	13467	2312	142

14.	Source of Water	• Ground water (tube well) • Treated waste water will be used in the construction (STP installed within project) • The permission from the PWRDA has been applied. • Recirculation of treated water
15.	Treatment & Disposal arrangements of waste water in Construction Phase	At present 3 STPs of capacity 1000KLD, 100KLD and 50KLD have been installed to treat the wastewater generated from the current population. The wastewater generated during the construction will be treated in the same STPs.
16.	Disposal Arrangement of Waste water in Operation Phase	Total @ 12623 KLD waste water will be generated, which will be treated in different STPs of capacity installed for the different phases with total treatment capacity of 13 MLD (500KLD X 6no., 1000KLD X 5 no., 2500KLD X 2no out of which one STP of

<table>
<tr><td></td><td></td><td>capacity 1000 KLD has already been installed. Besides this, 2 other STP of smaller capacities 100KLD and 50KLD have also been installed for the construction work. The disposal of treated wastewater will be given as under:
<table>
<tr><th>Sr. No.</th><th>Season</th><th>For Flushing purposes (KLD)</th><th>Green Area sqm (KLD)</th><th>MC Sewer if any (KLD)</th></tr>
<tr><td>1.</td><td>Summer</td><td>2312</td><td>1565</td><td>8746</td></tr>
<tr><td>2.</td><td>Winter</td><td>2312</td><td>512</td><td>9799</td></tr>
<tr><td>3.</td><td>Rainy</td><td>2312</td><td>142</td><td>10169</td></tr>
</table></td></tr>
<tr><td>17.</td><td>Rain water recharging detail</td><td>1699723 m3/year rain water will be collected and 80 no. of recharging pits will be provided to recharge the rooftop rainwater of buildings after treatment through oil and Grease traps</td></tr>
<tr><td>18.</td><td>Solid waste generation and its disposal</td><td>
<table>
<tr><th></th><th>Earlier</th><th>Additional</th><th>Total</th></tr>
<tr><td>MSW</td><td>30235 Kg/day</td><td>17885 Kg/day</td><td>48120 Kg/day</td></tr>
</table>
a)48120 kg/day
b) Solid wastes will be appropriately segregated (at source. by providing bins) into recyclable, Bio-degradable Components, and non- biodegradable</td></tr>
<tr><td>19.</td><td>Hazardous Waste & E-Waste</td><td>1) Cat 5.1 Qty 25 ltr.
2) Any other Category

Used oil from DG sets will be sold to registered recyclers and E-waste will be disposed off as per the E-waste (Management) Amendment Rules, 2018</td></tr>
<tr><td>20.</td><td>Energy Requirements & Saving</td><td>a) 30 MW from PSPCL.
b) 6x 240 KVA, 4x500 KVA
Energy Saving measures:</td></tr>
</table>

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		• Solar Light 500 No = 3750 KWHD • Common area (5000) light bulbs(60W) replaced with LED 15 W = 2700 KWHD • Energy Saving @2200 KWH annually with 100 liters solar heated water use/day • Energy Saved for use of 8000 lit hot water/day 8000 x2200/100 = 176000 KWH/year = 482 KWHD • Total Energy saved/day = 6932 KWHD
21.	Environment Management Plan along with Budgetary break up phase wise and responsibility to implement	During construction phase GM will be responsible and during operation phase, GM Will be responsible for implementation of the EMP.

Description	**Capital Cost (Rs)**	**Recuring Cost (Rs)**
Construction	1022 lac	18.50 lac
Operation		53.0 lac

22.	Certified Compliance report from regional office of MoEF& CC	Submitted



During the meeting, SEAC raised following observations to the Project Proponent:

a) The Project Proponent shall submit compliance of the observations made by the MoEF&CC in the certified compliance report issued by the Ministry.

b) As per the condition of the earlier Environmental Clearance granted to the Project Proponent, the Environmental Clearance was subject to final order of the Hon'ble Supreme

Court of India in the matter of Goa foundation Vs. Union of India in writ petition (Civil) no. 460 of 2004 as may be applicable to this project and decisions of any competent Court, to the extent applicable. The Project Proponent is required to submit proper reply to this condition.

c) The Project Proponent shall submit details w.r.t. No. of Towers to be constructed, No. of stories in each tower, details of flats on each floor such as 3BHK/4BHK etc., the basis of estimating the population, calculation of water requirement and wastewater generation with treatment and disposal arrangements.

d) The project proponent shall submit the detailed plan for the collection, segregation, treatment and disposal of Municipal Solid Waste in compliance of Solid Waste Management Rules, 2016.

e) The Project Proponent shall mark the location of the STPs in the layout plan as proposed by him.

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

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After detailed deliberations, SEAC decided to defer the case till the next meeting of SEAC subject to submission of reply by the Project Proponent. The latest order of the Hon'ble NGT dated 02.07.2021

shall be circulated to all the members of SEAC through e-mail so that the said order can be deliberated in depth in the next meeting.

12. That the case was again considered by the State Expert Appraisal Committee (SEAC) in its 205th meeting held on 21.08.2021. A copy of the Proceedings of the meeting duly uploaded on Parivesh Portal is attached at **Annexure R-2/7**. During meeting SEAC observed that the Project Proponent vide letter dated 30.07.2021 has submitted the point wise reply to the observations raised by the SEAC.

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

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

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

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SEAC also observed that a representation was received on 07.08.2021 from Sh. Sandeep Singh S/o Sukhpal Singh R/o Village Gandhon Kalan, VPO Rangilpur, Tehsil & District Rupnagar, Punjab in which it was alleged as under:

a) That the Project Proponent added around 60 acres of land in the area for which earlier Environment Clearance was obtained and started construction of seven different projects in newly added land. Out of 7 projects, excavation was completed in 1 project, plotted development (Roads, sewerage etc.) completed in 2 projects, external structure development completed in 2 projects and external structure upto 9th floor completed in 2 projects.

b) That the STP installed by the Project Proponent for treating the wastewater from the present population (1500 residential apartments) is not operational and untreated wastewater is discharged into the River Siswan.

c) That the Project Proponent has installed 2 no. RMC plants at villages Bharounjian and village Ranimajra without obtaining statutory approval from Punjab Pollution Control Board.

d) That the Project Proponent has also not taken adequate measures for storage of construction material lying at the site in compliance of Construction and Demolition Waste Management Rules, 2016. The Project Proponent has not obtained separate Environment Clearance for the project namely "The Lake" as the same was not included in the Environment Clearance application of the Project.

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e) That Environment Clearance for the proposed expansion project should not be granted to M/s Omaxe New Chandigarh Developers Pvt. Ltd and action should be initiated against the respondent builder under the provisions of EIA Notification 14.09.2006 due to aforesaid violations.

During the meeting, Member Secretary, SEAC apprised the Committee that the above said representation/ complaint dated 07.08.21 was also addressed to Principal Secretary, Department of Science, Technology & Environment, Punjab besides Chairman, SEIAA, Chairman, SEAC and Chairman, PPCB. Further, the Department of Science, Technology & Environment is in the process of constituting a committee to verify the facts of the complaint.

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

13. That the case was again considered by the State Expert Appraisal Committee (SEAC) in its 208th meeting held on 02.11.2021. A copy of the Proceedings of the meeting duly uploaded on Parivesh Portal is attached at **Annexure R-2/8**. During the meeting the committee observed that after receiving the first representation from Sh. Sandeep Singh through Advocate Sh. S.S. Sehgal on 07.08.21, another representation dated 27.08.21 was received from Sh. Sandeep Singh through Advocate Sh. S.S. Sehgal through emails on 31.08.21, wherein it was alleged that the builder has developed a total of 6,48,510 sqm. built up area as against the permitted limit of 2,89,325 sqm. built-up area to be developed in 592.463 acres.

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The built-up area of 6,48,510 sqm includes a huge group housing project namely, "The Lake" which alone measures 3,04,049 sqm with details as under:

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

In the complaint it was alleged that "The Lake" Group Housing Project consisted of 1344 flats with built up area of 3,04,049 sqm. which was not a part of the 2,89,325 sqm for which EC was granted on 25.03.2015. Further, it was submitted that the Group Housing Project namely, "The Lake" was in complete violation of EIA Notification, 2006 and requested that the construction going on at the site was without Environmental Clearance and prayed that the sale purchase of flats/ units may kindly be

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stopped and the builder may be directed not to handover possession of dwelling units during the pendency of this application.

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

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

Sr. No.	Name of the Project	Construction Status as stated by the complainant	Reference No. marked by the Complainant in the layout Plan	Construction Status as verified during visit on 08.09.21	Status as per drawing no. 3269 CTP (Pb)-MPM-131 dated 10.06.2014 on the basis of which environmental clearance was granted.
1.	Beacon Street (Commercial)	Excavation completed	1	Excavation to a depth of about 3 meter to 4 meter was found done. No excavation/	Site area not mentioned in the above drawing.



				construction activity was observed under progress at the site. The site was surrounded by wild growth of plants.	
2.	Stilt + 4 (Salamatpur)	External Structure Developmen t Completed	2	Construction of 4 Blocks (Stilt +4) was under progress	Site area not mentioned in the above drawing.
3.	Resort A	High rise construction and developmen t. External structure upto 9 floors.	3	Construction regarding group housing was under progress at site	Site area not mentioned in the above drawing.
4.	Resort-B	High rise construction and developmen t. External structure upto 9 floors.	4	Construction regarding group housing was under progress at site	Site area not mentioned in the above drawing.
5.	Stilt + 4 (Ranimajra)	External Structure Developmen t Completed	5	Construction regarding group housing was under progress at site	Site area not mentioned in the above drawing.
6.	Plotted Phase-2 Area	Excavation completed. Plotted developmen t (Roads, sewerage etc.) completed. Construction of external	6	The site was found levelled. Sewer line was found laid and roads were found constructed. No other civil construction was observed under progress.	Site area not mentioned in the above drawing.



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

Thereafter, the committee concluded as under:

a) The project proponent has carried out development activities beyond the approved drawing No. 3269 CTP (PB)-MPM-131 dated 10.06.14 on the basis of which Environmental Clearance was granted.

b) Both the STPs of 500 KLD and 100 KLD were in operation during the visit. A part of the untreated effluent and the STP of 500 KLD was being discharged into Siswan drain through an overflowing terminal manhole of the sewer line. The effluent from STP of 100 KLD was not found being discharged into any drain.

c) The project proponent has not obtained consents to operate for the existing two RMC Plants.

d) The project proponent is required to take adequate measures for the management of C&D waste at site and has not obtained

authorization under the Construction and Demolition Waste Management Rules, 2016.

e) Construction in the project namely, "The Lake" was under progress. Though this project is marked as Group Housing in 25.012 acres in Part-D of the layout Plan approved vide no. 3269 CTP (PB) MPM - 131 dated 10.06.14 but clarification from SEIAA / SEAC is required as to whether the built-up area of this project is included or not in the EC granted to the project proponent vide no. SEIAA/2015/1878 dated 25.03.15.

f) For further verification of the built-up area of the project w.r.t. the approved drawings/ environmental clearance granted, may be got verified from the Chief Town Planner, Punjab/ the authorities of GMADA.

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



Further, the NGT after hearing the Counsel of the Appellant vide order dated 13.09.21 in O.A. No. 222/2021 (IA No. 166/2021) constituted a five members joint Committee comprising MoEF&CC, CPCB, SEIAA, Punjab, Punjab State PCB and District Magistrate, Mohali. Further, CPCB and State PCB will be Nodal Agency for coordination and compliance. The Joint Committee may meet within 15 days. It may undertake visit to the site and interact with the stakeholders, including the PP. The Committee will be free to consult any other expert/ institution and may give its reports within 2 months. The Committee may also give status on quantity of sewage and solid waste being generated and system to be or being followed for their management as per consent and authorization granted. Further, sources of water and the permissions granted may also be indicated. The matter was listed for further consideration on 04.01.22.

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

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

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

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

Punjab Pollution Control Board vide letter no. 5987 dated 25.10.2021 has sent the latest construction status report of the site in response to letter no. 1597 dated 20.05.2020 & reminder vide letter no. 1900 dated 29.07.2020. The relevant contents of the report are reproduced as under:

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

Sr. no.	Report sought by SEIAA	Reply of the Board
1.	Whether Project Proponent has started the construction of the project in the expansion area for which application of ToRs submitted by the Project Proponent.	Yes, the Project Proponent has carried out development activities beyond the approval drawing no. 3269 CTP (Pb)- MPM- 131 dated 10.06.2014 on the basis of which Environment Clearance was granted.
2.	Whether project 'Beacon Street' is part of the expansion project as mentioned in the complaint.	Yes, the proposed project i.e. 'Beacon Street' is a part of the expansion project.
3.	Whether expansion project, is in violation of the provisions of EIA Notification 14.09.2006.	Yes, the Project Proponent has carried out development activities beyond the approval drawing no. 3269 CTP (Pb) -MPM- 131 dated



		10.06.2014 on the basis of which the Environment Clearance was granted.
4.	Whether site of the expansion project, is meeting with the siting guidelines framed of the Punjab Pollution Control Board for such type of project.	As per the boundary limits site shown by the representative of the promoter company during the visit, there is no MAH Industry/ Cement Plant/grinding Unit/ Rice Sheller/ Saila Plant/ Stone Crushing/ Screening-cum-washing Unit/ Hot Mix Plant within a radius of 500m from the boundary of the proposed site of the project. However, there are 3 brick kiln of Vill-Parol, which are within the 500m radius of the project. It is pertinent to mention here that out of these three, one brick kiln i.e. M/s Universal Brick Kiln, Parol, Kharar falls within the 100m radius of the project site. As such the promoter company shall develop 15m wide green belt of broad leaf trees towards the brick kiln, so as to attenuate the air pollution being generated from the brick kiln. The promoter company shall also get the same earmarked in the revised layout plan of the project.
5.	Physical structures within 500m radius of the site including the status of industries, if any.	There is mostly commercial and residential development in the 500m radius of the project. However, there are 3 brick kiln of Vill- Parol, which are within 500m radius of the project. It is pertinent to mention here that out of these three, one brick kiln i.e. M/s Universal Brick kiln, Parol, Kharar falls within the 100m radius of the project site.
6.	Status of consent issued to existing project under Air act, 1981 and Water act, 1974 (validity of	Consent to operate under the Water act, 1974 and Air act, 1981 granted on 07.09.2020, both were expired on 31.12.2020, which were further

	consents, project site area, built up area etc.)	extended upto 31.03.2022, for independent Floors & Villas (Dwelling Unit) @ 1200 no. having total land area of 592 acres."

14. The matter was again considered by the SEAC in its 209th meeting held on 27.11.2021. A copy of the Proceedings of the meeting duly uploaded on Parivesh Portal is attached at **Annexure R-2/9.** The Committee after hearing the project proponent and perusing the record observed as under:

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

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

details of 14 projects mentioned in the complaint by the Complainant also to be marked digitally in the layout plan using GIS as per the revenue records.

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

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

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

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

16. That, a joint meeting of the Chairpersons and Member Secretaries of SEIAA/SEAC, Punjab was held on 03.12.21 to discuss the

various issues relating to the application of expansion of township project namely, "Omaxe Chandigarh Extension" submitted by M/s. Omaxe New Chandigarh Developers Pvt. Ltd. A copy of the Proceedings of the meeting is attached at **Annexure R-2/10.** The Committee after detailed deliberations decided as under:

a) That the expansion application of M/s Omaxe New Chandigarh Developers Pvt Ltd. for grant of EC is required to be examined and processed on merit after ascertaining the factual position regarding the complaints made against the Project Proponent. Committee noted that no stay or bar on the processing of the EC application has been issued by any court of law and the same cannot, therefore, be kept indefinitely pending till the final outcome of all the court cases.

b) That in order to save time, SEIAA/SEAC would not conduct fresh enquiry in the matter and report of 5 -member NGT Committee (and other officers / authorities to which the 5 - member Committee had assigned fact finding duties) would be procured by SEIAA and considered by SEIAA / SEAC for appraising the expansion proposal.



c) That the main allegations in the complaint are that 14 projects have been started/constructed by M/s Omaxe New Chandigarh Developers Pvt. Ltd. outside the boundary of 596.435 acres for which the expansion EC dated 25.03.2015 was granted. The location of these 14 projects should be examined by using GIS data and the report of the Revenue Department submitted by M/s

Omaxe Chandigarh Extension vide letter no. 2021-27 dated 03.12.2021.

d) That in case any further clarifications are required, the same may be obtained from the PPCB / Revenue Department / Town Planning Department / GMADA etc.

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

17. That the project proponent vide letter OCED/Mullanpur/DM/2021-26 dated 02.12.21 informed that the Hon'ble NGT had formed a Committee of 5 members and this Committee had directed the Naib Tehsildar, Majri to file a report regarding complaint made by Ms. Sandeep Singh. The Naib Tehsildar had filed his report to the 5 Member Committee. The project proponent made a request to Member Secretary, SEIAA-cum-Member of the Hon'ble NGT constituted Joint Committee to issue a copy of report submitted by Naib Tehsildar Majri and same was issued to the project proponent vide letter no. 3972 dated 02.12.21. A copy of the report is annexed as **Annexure R-2/11.**

That the Naib Tehsildar, Majri has submitted an amended report after making typographical corrections to the Committee which has been further submitted by the project proponent to SEIAA, Punjab vide letter No. OCED/Mullanpur/DM/2021-29 dated 10.12.21. Copy

of the amended report of the Naib Tehsildar, Majri, is attached as **Annexure R-2/12**.

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

a) Illegal construction work being carried out at site by M/s. Omaxe Limited, beyond the ambit of approved layout plan, may kindly be ordered to be stopped immediately.

b) Further, direction may kindly be issued to the project proponent to immediately stop operating 2 RMC Plants which are being operated without requisite permissions and also consent to operate.

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



20. That the matter was again considered by the SEAC in its 210th meeting dated 24.12.2021. A copy of the Proceedings of the meeting (which have also been duly uploaded on Parivesh Portal)

are attached at **Annexure R-2/13**. SEAC observed that the project proponent vide letter No. OCED/Mullanpur/DM/2021-32 dated 16.12.21 had submitted the reply of ADS raised by SEAC in its 209th meeting held on 27.11.21. SEAC further perused the representations of the complainant dated 07.08.21, 27.08.21 and 13.12.21, the order of Hon'ble NGT dated 13.09.21 in O.A. No. 222/2021 (IA No. 166/2021), Report of the Committee dated 23.09.21 constituted by Govt. of Punjab, Department of Science, Technology & Environment, construction status report submitted by PPCB vide letter dated 25.10.21, order of Hon'ble Supreme Court of India dated 22.11.21 titled, "Omaxe Limited and Anr. V/s. Sandeep Singh & Ors. (Civil Appeal No. 6725/2021)", Minutes of Joint Committee of Chairpersons & Member Secretaries of SEIAA & SEAC, Punjab held on 03.12.21, Report of Naib Tehsildar, Majri sent by Member Secretary, SEIAA-cum-Member of Joint Committee dated 02.12.21 & 10.12.21, reply of ADS submitted by the Project Proponent vide letter dated 30.07.21 and 16.12.21, reply of Project Proponent submitted vide letter dated 17.12.21 on the allegations made by the complainant vide their complaint dated 13.12.21 and certified compliance report submitted by MoEF&CC, Northern Region Office, Chandigarh vide letter No. 790 dated 16.11.20 & reply of the Project Proponent submitted to MoEF&CC, Chandigarh vide letter dated 11.11.2020.



Thereafter, the SEAC asked the Project Proponent to present their case in view of the above complaints, decisions of Hon'ble NGT & Supreme Court of India, reply of ADS raised by the SEAC, report

of the Committee constituted by Department of Science, Technology & Environment, report of Naib Tehsildar, Majri, etc. The Environmental Consultant of the project proponent presented the details as under:

<table>
<tr><th>Sr. No</th><th>Allegations made by the complainant</th><th>Remarks</th></tr>
<tr><td>1.</td><td>The Complainant vide representation dated 07.08.2021 and 21.08.2021 alleged that Environmental Clearance was granted only for an area of 592.463 acres with an expected population of 77,642 which is in consonance with the approved building plan dated 10.06.2014. He further stated that 14 new projects have been illegally constructed without obtaining prior Environmental Clearance with details as under:
<table>
<tr><th>Sr. no</th><th>Name of the project</th><th>Built up area in Sq.m</th></tr>
<tr><td>1.</td><td>Beacon Street (Commercial)</td><td></td></tr>
<tr><td>2.</td><td>Stilt+4 (Salamatpur)</td><td>--</td></tr>
<tr><td>3.</td><td>Resort A</td><td>56914</td></tr>
<tr><td>4.</td><td>Resort B</td><td>80382</td></tr>
<tr><td>5.</td><td>Stilt+4 Rani Majra</td><td>--</td></tr>
<tr><td>6.</td><td>Plotted Phase 2 area</td><td>--</td></tr>
<tr><td>7.</td><td>Paintpur Plottd area</td><td>--</td></tr>
<tr><td>8.</td><td>The Lake</td><td>304049.154</td></tr>
<tr><td>9.</td><td>Silver Birch</td><td>1,19644</td></tr>
<tr><td>10.</td><td>Ambrossia</td><td>35,347</td></tr>
<tr><td>11.</td><td>Cassia</td><td>92,290</td></tr>
<tr><td>12.</td><td>Celestia Grand Floors</td><td>17,352</td></tr>
<tr><td>13.</td><td>Celestia Royal Floors</td><td>58,023</td></tr>
<tr><td>14.</td><td>Mulberry Villas</td><td>21,806</td></tr>
</table></td><td>The project proponent vide letter dated 17.12.2021 informed that the Environmental Clearance was granted to the Project Proponent after appraisal of the project as per procedure prescribed under the provisions of EIA notification, 14.09.2006 on the basis of the mandatory documents enclosed with the application i.e. Form-1,1-A and conceptual plan.

Further, SEAC observed that in reference to appeal dated 15.11.21 filed by the Advocate of the complainant, SEIAA, Punjab vide letter No. 4924 dated 06.12.21 supplied copy of the conceptual plan submitted by M/s. Omaxe at the time of obtaining the Environmental Clearance dated 25.03.15.
Further, Hon'ble NGT vide order dated 13.09.21 in the matter of O.A no. 222/2021 constituted five-member Committee comprising of MoEF&CC, CPCB, SEIAA, PPCB and District Magistrate. The said Committee has sought specific report from Naib Tehsildar, Majri to check the development as per the conceptual plan submitted by the Company.
The Naib Tehsildar, Majri filed its report to five-member committee vide letter dated 18.11.21 & 06.12.21. A copy of the said reports was given to M/s. Omaxe by Punjab</td></tr>
</table>

		Pollution Control Board on the directions of MS, SEIAA, Punjab vide letter No. 3972 dated 02.12.21 and 4032 dated 09.12.21. Further the M/s. Omaxe submitted the reports of Naib Tehsildar Majri to SEAC vide letter dated 02.12.21 & 10.12.21. SEAC after perusal of the above two reports submitted by Naib Tehsildar observed that all the 14 projects except Beacon Street located within the boundary of the conceptual plan (592.463 acres) for which the Environmental Clearance was granted to the project proponent vide letter dated 25.03.15. Further, as per the report of Naib Tehsildar, the project of Beacon Street falls outside the boundary of conceptual plan and this land is lying vacant. However, as per records, earlier there was brick kiln. As per the decision taken in 209th meeting of SEAC held on 27.11.21, the Project Proponent through ADS was asked to submit the details (boundary of the project along with its components of the earlier Environmental Clearance granted for 592.463 acres and proposal for expansion of the project for 805.611 acre needs to be digitally earmarked using GIS on the layout plan of 805.611 acre as per the revenue records (Jamabandi/ Hadbast/ Khasra/Khatauni No.). Further, the details w.r.t. area exempted, area under Govt. acquisition, area under future expansion as per the details of CLU granted by the Department of Town & Country Planning Punjab along with the details of 14 Projects mentioned by the complainant also to be digitally marked in the layout plan using GIS as per the revenue records. The Project

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

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	which Environmental Clearance was granted on 25.03.2015. Further, there is no EC granted for the same project site. Furthermore, the project proponent has constructed more than 8 towers of both Resort A & Resort B.	utilized in the green area with details as under:		
		No. of Plots	3371 No @ 15 persons/Plot= **50565 persons** @ 135 lpcd	6826 KLD
		Group Housing 36.549 acres (25.012 + 11.537)	@ 300 persons /acre = **10965 persons** @ 135 lpcd	1480 KLD
		Commercial & Institutional	11.711 acre @ 100 persons/acre = **1171 persons** @ 45 lpcd	53 KLD
		EWS	30.007 acres @ 300 persons /acre = **12003 persons** @ 135 lpcd	1620 KLD
		Institution	29.379 acre @ 100 persons/acre = **2938 persons** @ 45 lpcd	132 KLD
		Green area (Treated effluent to be reused)	31.955 acre @ 50 KLD/acres/day	711 KLD
		Total water requirement		10822 KLD
		Total water requirement except green area		10111 KLD
		Total flow to STP @ 80%		8089 KLD

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STP to be provided		8500 KLD

Total population – 77642

Total water requirement – 10822 KLD

STP Capacity – 8500 KLD

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

Sr. no.	Name of the project	Built up area in Sqm
1.	The Lake	304049.154
2.	Silver Birch	119644
3.	Ambrosia	35347
4.	Cassia	92290
5.	Celestia Grand Floors	17352
6.	Celestia Royal Floors	58023
7.	Mulberry Villas	21806
8.	Resort A	56914
9.	Resort B	80382
	Total	648510

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

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

The Project Proponent informed that the Project mentioned at Sr. No. 1 namely "The Lake" Group Housing, the FAR area has only been considered. The area of the basement which is meant for parking are not

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considered as these have no effect on population of the project. Further, as per the approved building plans of the project, "The Lake" approved vide letter No. 35068 dated 28.11.14 by GMADA, the unit area has been approved as 209628 sqm which is less than as considered for the conceptual layout plan for 216703 sqm. Further the remaining area of 11.537 acres out of the Group Housing Land area of 36.549 acre was for the Resort Project which was part of the conceptual plan dated 08.10.14 already submitted and approved vide layout plan dated 12.01.17.

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

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

From the above table it is clear that 549 plots were developed under the EC granted on 05.02.2014 and the remaining 216 plots

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		were developed under the EC granted on 25.03.2015. Hence the allegations made by the complaint are totally wrong. As already explained at Sr. No. 1, the Resort A & B are part of the conceptual plan for which the EC was granted on 25.03.2015.
3	The Complainant alleged that the STP installed by the Project Proponent is not in operation, hence the sewage coming out of approximately 1500 residential apartments, villas is being discharged into river Siswan. Further, the huge RMC plant of capacity 60 m^3 /hour has been installed at village Bharounjian. He further alleged that the builder is operating this RMC plant without any statutory approval from State Pollution Control Board. Further, the builder has also setup another RMC plant since the 2018 at its Group Housing Project namely the Resort at village Ranimajra without obtaining necessary approvals. The complainant also stated that the construction material present at the site has to be kept covered by the builder however, the builder has not provided any cover on the construction material at site.	The Committee constituted by Department of Science, Technology & Environment in its report submitted to the Govt. vide letter No. 5433 dated 23.09.21 mentioned that both the STPs of 500 KLD and 100 KLD were in operation during the visit. A part of untreated effluent at the STP of 500 KLD was being discharged into Siswan drain through an overflowing terminal manhole of the sewer line. The effluent from STP of 100 KLD was not found being discharged into any drain. The Project Proponent has not obtained consent to operate for the existing 2 RMC Plants. Further the project proponent is required to take adequate measures for the management of C&D waste at site and has not obtained authorization under the C&D waste management Rules, 2016. The SEAC observed that the issues related to operation of STPs, obtaining consent to operate for RMC plants and compliance of C&D Waste Management Rules 2016 are regulatory aspects and SEIAA may write to PPCB for taking requisite action against the Project Proponent, in case any violation is observed.
4.	Certified compliance of the EC conditions	The Project Proponent informed that MoEF&CC, Northern Regional Office, Chandigarh vide letter No. 790 dated 16.11.20 has submitted the certified compliance report to MS, SEIAA, Punjab. As per the report, no major non-compliances

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		were observed by the project proponent. Further, the project proponent has submitted the reply of non-complied/ partially complied conditions, as mentioned in the above report, to MoEF&CC, Chandigarh vide letter dated 11.11.2020. SEAC perused the same and same was found satisfactory.
5.	The Complainant vide representation dated 13.12.2021 alleged that the M/s Omaxe Ltd., was not the owner of the entire land shown in the conceptual plan. He further stated that M/s Omaxe Ltd. has purchased the land shown in the conceptual plan after the alleged date of submission of conceptual plan.	During the meeting, the Project Proponent informed that the CLUs granted by Town & Country Planning, Punjab from 21.04.2009 to 19.07.2013 was for total land area of 715.869 acres, out of which 575.7349 acres was considered for development. Further, the project proponent was the owner of 9.8284 acres of land purchased through sale deed from 2008 to 22.05.2014. Furthermore, there is agreement from 10.12.2012 to 19.09.2014 to sell 6.8997 acres of land. Thus, the ownership of total land area of 592.463 acre (575.7349 + 9.8284 + 6.8997) lies with the project proponent. The project proponent submitted the documentary proof of the same which was taken on record by the SEAC.
6.	The Report of Committee submitted to Govt. of Punjab, Department of Science Technology & Environment vide letter No. 5433 dated 23.09.21 wherein it was mentioned that the Project Proponent has carried out development activities beyond the approved drawing no. 3269 CTP (PB)-MPM-131 dated 10.06.2014.	As explained above at Sr. No. 1, the Environmental Clearance on 25.03.15 was granted to the project proponent on the basis of conceptual plan. NOTARY PUBLIC G S SAINI ADVOCATE CHANDIGARH INDIA No 202 GOVT OF INDIA
7.	The Complainant vide representation dated 13.12.2021 indicated that M/s Omaxe Ltd.	The project proponent during meeting informed the Committee that the conceptual layout plan of 592.463 acre does not include

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



<table>
<tr><td></td><td></td><td>of the 3371 plots have not been considered in the EC granted on 25.03.15.</td></tr>
<tr><td>9.</td><td>The Project proponent was asked to provide the details of wastewater generation and the STP proposed for treatment</td><td>The project proponent informed that the total wastewater generation has been estimated as 12.168 MLD against which 11 STPs of around 13 MLD capacity have been proposed with details as under:
<table>
<tr><th>STP No.</th><th>Area</th><th>STP capacity (KLD)</th></tr>
<tr><td>STP-1</td><td>Ranimajra</td><td>2500</td></tr>
<tr><td>STP-2</td><td>Resort Group Housing</td><td>1100</td></tr>
<tr><td>STP-3</td><td>Rasulpur</td><td>700</td></tr>
<tr><td>STP-4</td><td>Slamatpur</td><td>1800</td></tr>
<tr><td>STP-5</td><td>Mixed Use Development</td><td>1600</td></tr>
<tr><td>STP-6</td><td>Lake Group Housing</td><td>1000</td></tr>
<tr><td>STP-7</td><td>Lake Extension</td><td>1000</td></tr>
<tr><td>STP-8</td><td>Beacon Street</td><td>300</td></tr>
<tr><td>STP-9</td><td>New Commercial -A</td><td>300</td></tr>
<tr><td>STP-9A</td><td>New Commercial-B</td><td>200</td></tr>
<tr><td>STP-10</td><td>Cassia</td><td>2200</td></tr>
<tr><td>Total</td><td></td><td>12700</td></tr>
</table>
The excess water is being discharged into GMADA sewer for which the permission has already given by the Department. The drawing showing the above details was submitted.

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

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		Further, a provision of Rs. 300 lacs for planting the trees and Rs. 450 lacs for 3 years maintenance have been earmarked in the Environment Management Plan.
11	The Project proponent was asked to provide the details of solid waste generation and treatment proposed for the disposal of the same.	The project proponent informed the solid waste generation as under: (i) Residential – 109562 persons @ 0.4kg/day/person = 43825 kg (ii) Commercial- 9323 persons @ 0.2 kg/day/person = 1865 kg **Total = 45690 kg** Out of total 45690 kg, around 14000 kg is the organic/ biodegradable waste and the remaining is inorganic/ inert waste. Two number mechanical composters of 1 Ton/hr. capacity each are proposed for the treatment of organic waste to convert it into manure and the remaining waste is proposed to be disposed of as per SWM Rules, 2016. Further, a provision of Rs. 120 lacs for installing the 2 No. mechanical composters and Rs. 25 lacs for maintenance have been earmarked in the Environment Management Plan for Solid Waste Management.

The project proponent further informed the Committee that the details with respect to population, water requirement, green water requirement, etc. had been revised with change in the conceptual plan. The comparative statement of the Plot Area and built-up area for the EC granted on 25.03.2015 for 592.463 acres and for the proposed expansion plan of 805.611 acre as submitted by the project proponent is placed at **Annexure R-2/14**.

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

I) Special Condition:

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

21. The case was considered by the SEIAA in its 197th meeting held on 06.01.2022. A copy of the Proceedings of the meeting duly uploaded on Parivesh Portal is attached at **Annexure R-2/15**. During the meeting, SEIAA perused the minutes of the 210th meeting of SEAC held on 24.12.2021 and observed that after exhaustively considering all aspects of the case including the complaints dated 07.08.2021, 27.08.2021, 23.10.2021 and 13.12.2021 made by Sh. Sandeep Singh/ replies of Project Proponent thereto submitted vide letters dated 14.09.2021, 11.11.2021 and 17.12.2021 and other relevant

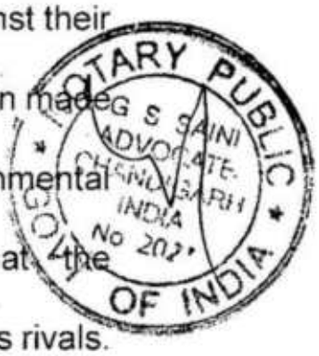
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reports/ records, the case was recommended by SEAC for grant of EC to the Project proponent. SEIAA also carefully examined all relevant records and documents in the case including the various complaints and replies submitted along with the deliberations and recommendations of SEAC in its meetings.

Before allowing the presentation, SEIAA raised certain queries to which project proponent replied as under:

Query 1: Whether all the areas/ pockets listed in the complaints made by Sh. S.S Sehgal and alleged by the complainant to have been developed without prior EC (Silver Birch, Ambrossia, Cassia, Celestia Grand Floors, Celestia Royal Floors Mulberry Villas, Beacon Street (Commercial), Stilt+4 (Salamatpur known as Celestia Royal Floor), Resort A, Resort B, Stilt+4 (Ranimajra known as Celestia Grand Floor), Plotted Phase-2 Area, Paintpur Plotted Area) are included in the area for which EC was granted on 25.03.2015 or not? If reply is in the affirmative, submit proof in this regard.

Reply 1: Project proponent submitted that the complaints against their company were totally false and baseless and had been made with the sole motive of delaying the grant of Environmental Clearance for their expansion project and that the complainant is a proxy representative of their business rivals. All the aforesaid projects alleged to have been illegally developed (except Beacon Street, Commercial) were included in the Environmental Clearance issued by SEIAA vide letter no. SEIAA/2015/1878 dated 25.03.2015. This



project was appraised and EC was granted based on their conceptual plan dated 08.10.2014 for a total area 592.463 acres and a population of 77642 persons in the revenue estates of Village Kansala, Ranimajra, Dhodemajra, Rasoolpur in Mullanpur (LPA), District SAS Nagar. To prove this contention, project proponent submitted as under:

(i) On the directions of the 5 -member committee constituted vide order dated 13.09.2021 of the Hon'ble NGT in OA No. 222/2021, Naib Tehsildar, Majri along with Revenue Department officials checked the area on 15.11.2021 and submitted the report dated 18.11.2021 on the basis of revenue record to the Committee. Some typing errors in the said report vide were rectified vide letter dated 06.12.2021. The report of the Naib Tehsildar, Majri clearly establishes the fact that all the aforesaid projects except Beacon Street (Commercial) are part of the conceptual plan dated 08.10.2014. The said report also enclosed a detailed map duly signed by the Naib Tehsildar, Majri, and other revenue officials depicting the correct project boundary of 592.463 acres with rhodamine red colour and incorrect project boundary as per complaints (which is less than 592.463 acres) with blue colour. The village wise list of areas with Khasra nos alleged to have been developed beyond the areas permitted under the EC have also been provided in the map which depicts that the said areas are, in fact, located within and form part of the conceptual plan area of 592.463

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acres. Another map has been prepared and submitted by Revenue Department in which the 85.559 acres areas which is still undeveloped out of the total area of 592.463 acres has been marked. This map also reveals that out of 3371 plots permitted under the EC, 3248 plots have been developed as on date whereas 123 plots which are undeveloped have been marked on the map which has been signed and submitted by the Revenue Department.

SEIAA carefully examined the report and maps submitted by the Naib Tehsildar, Majri and verified that as per the same all areas alleged in the complaint to be outside the sanctioned EC area of 592.463 acres (except Beacon Street) are located in and are a part of the area of the conceptual plan submitted by the Project Proponent. It also noted that the area and the number of plots actually developed even as on date of checking by the Revenue Department (18-11-2021) are significantly lower than the area and number of plots permitted under the EC dated 25.03.2015.

SEIAA was, therefore, satisfied with the reply of the Project Proponent.

(ii) Project proponent informed that on the directions of SEAC they had also prepared digitised map using GIS platform superimposed on the "Latha" of the revenue records (Name of village and Hadbast/ Mustil/ Khasra No's) in which the boundary of 592.463 acres of earlier granted EC and boundary of the proposed expansion project for 805.611

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acres had been digitally marked. The location of 14 projects mentioned in the complaint were marked by way of Pins on this digitised map and shown in the meeting by the Project Consultant. The GIS based digitised map was provided to SEAC in its 210th meeting held on 24.12.2021, which clearly established that except for Beacon Street all the other locations mentioned in the complaints are located within and form a part of the 592.463 acres area for which EC was granted on 25.03.2015.

Regarding the excavation made in the proposed Beacon Street site, project proponent submitted report of Naib Tehsildar Majri dated 15.11.2021 wherein it has been reported at Sr. No. 19 of the report that 1 no. pocket viz Beacon Street is not part of the conceptual plan of 592.463 acre and there was an old brick kiln in this area. Project proponent further informed that they had not made any excavation at the site and the said land has already low lying due to the dismantling of the brick kiln. Report of Naib Tehsildar, Majri, was checked by SEIAA and the above contention of the Project Proponent regarding prior existences of a brick kiln in the area was found correct as per the report. SEIAA perused the said drawings and observed that project proponent has not made any development outside the boundary of 592.463 acres for which EC has already been obtained by the Omaxe Chandigarh Extension Developers Pvt. Ltd. Rather, against the permissible development in an

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area of 592.463 acres, the actual development has only been undertaken in 506.904 acres till date of checking by the Revenue Department on 15.11.2021. Similarly, out of the permissible number of 3371 plots as per the EC, 3248 plots had been developed till 15.11.2021.

SEIAA was, therefore, satisfied with the reply of the project proponent.

(iii) Project proponent also informed that the allegation made in the complaint that several parcels of land on which development had been undertaken were acquired by them after the grant of EC on 25.03.2015 and could not, therefore, have been a part of the EC is totally incorrect. They informed that they had ownership of the entire 592.463 acres land for which EC was issued by way of CLU granted for an area of 715.182 acres (out of which 575.7349 acres were considered for development in this EC application) and also possessed sale deeds of 9.8284 acres and agreement to sell (ATS) of 6.8997 acres before the date of grant of EC for which they had already submitted details in the meeting of SEAC.

SEIAA examined the Annexure-3 submitted during the meeting of SEAC and also cross checked a sample of the sale deeds for Resort A and Resort B areas and found that sale deeds for the same had been duly registered in the name of the Project Proponent prior to the EC granted to them on 25.03.2015.



SEIAA was therefore satisfied with the reply of the promoter company.

Query 2: Clarify the details of the built-up area considered while obtaining the Environmental Clearance dated 25.03.2015 for an area of 592.463 acres.

Reply 2: This aspect has already been examined in detail by SEAC in its 210th meeting held on 24.12.2021. As per the then established practice, the built-up area of only Group Housing components of the Project was considered for the grant of EC dated 25.03.2015 which is as under:

Sr. No.	Description	Built up Area (sqm) as per the conceptual plan (F.A.R area)
1.	Group Housing-I (The Lake) - 25.012 acre	216703
2.	Group Housing-II (The Resort) – 11.537 acre	72622
	Total	**289325**

Group Housing-II (The Resort)- 11.537 acres (referred to as Resort Tower-A & Tower-B by complainant) is a part of the earlier granted EC. In "The Lake" Group housing, FAR area has only been considered. The area of the basement, which is meant for parking was not considered at the time of grant of EC dated 25.03.2015 since population is the main criteria for the appraisal of the Project for grant of EC and the basement area is not relevant for the population calculation. Project Proponent further informed that the company has already obtained approved layout plans of both

Group Housings from the Chief Town Planner, Punjab which is as under:

Sr. No.	Description	Built up Area (sqm) as per the approved plan (F.A.R area)
1.	Group Housing-I (The Lake) - 25.012 acre	209628
2.	Group Housing-II (The Resort) – 11.537 acre Tower-A @ 36918+ Tower-B@39931	76849
	Total	**286477**

Comparing the above two tables, it is evident that the combined built-up area of both the Group Housing Projects (Lake plus Resort A and B) as per layout plans approved by CTP, Punjab, is 286477 sqm which is less than 289325 sqm for which EC has been granted on 25.03.2015. Thus, the actual built-up area of the Lake and Resort Group Housing is less than the permissible built-up area as per the EC.

Project proponent further submitted that the issue regarding the consideration of built-up area of the 3371 plotted units has also been examined in detail by SEAC in its 210th meeting held on 24.12.2021. He informed that as per earlier practice, the built-up areas on the plotted part of Projects were not being considered while granting EC. The example of such an EC granted by SEIAA, Punjab to GMADA, Eco City project, Phase-2, Mullanpur was quoted in this regard where there is no mention of built-up area at

all. Project Proponent also drew attention to the fact that when their Project was appraised for grant of EC in 2015, no fees were being charged on the basis of proposed built-up area. As such, they had nothing to gain by omitting to add the built-up area of the plotted units and this was done as per the then established practice of considering built-up area of only Group Housing component of the Project. They further submitted that in case the built-up area for the plotted development including floors etc was required to be submitted, this basic information would have been sought by SEIAA / SEAC at time of appraisal and their EC application would not have been processed at all in its absence. SEIAA checked the record and verified that earlier no processing fees or charges for EC were levied on the basis of built-up areas. The processing fee is only being charged since 27.06.2019 as per the orders issued by the Govt. of Punjab.

SEIAA was satisfied with the reply of the promoter company.

Query 3: Clarify how there is a huge increase in built-up area from 2,89,325 sqm to 21,45,325 sqm when the Project area has only increased from 592.463 acre to 805.611 acres.

Reply 3: The built-up area figure of 2,89,325 sqm in the EC dated 25.03.2015 was in respect of only the Group Housing Projects whereas the built-up areas of the other components (plots, commercial, Institutional areas etc) were not included in the same. However, as per directions of SEAC, the present application for expansion EC for 805.611 acres includes the entire built-up area of all components including the entire

built-up area of earlier granted EC's in 2014 and 2015. The full details of the same have been provided to SEAC in its 210th meeting held on 24.12.2021.

SEIAA was satisfied with the reply of the promoter company.

Query 4: As to whether Govt. acquisition area for critical gaps of 8.594 acres and area under revenue rasta of 6.313 acres (combined area of 14.907 acres), have been considered in the conceptual plan of 592.463 acres for which EC was granted.

Reply 4: The project proponent informed that the conceptual layout plan of 592.463 acres does not include the revenue roads/ rastas and critical gap areas of 14.907 acres, as the ownership of the same does not vest with the Project. He further informed that 2.056 acres (16 Kanal 9 marla) out of 6.313 acres revenue rastas has been acquired on 11.01.2019. However, the remaining area of revenue rastas of 4.257 acres and the critical gap area of 8.594 acres is yet to be acquired by Government.

SEIAA was satisfied with the reply.

Query 5: As to whether project falls within 10 km of Eco-sensitive area/ National Park/Wild Life Sanctuary. If yes, its distance from the project site and status of clearance from National Board for Wild Life (NBWL).

Reply 5: Yes, Sukhna Wildlife Sanctuary is located at a distance of 7 km from the Project at its closest point. Clearance from National Board for Wild Life (NBWL) has been applied for

vide application bearing proposal no. FP/PB/Others/6166/2021 which has been submitted online on 24.12.2021 to the Chief Wild Life Warden, Punjab and a copy of the same has already been submitted to SEAC.

It was also brought to the notice of SEIAA that a similar project located 5.6 Km from Sukhna Wildlife Sanctuary namely "The Palm" with built up area of 8,52,941.06 sqm at Village Mullanpur Garibdas, Dhanauran & Mastgarh, New Chandigarh, District SAS Nagar (Mohali), Punjab by M/s Manohar Infrastructure & Constructions Pvt. Ltd. was examined and approved by the Expert Appraisal Committee (Infra-2) of the MOEF&CC in its 60th meeting held on 27th - 28th January, 2021. The relevant extract of the said proceedings is reproduced as under:

" 3. During appraisal the EAC has observed that the project is located at only 5.6 Km distance from Sukhna Wildlife Sanctuary and 6.8 Km distance from City Bird Sanctuary. However, the project is located outside the eco-sensitive zone of the City Bird Sanctuary as per notification S.O. 69(E) dated 04.01.2017. It was noted that the ESZ for Sukhna Wildlife Sanctuary has been notified vide S.O. 185(E) dated 18.01.2017 for the Union Territory of Chandigarh only, which is not applicable for the state of Punjab. As such, NBWL Clearance is required for the project as it falls within a distance of 10 kms from the Sukhna Wildlife Sanctuary in the State of Punjab.

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ECs were required for the Group Housing Projects for any reason other than their Environmental Impact (which has already been duly considered), this important condition should have been stipulated in the EC granted to them. Since no such provision or condition has been made in the EC dated 25.03.2015 and the Environmental impact of the Group Housing components has been duly appraised, it is evident that separate ECs for the Group Housings were neither necessary nor stipulated.

SEIAA was satisfied with the above reply.

Query 7: Complainant has alleged that the Project Proponent is a habitual offender in Environmental matters and referred to alleged diversion of Siswan Nadi by the promoter company near their Lake Project. He has also referred to OA No 980 of 2019 instituted in the Hon'ble NGT in this regard. SEAC in its 204th meeting held on 20.07.2021 has also referred to this OA in the Hon'ble NGT. The current status of this case be provided.

Reply 7: The Hon'ble NGT had proceeded ex-parte in this case as the Petitioner had not arraigned the Project Proponent as a Respondent. Further, proceedings in the Hon'ble NGT in OA No 980 of 2019 have been stayed by the Hon'ble Supreme Court vide its orders dated 22.11.2021 in Civil Appeal No 6725 /2021 instituted by them. Project Proponent also submitted that a very comprehensive study has been got conducted by them through IIT Ropar which clearly

4. The EAC , based on the information submitted and clarifications provided by the Project Proponent and detailed discussions held on all the issues, recommended granting environmental clearance to the project subject to the certain specific conditions and other Standard EC Conditions as specified by the Ministry vide OM dated 4th January, 2019 for the said project/activity, while considering for accord of environmental clearance that Wildlife Clearance to be obtained as applicable w.r.t. Sukhna Wildlife Sanctuary."

Based on the recommendations of EAC (Infra-2), the Ministry of Environment, Forest and Climate Change vide its orders dated 12.03.2021 has accorded Environmental Clearance to the project, 'Mega Residential Project namely "The Palm" with built up area of 8,52,941.06 sqm at Village Mullanpur Garibdas, Dhanauran & Mastgarh, New Chandigarh, District SAS Nagar (Mohali), Punjab' by M/ s. Manohar Infrastructure & Constructions Pvt. Ltd., under the provisions of the EIA Notification, 2006 and amendments/circulars issued thereon, and subject to certain specific and standard conditions including the specific condition that Wildlife Clearance is to be obtained as applicable w.r.t. Sukhna Wildlife Sanctuary. Environmental Consultant further informed that the Eco Sensitive Zone of Sukhna Wildlife Sanctuary is upto a maximum distance of only 2.75 Km in UT Chandigarh on the side of Chandigarh whereas the Project under consideration at its closest point is at a distance of 7 km from the Sukhna

Wildlife Sanctuary. Therefore, activities of project will have no impact on Sukhna Wildlife Sanctuary.

In view of the recommendation made SEAC and decision taken in similar matter by the MoEF&CC in "The Palm" case, SEIAA decided that conditional EC may be granted to the Project Proponent subject to obtaining clearance from the NBWL.

Query 6: Clarify why separate Environmental Clearances were not taken for the Group Housing Projects "The Lake" and "The Resort" which were a part of the expansion Project of 592.463 acres.

Reply 6: The land areas, built-up areas and populations of both the Group Housing Projects viz "The Lake" and "The Resort" have been duly considered and their Environmental Impacts have been properly assessed and appraised by SEIAA /SEAC while granting EC to the Project on 25.03.2015. This is evident from the Environmental Load calculations in respect of total water requirement, solid waste management, water balance, design of STP etc in which the population of the Group Housing projects has been fully taken into account while appraising the Project for grant of EC. Since the above Group Housing Projects were a part of their original application and all parameters of Environmental Impact due to these Projects have been considered while granting EC, there was neither any necessity nor any justification for obtaining separate EC's for them. In any case, if separate

establishes that they had not changed the course of Siswan Nadi and, on the contrary, the problem was on account of large-scale encroachments in the original course of the river by private parties. A copy of the report prepared by IIT Ropar was taken on record.

SEIAA carefully considered the replies to its queries and was satisfied with them. In respect of the main allegation against the Project Proponent that substantial areas not included in the EC dated 25.03.2015 had been developed by them, SEIAA concurred with the finding of SEAC that with the exception of Beacon Street (commercial) site, all other areas / sites alleged by the complainant to have been outside the areas for which EC had been granted were, in fact, located within the Project Boundary of 592.463 acres for which EC had been granted as per the Conceptual Plan submitted by the Project Proponent. This fact was confirmed both by the report of the revenue department as also by the digitised map superimposed on the revenue map.

SEIAA, however, further observed that another important point of contention in the matter is whether the proposal for grant of EC to the Project was appraised and EC dated 25.03.2015 was granted by SEIAA on the basis of the Conceptual Plan (as stated by the Project Proponent) or whether the Project was appraised and EC was granted on the basis of the Layout Plan dated 10.06.2014 approved by the Chief Town Planner, Punjab (as alleged by the Complainant). In this connection, relevant extract from the very first

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paragraph of the EC issued vide letter No SEIAA/2015/1878 dated 25.03.2015 is as under:

"The proposal has been appraised as per procedure prescribed under the provisions of EIA Notification, 2006 on the basis of the mandatory documents enclosed with the application viz, Form 1, 1A & conceptual plan and additional clarifications furnished in response to the observations of the SEAC."

It is evident from the above that the Project was appraised and EC dated 25.03.2015 was granted to it on the basis of the Conceptual Plan submitted by the Project Proponent. It is noteworthy that as per para 6 of the EIA Notification, 2006, "Concept Plan" is a mandatory document for all EC applications for construction projects in the absence of which such projects cannot be processed for grant of EC. However, some element of confusion has arisen in the matter on account of a reference to the Layout Plan approved by the Chief Town Planner, Punjab made in the second para of the above letter vide which earlier EC was granted which is reproduced below:

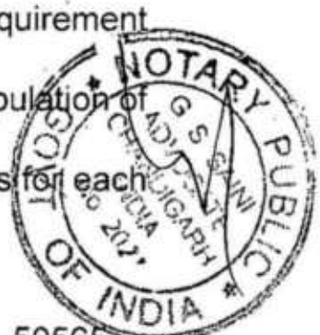
"The total area of the Project is 592.463 acres having total built-up area 2,89,325 sqm (after expansion). The total expected population will be 77642. The layout plan has been approved by the Chief Town Planner, Punjab vide letter no 3269 CTP(Pb)-MPM-131 dated 10-06-2014.....".

Since both the Conceptual Plan and the Layout Plan have been referred to in the aforementioned EC letter dated 25.03.2015, SEIAA further scrutinised the relevant documents to ascertain

which of these two plans formed the basis for appraisal of the Project and observed as under:

i) The Layout Plan has been approved by the CTP Punjab vide its letter No 3269 dated 10.06.2014 for an area of 577.556 acres (and not 592.463 acres). The Plan includes detailed area and component-wise calculations on the basis of which a total Project population of 74180 has been worked out and recorded on the Plan. However, the EC letter dated 25.03.2015 (extract above) states that the Project has a total population of 77642 persons. This establishes that the EC was not granted on the basis of the Layout Plan since the Population of 77642 persons mentioned in the EC does not match the population of 74180 persons calculated and recorded in the Layout Plan. Moreover, as per letter No 3269 dated 10.06.2014 of CTP, Punjab the Layout Plan has been approved for 577.556 acres whereas EC has been issued for 592.463 acres.

ii) The appraisal of the Project in terms of its Environmental Impact (in respect of the key parameters of total water requirement, water balance, solid waste management, STP design, power requirement etc) has been undertaken on the basis of total project population of 77642 persons calculated as per the pre-specified norms for each category of area as under:



a) 3371 plots @ 15 person / plot = 50565

b) 36.549 acres Group Housing @ 300 person / acre = 10965

c) 11.711 acres Commercial / Institutional @ 100 person/ acre = 1171

d) 30.007 acres EWS @ 400 person /acre = 12003

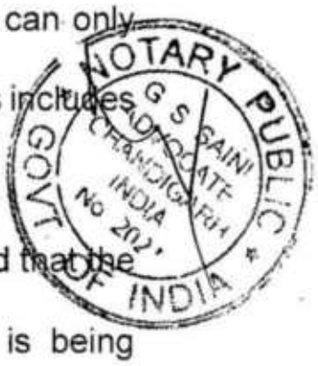
e) 29.379 acres Institutional land @ 100 Person / acre = 2938

TOTAL **77642***

Exactly matches with the population specified in the EC

iii) SEIAA perused the detailed calculations in the Project documents and the Presentation made at the time of grant of EC and observed that the Environmental Load of the Project has been calculated and the Project Impact assessed on the basis of Project population of 77642 person as calculated in sub-para (ii) above and not for 74180 persons as per the approved Layout plan dated 10.06.2014.

iv) Further perusal reveals that the difference in the EC approved population (77642) and the Layout Plan population (74180) of 3462 persons is on account of the fact that the Group Housing 2 area of 11.537 acres of Resort A and Resort B has not been included in the Layout Plan whereas the same has been included in the Conceptual Plan resulting in difference of 3462 persons (11.537 acres @ 300 person/ acre = 3462) between the two plans. SEIAA noted that the population of 77642 mentioned in the EC can only be arrived at on the basis of the Conceptual Plan since this includes the area of the Resort Group Housing Project.



After careful consideration of the above, SEIAA concluded that the since the EC letter not only specifically states that it is being accorded on the basis of the Conceptual Plan but the population figures and all other documents / calculations and appraisal also specify the Project Population of 77642 persons, it establishes that the EC has been granted on the basis of the Conceptual Plan and not the Layout Plan. As such, the reports of the 2 member PPCB

Committee dated 23.09.2012 as also the construction status report dated 25.10.2021 of the PPCB are not relevant since they are based on the erroneous assumption that the EC was granted on the basis of the Layout Plan.

SEIAA, therefore, came to the conclusion that there was no merit in the complaints / representations submitted by Sh. S.S Sehgal so far as they related to excess development alleged to have been undertaken by the Project Proponent. It appears that the complaints were made due to misconception that earlier Project was appraised and EC granted on the basis of the Layout Plan dated 10.6.2014 approved by CTP, Punjab whereas the said appraisal was conducted and EC was granted on the basis of the conceptual plan submitted by the Project Proponent.

As far as other issues regarding legality of RMC plants in terms of obtaining their Consent to Operate, proper functioning of the STPs and compliance of C&D Waste Management and Disposal Rules is concerned, SEIAA decided to refer the same to the PPCB, Punjab being the statutory regulatory body empowered to deal with these alleged violations.



Finally, SEIAA also noted that this case has remained pending for several months on account of the complaints and representations against it. Though the matter is pending in the Hon'ble Supreme Court, no stay on processing the EC application has been issued by any court of law. On the other hand, a specific prayer made by Sh Sandeep Singh seeking interim relief in OA No 222/2021 by way of stopping the construction and taking other measures against the

Project Proponent was declined by the Hon'ble NGT. As such, there is no legal bar for processing the EC application of the Project Proponent on merits and the instant application for grant of Expansion EC cannot be kept pending indefinitely till the final outcome of the litigation in respect of the earlier granted EC. As per decision taken in Joint meeting of Chairpersons and Member Secretaries of SEIAA and SEAC held on 03.12.2021 it was, therefore, decided that the present application for grant of expansion EC be decided on merits subject to the final outcome of the pending litigation.

Thereafter, Environmental Consultant presented the salient features of the project. A copy of the presentation submitted by the project proponent was taken on record. Environmental Consultant clarified the following important Environmental parameters in the Presentation:

Sr. No.	Item	Details
1.	Green area (sqm) after expansion	328377 sqm
2.	Population (when fully operational)	118885 Persons
3.	Break up of Water Requirements & source in Operation Phase (Summer, Rainy, Winter):	

Sr. No.	Season	Total Water (KLD)	Fresh water (KLD)	Flushing (KLD)	Green Area (KLD)
1	Summer	15210	10094	5116	1806
2	Winter	15210	10094	5116	492
3	Rainy	15210	10094	5116	164

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<table>
<tr><td>4.</td><td>Disposal Arrangement of Waste water in Operation Phase</td><td>Total @ 12168 KLD waste water will be generated, which will be treated in different STPs of capacity installed for the different phases with total treatment capacity of 13 MLD (500 KLD x 6no., 1000 KLD x 4 no., 2500 KLD x 2no.). At present 3 STPs of capacity 1000 KLD, 100 KLD and 50 KLD have already been installed. The disposal of treated wastewater is given as under:
<table>
<tr><th>Sr No.</th><th>Season</th><th>For Flushing purposes (KLD)</th><th>Green Area sqm (KLD)</th><th>MC Sewer if any (KLD)</th></tr>
<tr><td>1.</td><td>Summer</td><td>5116</td><td>1806</td><td>5246</td></tr>
<tr><td>2.</td><td>Winter</td><td>5116</td><td>492</td><td>6560</td></tr>
<tr><td>3.</td><td>Rainy</td><td>5116</td><td>164</td><td>6888</td></tr>
</table></td></tr>
<tr><td>5.</td><td>Rain water recharging detail</td><td>1301305 m3/year rain water will be collected and 80 no. of recharging pits will be provided to recharge the rooftop rainwater of buildings after treatment through oil & Grease traps</td></tr>
<tr><td>6.</td><td>Solid waste generation and its disposal after expansion</td><td>a) 45690 kg/day
b) Solid wastes will be appropriately segregated (at source. by providing bins) into recyclable, Bio-degradable Components, and non- biodegradable</td></tr>
<tr><td>7.</td><td>Hazardous Waste & E-Waste</td><td>1) Cat 5.1 Qty 50 ltr./annum
2) Any other Category
Used oil from DG sets will be sold to registered recyclers and E-waste will be disposed off as per the E-waste (Management) Amendment Rules, 2018</td></tr>
<tr><td>8.</td><td>Environment Management Plan</td><td>During construction phase GM will be responsible and during operation phase,</td></tr>
</table>

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<table>
<tr>
<td></td>
<td>along with Budgetary break up phase wise and responsibility to implement</td>
<td>GM Will be responsible for implementation of the EMP.
<table>
<tr><th>Description</th><th>Capital Cost (Rs)</th><th>Recurring Cost (Rs)</th></tr>
<tr><td>Construction</td><td>1124 lac</td><td>18.50 lac</td></tr>
<tr><td>Operation</td><td>-</td><td>61.0 lac</td></tr>
</table>
</td>
</tr>
</table>

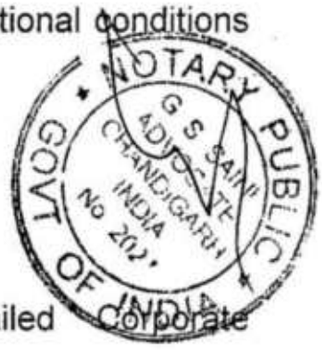
Further, the Project Proponent and their Environmental Consultant agreed to undertake additional expenditure of Rs. 3.3 crore (0.6% of project cost) on CER activities, in the vicinity of the project within 3 years, under the Environmental Management Plan (EMP) of the proposed project. SEIAA directed the project proponent to prepare and obtain approval of the detailed CER plan of said amount including the timelines within period of 2 months after assessing the need-based requirement of the locals residing in the vicinity of the project. An undertaking submitted in this regard was also taken on record by SEIAA.

During discussions, the representative of the promoter company agreed to fully comply with all the conditions proposed by SEAC as also undertake the additional CER activities of Rs 3.3 crores as mentioned above.

The SEIAA observed that the case stands recommended by SEAC and the Committee has awarded 'Silver Grading' to the project proposal. The SEIAA looked into the details of the case and was satisfied with the same.

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After detailed deliberations, SEIAA decided to accept the recommendations of SEAC and grant Environmental Clearance for expansion of a township project namely "Omaxe Chandigarh Extension" located at Kansala, Ranimajra, Dhodemajra, Rasoolpur, Salamatpur, Paraul, Bharonjian, Ghandouli, Bhagat Majra, Saini Majra, Bansepur, Paintpur, Chahar Majra, Sanglan, in Mullanpur (LPA), District SAS Nagar, Punjab, for total land area of 805.611 acres and built-up area of 2145325.314 sqm to be developed by M/s Omaxe New Chandigarh Developers Pvt. Ltd. as per the details mentioned in the Form-2 (online form), EMP, conceptual plan and subsequent presentations /clarifications made by the project proponent and their consultant with proposed measures and subject to conditions proposed by SEAC (including the Special Condition that the Environmental Clearance is subject to the final outcome of Civil Appeal No. 6725/2021 pending in the Hon'ble Supreme Court of India titled as, "Omaxe Limited and Anr. V/s. Sandeep Singh & Ors." and in the Hon'ble National Green Tribunal in O.A. No. 222/2021 titled, "Sandeep Singh V/s. Union of India & Ors.") and the further amended and additional conditions as under:



Additional Conditions:

i) The project proponent shall submit detailed Corporate Environmental Responsibility (CER) plan of Rs. 3.3 crores including the timelines within period of 2 months after assessing the need-based requirement of the locals residing in the vicinity of the

project under the Environmental Management Plan (EMP) of the proposed project to SEIAA Punjab for approval. The Plan will be implemented within a time period of 3 years.

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

iii) Wildlife Clearance to be obtained by the Project Proponent from the NBWL as applicable w.r.t Sukhna Wildlife Sanctuary. The grant of Environmental Clearance does not imply that wildlife clearance has been granted to the project. Their proposal for the clearance will be considered by the respective authorities on merits and decision taken. The investment made in the project, if any, based on environmental clearance so granted, in anticipation of the clearance from the NBWL shall be entirely at the cost and risk of the project proponent and neither SEIAA Punjab nor the Ministry of Environment and Forests shall be responsible in this regard in any manner.

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



Amended Condition no. v) a) of IV) of Water Quality Monitoring and Preservation

v) The total wastewater generation from the project will be 12168 KL/day, which will be treated in STP of capacity 13 ML/day within

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

Sr. No.	Season	For Flushing purposes (KLD)	Green Area (KLD)	MC Sewer if any (KLD)
1.	Summer	5116	1806	5246
2.	Winter	5116	492	6560
3.	Rainy	5116	164	6888

22. That as would be apparent from the foregoing paras 8 to 21 of the preliminary submissions, all aspects of the case (including meticulous examination of all the issues raised in several complaints by the Appellant), were thoroughly scrutinized on the basis of record and all prescribed procedures were scrupulously followed in the process of appraisal and grant of Environmental Clearance to this expansion Project. For this reason, EC was finally granted to the Project only on 19.01.2022 (189 days after the submission of application on 15.07.2021) against the upper time limit of 105 days prescribed for this purpose in the EIA Notification dated 14.09.2006). It is also noteworthy that the average time taken for grant of ECs during the tenure of 18 months of the present Authority has been only 64 days. The time taken for grant of EC to this particular Project is, therefore, almost three times the average time taken for other ECs in the same time period. This fact alone belies the repeated and totally unfounded allegations of the Appellant that the impugned EC has been granted without proper

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appraisal in a casual and mechanical manner and without proper examination of his complaints.

23. That the impugned Environmental Clearance dated 19.01.2022 has, therefore, been rightly granted to the project proponent for expansion of a township project namely "Omaxe Chandigarh Extension" having total land area of 805.611 acres and built-up area of 2145325.314 sqm located at Kansala, Ranimajra, Dhodemajra, Rasoolpur, Salamatpur, Paraul, Bharonjian, Ghandouli, Bhagat Majra, Saini Majra, Bansepur, Paintpur, Chahar Majra, Sanglan, in Mullanpur (LPA), District SAS Nagar, Punjab.

REPLY ON MERITS

1. That the contents of this para are denied being false, misconceived and without any basis. The Appellant has not furnished any proof whatsoever of being an "*environmentally conscious citizen*" and a web search in this regard does not also reveal any notable achievement of the Appellant in the environmental field. The Appellant has also not furnished any documentary evidence to substantiate any of the other farfetched and implausible averments made by him in this para in his attempts to portray himself as a conscientious whistleblower. It is further noteworthy that when replies of M/s Omaxe New Chandigarh Developers were sought in respect of the complaints dated 07.08.2021, 27.08.2021 and 13.12.2021 made against them by the Appellant, the promoter company made repeated and vehement counter allegations that the Appellant was a proxy complainant acting on behalf of their



business rivals. The highly specific technical contents and minutest details of built-up areas and land records etc in the Appeal as also the consistent pursuit of the complaints and the present Appeal by a battery of eminent lawyers lend credence to the allegation of the promoter company that the complaints against them are not the handiwork of a lone "*environmentally conscious citizen*" and that rival business interests with deep "insider knowledge" of the trade are using the Appellant as a proxy representative and as a front in this case. The other averment of the Appellant in this para that he attempted to procure various statutory clearances and other documents from Respondent no 1 but was not supplied copies of the same is denied for want of knowledge and the same does not also pertain to the answering respondent.

2. That the contents of this para do not relate to the answering respondent and hence need no reply from the answering respondent.

3. That the contents of this para need no reply from the answering respondent except to state that the impugned EC has been granted by Respondent No 2 (SEIAA, Punjab) and not Respondent No 4 (GMADA, Punjab) as averred in this para. Moreover, a reference has been made to a "Respondent No 11" in this para whereas only 10 Respondents have been listed in the Appeal filed by the Appellant.

4. That the contents of this para are denied being false, misconceived and without any basis. It is submitted the Appellant has no locus standi to institute this appeal against the EC granted by the

answering respondent in the Hon'ble Tribunal. It is submitted that Section 16(h) of the NGT Act, 2010, is the only section under which an EC issued by the statutory authority can be challenged under the NGT Act. This section permits any person "*aggrieved by an order granting EC in the area in which any industries or operations or processes or class of industries or operations or processes shall not be carried out or shall be carried out subject to certain safeguards under the Environmental (Protection) Act, 1986*" to file an appeal against the order within 30 days of grant of the EC. Since the impugned EC has not been granted in an area *in which any industries or operations or processes or class of industries or operations or prccesses shall not be carried out or shall be carried out subject to certain safeguards under the Environmental (Protection) Act, 1986*", challenge to the Environmental Clearance granted by the answering respondent is not maintainable under Section 16 of the Act. Furthermore, Section 18(2) of the NGT Act, 2010, only deals with grant of compensation or relief and settlement of disputes of aggrieved parties. Grant of an EC cannot be challenged under Section 18(2) since the section is *without prejudice to the provisions of Section 16* and is only for the purpose of enlisting the category of aggrieved persons who can file an appeal for compensation and relief. In any case, the Appellant does not even fall in any of the permissible categories (a) to (f) of Section 18(2) of the said Act who can institute such appeals for compensation / relief. The Appellant, therefore, has no locus standi to file this appeal against the EC granted by the answering



respondent either under Section 16 or Section 18 or both sections 16 and 18 read co-jointly. This is all the more so the case since the Appellant has not provided any proof at all of being an "*environmentally conscious citizen*" and it prima facie appears that he is a proxy representative of the business rivals of the respondent builder.

The allegation in this para that the impugned EC was granted *ex post facto* after substantial construction had already been carried out by the promoter company under the guise of the earlier EC granted on 25.03.2015 is totally false and strongly denied. The similar allegations made by the appellant in a series of complaints in 2021 were minutely examined on the basis of revenue records, report of the Naib Tehsildar (who was entrusted to submit report in the matter by the 5-member committee appointed for the purpose by the Hon'ble NGT itself) and again cross-checked with digitized data super-imposed on the Revenue record by the SEAC. After thorough and exhaustive enquiry into all aspects of the matter the SEAC found that all development alleged to have been carried out beyond the scope of the earlier granted EC on 25.03.2015 was, in fact, in accordance with the Conceptual Plan on the basis of which the EC had been granted (with the exception of Beacon Street in which no development had been undertaken). Other aspects of the complaints were also enquired into by the SEAC and the same were found to be baseless (other than issues related to regulatory control by the PPCB in respect of which SEAC recommended that the same may be referred to the PPCB). SEAC, therefore, in its

210th meeting held on 24.12.2021 (copy attached at **Annexure R-2/13**) recommended to SEIAA that EC may be granted to the promoter company subject to the conditions recommended by the SEAC and that SEIAA may also write to the PPCB regarding the aspects of the complaint relating to the regulatory functions of the PPCB (alleged improper operation of the STPs, CTOs of the RMC plants and compliance of C&D Waste Management Rules,2016).

That, thereafter, SEIAA also thoroughly examined all aspects of this case including the complaints of the appellant in its 197th meeting held on 06.01.2022 (copy of Proceedings attached at **Annexure R-2/15**) and concurred with the findings and recommendations of the SEAC. As recorded in the Proceedings of the 197th meeting of SEIAA reproduced in Para 21 above, "*SEIAA perused the said drawings and observed that project proponent has not made any development outside the boundary of 592.463 acres for which EC has already been obtained by the Omaxe Chandigarh Extension Developers Pvt. Ltd.* ***Rather, against the permissible development in an area of 592.463 acres, the actual development has only been undertaken in 506.904 acres till date of checking by the Revenue Department on 15.11.2021. Similarly, out of the permissible number of 3371 plots as per the EC, 3248 plots had been developed till 15.11.2021***".

That in addition to the above, SEIAA also exhaustively examined the respective contentions of the appellant (that the EC dated 25.03.2015 was granted on the basis of the approved Layout Plan dated 10.06.2014) and of the promoter company (that the EC was

granted on the basis of their Conceptual Plan dated 08.10.2014). Copies of the Layout Plan dated 10.06.2014 approved by the CTP and of the Conceptual Plan of the promoter company dated 08.10.2014 are attached at **Annexures R-2/16** and **R-2/17** respectively. Relevant excerpts of the proceedings are as under:

***Query 1**: Whether all the areas/ pockets listed in the complaints made by Sh. S.S Sehgal and alleged by the complainant to have been developed without prior EC (Silver Birch, Ambrossia, Cassia, Celestia Grand Floors, Celestia Royal Floors Mulberry Villas, Beacon Street (Commercial), Stilt+4 (Salamatpur known as Celestia Royal Floor), Resort A, Resort B, Stilt+4 (Ranimajra known as Celestia Grand Floor), Plotted Phase-2 Area, Paintpur Plotted Area) are included in the area for which EC was granted on 25.03.2015 or not? If reply is in the affirmative, submit proof in this regard.*

***Reply 1**: Project proponent submitted that the complaints against their company are totally false and baseless and have been made with the sole motive of delaying the grant of Environmental Clearance for their expansion project and that the complainant is a proxy representative of their business rivals. All the aforesaid projects alleged to have been illegally developed (except Beacon Street, Commercial) are included in the Environmental Clearance issued by SEIAA vide letter no. SEIAA/2015/1878 dated 25.03.2015. This project was appraised and EC was granted based on their conceptual plan dated 08.10.2014 for a total area 592.463 acres and a population of 77642 persons in the revenue estates of*

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Village Kansala, Ranimajra, Dhodemajra, Rasoolpur in Mullanpur (LPA), District SAS Nagar. To prove this contention, project proponent submitted as under:

(i) *On the directions of the 5 -member committee constituted vide order dated 13.09.2021 of the Hon'ble NGT in OA No. 222/2021, Naib Tehsildar, Majri along with Revenue Proceedings of 197th meeting of SEIAA held on 06.01.2022 (Thursday) Page 118 Department officials checked the area on 15.11.2021 and submitted the report dated 18.11.2021 on the basis of revenue record to the Committee. Some typing errors in the said report vide were rectified vide letter dated 06.12.2021. The report of the Naib Tehsildar, Majri clearly establishes the fact that all the aforesaid projects except Beacon Street (Commercial) are part of the conceptual plan dated 08.10.2014. The said report also enclosed a detailed map duly signed by the Naib Tehsildar, Majri, and other revenue officials depicting the correct project boundary of 592.463 acres with rhodamine red colour and incorrect project boundary as per complaints (which is less than 592.463 acres) with blue colour. The village wise list of areas with Khasra nos alleged to have been developed beyond the areas permitted under the EC have also been provided in the map which depicts that the said areas are, in fact, located within and form part of the conceptual plan area of 592.463 acres. Another map has been prepared and submitted by Revenue Department in which the 85.559 acres areas which is still undeveloped out of the total area of 592.463 acres has been marked. This map also reveals that out of 3371 plots permitted*



under the EC, 3248 plots have been developed as on date whereas 123 plots which are undeveloped have been marked on the map which has been signed and submitted by the Revenue Department. SEIAA carefully examined the report and maps submitted by the Naib Tehsildar, Majri and verified that as per the same all areas alleged in the complaint to be outside the sanctioned EC area of 592.463 acres (except Beacon Street) are located in and are a part of the area of the conceptual plan submitted by the Project Proponent. It also noted that the area and the number of plots actually developed even as on date of checking by the Revenue Department (18-11-2021) are significantly lower than the area and number of plots permitted under the EC dated 25.03.2015. SEIAA was, therefore, satisfied with the reply of the Project Proponent.

(ii) *Project proponent informed that on the directions of SEAC they had also prepared digitised map using GIS platform superimposed on the "Latha" of the revenue records (Name of village and Hadbast/ Mustil/ Khasra No's) in which the boundary of 592.463 acres of earlier granted EC and boundary of the proposed expansion project for 805.611 acres has been digitally marked. The location of 14 projects mentioned in the complaint were marked by way of Pins on this digitised map and shown in the meeting by the Project Consultant. The GIS based digitised map was provided to SEAC in its 210th meeting held on 24.12.2021 as Annexure-1 and Annnexure-1A which clearly establishes that except for Beacon Street all the other locations mentioned in the complaints are located within and form a part of the 592.463 acres area for which*

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EC was granted on 25.03.2015. Regarding the excavation made in the proposed Beacon Street site, project proponent submitted report of Naib Tehsildar Majri dated 15.11.2021 wherein it has been reported at Sr. No. 19 of the report that 1 no. pocket viz Beacon Street is not part of the conceptual plan of 592.463 acre and there was an old brick kiln in this area. Project proponent further informed that they had not made any excavation at the site and the said land has already low lying due to the dismantling of the brick kiln. Report of Naib Proceedings of 197th meeting of SEIAA held on 06.01.2022 (Thursday) Page 119 Tehsildar, Majri, was checked by SEIAA and the above contention of the Project Proponent regarding prior existence of a brick kiln in the area was found correct as per the report. SEIAA perused the said drawings and observed that project proponent has not made any development outside the boundary of 592.463 acres for which EC has already been obtained by the Omaxe Chandigarh Extension Developers Pvt. Ltd. Rather, against the permissible development in an area of 592.463 acres, the actual development has only been undertaken in 506.904 acres till date of checking by the Revenue Department on 15.11.2021. Similarly, out of the permissible number of 3371 plots as per the EC, 3248 plots had been developed till 15.11.2021. SEIAA was, therefore, satisfied with the reply of the project proponent.

(iii) Project proponent also informed that the allegation made in the complaint that several parcels of land on which development had been undertaken were acquired by them after the grant of EC on 25.03.2015 and could not, therefore, have been a part of the EC is

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totally incorrect. They informed that they had ownership of the entire 592.463 acres land for which EC was issued by way of CLU granted for an area of 715.182 acres (out of which 575.7349 acres were considered for development in this EC application) and also possessed sale deeds of 9.8284 acres and agreement to sell (ATS) of 6.8997 acres before the date of grant of EC for which they had already submitted details in the meeting of SEAC. SEIAA examined the Annexure-3 submitted during the meeting of SEAC and also cross checked a sample of the sale deeds for Resort A and Resort B areas and found that sale deeds for the same had been duly registered in the name of the Project Proponent prior to the EC granted to them on 25.03.2015.

SEIAA was therefore satisfied with the reply of the promoter company.

After detailed examination of the respective contentions of the plaintiff and the Promoter Company and as recorded in the proceedings of its 197th meeting (reproduced in Para 21 above), SEIAA *"came to the conclusion that there was no merit in the complaints / representations submitted by Sh. S.S Sehgal so far as they related to excess development alleged to have been undertaken by the Project Proponent. It appears that the complaints were made due to misconception that earlier Project was appraised and EC granted on the basis of the Layout Plan dated 10.6.2014 approved by CTP, Punjab whereas the said appraisal was conducted and EC was granted on the basis of the conceptual plan submitted by the Project Proponent.*



The further allegation in this para that the promoter company has violated the terms and conditions of the EC dated 25.03.2015 by substantially exceeding the permissible built-up area is also denied being incorrect. The matter was examined in detail in the 210th meeting of SEAC held on 24.12.2022 (Annexure R-2/13) reproduced in Para 21 above. Relevant excerpt of the same is as under:

The Project Proponent vide its reply dated 17.12.2021 informed that as per earlier practice, the Environmental Clearance was granted for total land area without mentioning the built-up area. Further, he cited the example of EC granted by SEIAA, Punjab to GMADA vide letter no. SEIAA/2835 dated 28.06.2016, for Eco City Project, Phase-2, Mullanpur for total land area of 312.12 acres comprising of residential plotted area Group Housing area, commercial area, Public building area, EWS housing area, Green area, School area, Bus Terminal area, Rehri Market and utilities etc., without mentioning built up area but by taking into account the population, provision for water supply and sewerage, green areas, solid waste management, electrical load and other civic amenities.

Similarly, the EC to M/s. Omaxe was granted for total land area of 592.463 acres with built up area of 289325 sqm by considering all environmental parameters of all the components to be developed such as population, water demand, wastewater generation and treated wastewater to be utilized in the green area with details as under:

No. of Plots	*3371 No @ 15 persons/Plot= **50565 persons** @ 135 lpcd*	*6826 KLD*
Group Housing 36.549 acres (25.012 + 11.537)	*@ 300 persons /acre = **10965 persons** @ 135 lpcd*	*1480 KLD*



Commercial & Institutional	*11.711 acre @ 100 persons/acre = **1171 persons** @ 45 lpcd*	*53 KLD*
EWS	*30.007 acres @ 300 persons /acre = **12003 persons** @ 135 lpcd*	*1620 KLD*
Institution	*29.379 acre @ 100 persons/acre = **2938 persons** @ 45 lpcd*	*132 KLD*
Green area (Treated effluent to be reused)	*31.955 acre @ 50 KLD/acres/day*	*711 KLD*
Total water requirement		*10822 KLD*
Total water requirement except green area		*10111 KLD*
Total flow to STP @ 80%		*8089 KLD*
STP to be provided		*8500 KLD*

Total population – 77642

Total water requirement – 10822 KLD

STP Capacity – 8500 KLD

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

Sr. no.	***Name of the project***	***Built up area in Sqm***
10.	*The Lake*	*304049.154*
11.	*Silver Birch*	*119644*
12.	*Ambrossia*	*35347*
13.	*Cassia*	*92290*
14.	*Celestia Grand Floors*	*17352*
15.	*Celestia Royal Floors*	*58023*
16.	*Mulberry Villas*	*21806*



17.	Resort A	56914
18.	Resort B	80382
	Total	**648510**

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

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

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

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

Project Name	EC granted in 2014 for 461.675 acre	EC granted in 2015 for 592.463 acre

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	No. of Plots	Built up area (sqm)	No. of Plots	Built up area (sqm)
Silver Birch	275	119644	0	0
Ambrossia	22	8737	67	26610
Celestia Grand	1	394	43	16958
Celestia Royal	19	8963	104	49060
Cassia	175	91247	2	1043
Mulberry Villas	57	21806	0	0
Total	**549**	**250791**	**216**	**93671**

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

As already explained at Sr. No. 1, the Resort A & B are part of the conceptual plan for which the EC was granted on 25.03.2015.

Queries in this regard were also raised by SEIAA from the promoter company in its 197th meeting held on 06.01.2022. The proceedings of this meeting are attached at Annexure R-2/14 and the same have been reproduced in para 21 of the Preliminary Submissions. The relevant excerpts of the proceedings are as under:

Query 2: *Clarify the details of the built-up area considered while obtaining the Environmental Clearance dated 25.03.2015 for an area of 592.463 acres.*

Reply 2: *This aspect has already been examined in detail by SEAC in its 210th meeting held on 24.12.2021. As per the then established practice, the built-up area of only Group Housing components of the Project was considered for the grant of EC dated 25.03.2015 which is as under:*



Sr. No.	Description	Built up Area (sqm) as per the conceptual plan (F.A.R area)
1.	Group Housing-I (The Lake) - 25.012 acre	216703
2.	Group Housing-II (The Resort) – 11.537 acre	72622
	Total	**289325**

Group Housing-II (The Resort)- 11.537 acres (referred to as Resort Tower-A & Tower-B by complainant) is a part of the earlier granted EC. In "The Lake" Group housing, FAR area has only been considered. The area of the basement, which is meant for parking was not considered at the time of grant of EC dated 25.03.2015 since population is the main criteria for the appraisal of the Project for grant of EC and the basement area is not relevant for the population calculation. Project Proponent further informed that the company has already obtained approved layout plans of both Group Housings from the Chief Town Planner, Punjab which is as under:

Sr. No.	Description	Built up Area (sqm) as per the approved plan (F.A.R area)
1.	Group Housing-I (The Lake) - 25.012 acre	209628

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2.	Group Housing-II (The Resort) – 11.537 acre Tower-A @ 36918+Tower-B@39931	76849
	Total	**286477**

Comparing the above two tables, it is evident that the combined built-up area of both the Group Housing Projects (Lake plus Resort A and B) as per layout plans approved by CTP, Punjab, is 286477 sqm which is less than 289325 sqm for which EC has been granted on 25.03.2015. Thus, the actual built-up area of the Lake and Resort Group Housing is less than the permissible built-up area as per the EC.

Project proponent further submitted that the issue regarding the consideration of built-up area of the 3371 plotted units has also been examined in detail by SEAC in its 210th meeting held on 24.12.2021. He informed that as per earlier practice, the built-up areas on the plotted part of Projects were not being considered while granting EC. The example of such an EC granted by SEIAA, Punjab to GMADA, Eco City project, Phase-2, Mullanpur was quoted in this regard where there is no mention of built-up area at all. Project Proponent also drew attention to the fact that when their Project was appraised for grant of EC in 2015, no fees were being charged on the basis of proposed built-up area. As such, they had nothing to gain by omitting to add the built-up area of the plotted units and this was done as per the then established practice of considering built-up area of only Group Housing component of the

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Project. They further submitted that in case the built-up area for the plotted development including floors etc was required to be submitted, this basic information would have been sought by SEIAA / SEAC at time of appraisal and their EC application would not have been processed at all in its absence. SEIAA checked the record and verified that earlier no processing fees or charges for EC were levied on the basis of built-up areas. The processing fee is only being charged since 27.06.2019 as per the orders issued by the Govt. of Punjab.

SEIAA was satisfied with the reply of the promoter company.

***Query 3**: Clarify how there is a huge increase in built-up area from 2,89,325 sqm to 21,45,325 sqm when the Project area has only increased from 592.463 acre to 805.611 acres.*

***Reply 3**: The built-up area figure of 2,89,325 sqm in the EC dated 25.03.2015 was in respect of only the Group Housing Projects whereas the built-up areas of the other components (plots, commercial, Institutional areas etc) were not included in the same. However, as per directions of SEAC, the present application for expansion EC for 805.611 acres includes the entire built-up area of all components including the entire built-up area of earlier granted EC's in 2014 and 2015. The full details of the same have been provided to SEAC in its 210th meeting held on 24.12.2021.*

SEIAA was satisfied with the reply of the promoter company.

Even otherwise, it is self-evident that the built-up area of the 3371 plots approved in the EC dated 25.03.2015 cannot conceivably have been included in the total built-up area of 2,89,325 sq mts

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mentioned in the said EC. This would imply an overall Project FAR utilization of just 0.12 which is quite absurd for any Township Project.

The further contention of the Project Proponent in a subsequent para of the Appeal (which is being replied to in this para in the interest of continuity) that the example of EC granted to an adjoining Eco City Project of GMADA in which no built-up area has been specified at all in the EC cannot be applied to the Chandigarh Extension Project since individual plot owners have undertaken constructions in the Eco City project whereas promoter company has itself undertaken substantial construction in the case of M/s Omaxe Ltd, is also devoid of any merit. The Environmental Impact of a Project during both the Construction and Operation stages is not a function of the agency undertaking the construction. Rather, the Environment load is primarily correlated with the Project population and other parameters such as construction material, energy and water conservation methods, green area developed, design and operation of STPs, Water and Electricity requirement etc. All these parameters are independent of the agency undertaking the construction.

That the reference made to the Hon'ble Supreme Court orders in this para is also totally misconceived and inapplicable since no ex-post facto EC has been granted to the promoter company. The parcels of land and construction alleged by the Appellant to be outside the scope of the earlier granted EC are very much included in and are a part of the EC granted on 25.03.2015 as verified from

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the revenue record by the concerned Naib Tehsildar deputed for the purpose by the 5-member Committee appointed by the Hon'ble Tribunal itself vide its orders dated 13.09.2021 in OA No 222 of 2021. Furthermore, the SEAC has cross-checked and re-verified this central and key allegation of the Appellant through digitized data superimposed on the revenue record which also corroborates the report of the revenue department officials. The unsupported allegations made by a self-styled "*environmentally conscious citizen*" that large parcels of land not included in the EC dated 25.03.2015 have been developed prior to grant of EC dated 19.01.2022 are patently false. The continued repetition of these unfounded allegations by the Appellant even in the face of conclusive documentary evidence and reports of independent revenue authorities as also the specific findings of both SEAC and SEIAA to the contrary are therefore incomprehensible and raise serious questions about the intentions of the Appellant and lend credence to the assertions of the promoter company that the Appellant is a proxy representative of their business rivals.

That the further allegation made in this para that EC has been granted without proper application of mind is also totally false and is strongly denied. The EIA Notification, 2006, prescribes the following procedure to be followed for processing of applications for grant of EC in Township Development Projects:

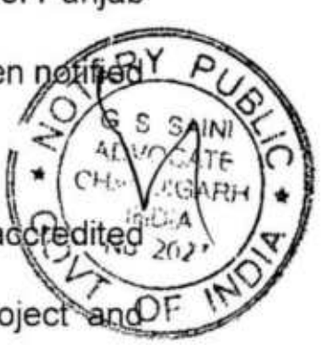
1. Scrutiny of the Application and grant of Terms of Reference (TOR) for preparation of the Environmental Impact

Assessment (EIA) report by a NABARD accredited Consultant.

2. Submission of the EIA Report including an Environmental Management Plan (EMP) to be formulated on the basis of the EIA Report by the Project Consultant to the SEAC.
3. Appraisal of the Project by SEAC and its recommendations to SEIAA within 60 days of receipt of the EIA Report.
4. Grant or rejection of EC by SEIAA within 45 days of receipt of recommendation from SEAC.

The detailed procedures along with timelines for the above stages of processing cases for grant of EC have been specified in the EIA Notification, 2006, itself. A total of 105 days' time period has been provided in the EIA Notification from date of receipt of the EIA report till grant or rejection of the EC.

That in the instant case the scrutiny of the Application was made and standard TORs were issued by the MOEF&CC itself on 10.12.2020 since the tenure of the earlier SEIAA / SEAC of Punjab State had lapsed and the new SEIAA / SEAC had not been notified at that point of time.



Thereafter, the Project Proponent through his NABET accredited consultant prepared the detailed EIA report of the Project and submitted the same along with application for grant of EC to SEIAA Punjab on 15.07.2021. The EIA report (a copy of which has been attached by the Appellant at Annexure A/16 of his Appeal) is an exhaustive document of 280 pages prepared and submitted in accordance with the standard Terms of Reference for such

category of cases issued by the MOEF&CC, Government of India. The said EIA report submitted by the Promoter Company through his accredited consultant also includes an EMP with a capital cost of Rs 1124 Lakhs and Rs 18.5 Lakhs recurring cost in the construction phase as also Rs 61 Lakhs Recurring cost in the operation phase of the Project as under:

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



9	Environment Monitoring	-	7.0	6.0
	TOTAL	**1124.0**	**18.5**	**61.0**

After conducting thorough appraisal of the Project as also examining the series of complaints made by the Appellant against the promoter company in its 204th, 205th, 208th, 209th and 210th meetings held on 20.07.2021, 21.08.2021, 02.11.2021, 27.11.2021 and 24.12.2021 (proceedings attached at Annexures R-2/6, R-2/7, R-2/8, R-2/9, and R-2/13 respectively) the SEAC in its 210th meeting recommended the grant of EC to this Project with the following conditions:

I) Special Condition:

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

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II) Statutory compliances:

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

ii) The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of

firefighting equipment, etc. as per National Building Code including protection measures from lightening, etc.

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

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

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

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

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



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

ix) The provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, Construction & Demolition

Waste Rules,2016 and the Plastics Waste (Management) Rules, 2016 shall be followed.

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

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

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

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

III) Air quality monitoring and preservation

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

IV) Water quality monitoring and preservation

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

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

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

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

v) a) The total wastewater generation from the project will be 12168 KL/day, which will be treated in STP of capacity 13 ML/day within

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

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

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

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

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

vii) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be

submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

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

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

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

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

xii) The project proponent shall also adopt the new/innovating technologies like low water discharging taps (faucet with aerators)

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

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

Sr. No	Nature of the Stream	Color code
a)	Fresh water	Blue
b)	Untreated wastewater from Toilets/ urinal and from Kitchen	Black
c)	Untreated wastewater from Bathing/shower area, hand washing (Washbasin / sinks) and from Cloth Washing	Grey
d)	Reject water streams from RO plants and AC condensate (this is to be implemented wherever centralized AC system and common RO has been proposed in the Project). Further, in case of individual houses/establishment this proposal may also be implemented wherever possible.	White



e)	Treated wastewater (for reuse only for plantation purposes) from the STP treating black water	Green
f)	Treated wastewater (for reuse for flushing purposes or any other activity except plantation) from the STP treating grey water	Green with strips
g)	Storm water	Orange

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

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

xvi) All recharge should be limited to shallow aquifer.

xvii) No ground water shall be used during construction phase of the project. Only treated sewage/wastewater shall be used. A proper

record in this regard should be maintained and should be available at site.

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

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

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

xxi) No sewage or untreated effluent water would be discharged through storm water drains. Onsite sewage treatment with capacity to treat 100% waste water will be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry / SEIAA before the project is commissioned for operation. Treated waste water shall be reused on-site for landscape, flushing, and

other end-uses. Excess treated water shall be discharged as per statutory norms notified by the Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.

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

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

V) Noise monitoring and prevention

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

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

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

VI) Energy Conservation measures

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

ii) Outdoor and common area lighting shall be LED.

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

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

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

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

VII) Waste Management

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

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

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

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

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

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

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

bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.

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

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

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

VIII) Green Cover

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

ii) At least single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure planting of 42000 trees (@1 tree/80 Sqm of Total Land Area) in the project area at the identified location, as per proposal submitted, with plants of native species preferably having broad leaves. The

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size of the plant thus planted should not be less than 6 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years. The plants shall be protected and maintained by the project proponent or Residents Welfare Association, as the case may be, even after three years. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines.

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

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

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

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

IX) Transport

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

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

b) Traffic calming measures.

c) Proper design of entry and exit points.

d) Parking norms as per local regulations.

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

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

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

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

X) Human health issues

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

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

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

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

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

XI) Environment Management Plan

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

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

iii) Action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year-wise funds earmarked for environmental protection measures shall be kept in separate accounts and will not be diverted for any other purpose. The project proponent shall spend the minimum amount of Rs. 1124 Lacs towards the capital cost and Rs. 185

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Lacs/annum towards recurring cost in the construction phase of the project including the environmental monitoring cost and shall spend the minimum amount of Rs. 61 Lacs/annum towards the recurring cost in operation phase of the project including the environmental monitoring cost as per the details given as under:

Sr. No.	Particulars	Construction Phase		Operation Phase
		Capital Cost (Rs in Lac)	Recurring Cost (Rs in Lac)	Recurring Cost (Rs in Lac)
1.	Medical Cum First Aid	1.00	1.5	-
2.	Toilets for sanitation system	8.0	3.0	-
3.	Wind breaking curtains	15.0	4.0	-
4.	Sprinklers for suppression of dust	15.0	3.0	-
5.	Sewage Treatment Plant	850.0	-	20.0
6.	Solid Waste segregation & disposal	120.0	-	25.0

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7.	Green Belt including grass coverage	80.0	-	7.0
8.	Rain Water Harvesting System	35.0	-	3.0
9	Environment Monitoring	-	7.0	6.0
	TOTAL	**1124.0**	**18.5**	**61.0**

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

XII) Validity

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

XIII) Miscellaneous

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

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

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

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

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

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

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

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

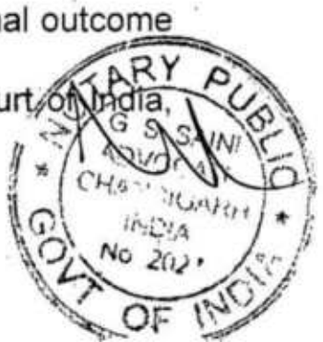
ix) The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.

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

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

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

xiii) This Environmental Clearance is granted subject to final outcome of pending related cases in the Hon'ble Supreme Court of India,



Hon'ble High Courts, Hon'ble NGT and any other Court of Law as may be applicable to this project.

Upon receipt of the recommendation of SEAC, SEIAA also independently examined the project and the complaints made by the Appellant against the promoter company in detail in its 197th meeting held on 06.01.2022 **(Annexure R-2/15)** before concurring with the recommendation of SEAC to grant it the requested EC. In addition to the conditions prescribed by SEAC, SEIAA made the following additional / amended conditions applicable while granting the EC:

Additional Conditions:

i) The project proponent shall submit detailed Corporate Environmental Responsibility (CER) plan of amount Rs. 3.3 crores to be spent on CER activities including the timelines within period of 2 months after assessing the need-based requirement of the locals residing in the vicinity of the project under the Environmental Management Plan (EMP) of the proposed project to SEIAA Punjab for approval.

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

iii) The grant of Environmental Clearance does not necessarily implies that forestry and wildlife clearance be granted to the project and that their proposals for forestry and wild life clearance will be considered by the respective authorities on their merits and decision taken. The investment made in the project, if any, based on environmental



clearance so granted, in anticipation of the clearance from forestry and wildlife angle shall be entirely at the cost and risk of the project proponent and Ministry of Environment and Forests shall not be responsible in this regard in any manner.

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

As is evident from the foregoing, the entire process of grant of EC to the promoter company has been carried out strictly in accordance with the prescribed procedures and after thorough appraisal based on the EIA report and examination of all aspects of the case including its environmental impact as also the numerous complaints made by the Appellant. In fact, over and above the amount of Rs 1164 Lakhs proposed by the NABET consultant in the EMP determined on the basis of the detailed EIA report, SEIAA has further imposed a condition that the promoter company will incur additional expenditure of Rs 3.3 crores on CER activities under the Project.

That contrary to the unsubstantiated allegations of the Appellant that the EC in this case has been granted without proper appraisal and examination, this Project has been subjected to special scrutiny on account of the numerous complaints made by the Appellant. It is on this account that against the average time of 64 days taken for grant of EC during the tenure of the present Authority for such category of Projects in the past 18 months, the time taken in this case was 189

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days which is almost 3 times the average time taken for processing such applications and is well beyond even the upper limit of 105 days prescribed in the EIA Notification, 2006.

5. That the contents of this para are denied being false, misconceived and without any basis. The unfounded and baseless allegation of connivance of SEIAA and SEAC with the promoter company made in this para and in several other parts of this Appeal are vehemently denied. Sections 18(2) (a) to (f) of the NGT Act, 2010, specifically enlists the categories of persons who are entitled to file an Appeal before the Hon'ble NGT and the Appellant does not come in any of the permissible categories (a) to (f) of Section 18(2) of the said Act. Moreover, he has not attached any credentials in support of his self-declaration of being an "environmentally conscious citizen" and prima facie appears to be a proxy representative of rival business interests. The Applicant, therefore, has no right or *locus standi* to level such false allegations against the answering respondent and other functionaries of the Union and State Government in the Appeal before this Hon'ble Tribunal. The other averments and allegations relating to non-application of mind while appraising the Project and granting EC, non-evaluation of the environmental aspects of the Project etc have been exhaustively covered in the reply to para No 4 above. However, it is reiterated that the main allegations in the complaints of the Appellant have not only been proven unsubstantiated on the basis of the Revenue record and the report of the area Naib Tehsildar but this has also been cross verified by GIS data superimposed on the revenue record. The reports of officers of the PPCB referred to in this para and

which have been heavily relied upon by the Appellant are ab initio null and void as they were made on the erroneous assumption that the EC was granted on the basis of the Layout Plan dated 10.06.2014 whereas it was granted on the basis of the Conceptual plan dated 08.10.2014 of the promoter company. This aspect has also been explained and covered in the proceedings of the 197th meeting of SEIAA held on 06.01.2022. Regarding the allegation that only generic conditions have been prescribed while granting the EC, it is submitted that MoEF&CC has itself prescribed the statutory set of conditions to be imposed by state level SEIAAs and SEACs whilst granting ECs to different categories of Projects including construction projects. However, in the instant case, besides the statutory set of conditions which are prescribed by the MoEF&CC and are mandatorily required to be imposed, SEIAA has prescribed several additional conditions as well including imposition of additional expenditure of Rs 3.30 crores for CER activities to be incurred under the EMP by the Project Proponent as under:

Additional Conditions:

(i) The project proponent shall submit detailed Corporate Environmental Responsibility (CER) plan of Rs. 3.3 crores including the timelines within period of 2 months after assessing the need-based requirement of the locals residing in the vicinity of the project under the Environmental Management Plan (EMP) of the proposed project to SEIAA Punjab for approval. The Plan will be implemented within a time period of 3 years.



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

(iii) Wildlife Clearance to be obtained by the Project Proponent from the NBWL as applicable w.r.t Sukhna Wildlife Sanctuary. The grant of Environmental Clearance does not imply that wildlife clearance has been granted to the project. Their proposal for the clearance will be considered by the respective authorities on merits and decision taken. The investment made in the project, if any, based on environmental clearance so granted, in anticipation of the clearance from the NBWL shall be entirely at the cost and risk of the project proponent and neither SEIAA Punjab nor the Ministry of Environment and Forests shall be responsible in this regard in any manner.

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

It is therefore evident from the above that there is no substance in the allegations of the Appellant that "only generic conditions have been imposed while granting EC's without application of mind.

6. That the contents of this para are denied being false, misconceived and without any basis. The Appellant has again repeated his unfounded allegations that only generic conditions have been imposed while granting the impugned EC which have been replied

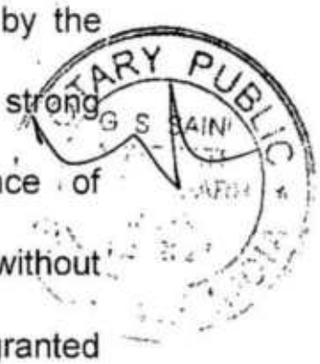
to in detail in Para 5 above. The Appellant has specifically alleged that mere imposition of general condition that the norms under the Air and Water Acts will be followed is of no consequence without strategies to mitigate the adverse effects. In this regard it is submitted that as per the approved EMP, which forms an important and integral part of the EC, specific strategies and expenditure to be incurred thereon have been provided based on the detailed EIA report submitted by the promoter company. For mitigation of air pollution, the EMP stipulates that Wind Breaking Curtains, Sprinklers for Dust suppression and Green Belt development is to be undertaken by the promoter company during the construction stage itself. An amount of Rs 100 Lakhs has also been specified for these activities with further amounts of recurring expenditure to be provided for the operation phase of the project as per details in the EMP Table provided in the reply to para 4 above. Similarly, for prevention of water pollution, STPs for treatment of the waste water up to tertiary level have been provided in the EMP with a capital cost of Rs 850 Lakhs plus operational costs of Rs 20 Lakhs. Recognising the fact that the effects of Air and Water pollution are not confined to the Project area alone, the EMP provides for the Project Proponent to incur a further expenditure of Rs 3.30 crores on CER activities in the vicinity of the project areas as a special condition imposed in the EC. When the promoter company failed to submit the requisite plan of Rs 3.3 crores for approval, SEIAA in its 209th meeting held on 04.07.2022 decided that a notice u/s 5 of the EPA, 1986, should be served on the promoter company asking it to

show cause why the EC granted to it should not be suspended. The show cause notice was issued to the project proponent vide letter no. 288 dated 15.07.2022 following which the PP submitted the requisite plan vide letter no 2336 dated 26.07.2022. A copy of the said CER Plan is attached at **Annexure R-2/18**. It is, therefore, evident that the allegation that only generic and pro forma conditions were imposed in the EC without application of mind is totally false.

7. That the contents of this para are denied being false, misconceived and without any basis. The factual position in respect of the averments and allegations made in this para are as under:

(i) The contents of this sub-para are accepted being a matter of record.

(ii) That the contents of this sub-para regarding refusal of NOC to the promoter company do not relate to the answering respondent and are denied for want of knowledge. It is correct that EC dated 06.02.2014 was granted to the promoter company by the then constituted SEIAA for an area of 461.75 acres but it is incomprehensible how the grant of the EC leads to the conclusion of *"connivance of the government officials with Respondent Builder and also shows that the Respondent Builder has been an habitual offender"* as alleged by the Appellant. The Hon'ble Tribunal is requested to take strong notice of the repeated allegations of connivance of Government officers being levelled by the Appellant without a shred of proof and of not even sparing officers who granted



the EC more than 8 years ago and cannot defend themselves from such allegations since they have not been impleaded as respondents by the Appellant. It is correct that the Chief Town Planner, Punjab, vide letter no 3269 CTP(Pb)- MPM-131 dated 10.06.2014 has approved the layout plan of the Project but the same is for an area of 577.556 acres and not for 592.463 acres as stated by the Appellant. As stated in para 3 of the Preliminary Submissions, the Plan attached as Annexure A / 2 in the paper book does not bear the stamp of the issuing authority and is without any Legend. Furthermore, the Layout Plan at Annexure A/2 does not contain the details of area and population which are a mandatory part of approved Layout Plans. The Appellant has also not attached the covering letter no 3269 CTP(Pb)- MPM-131 dated 10.06.2014 vide which the layout plan has been approved in this appeal. Therefore, copy of the CTP letter no 3269 CTP(Pb)- MPM-131 dated 10.06.2014 vide which the approval of the Layout plan dated 10.06.2014 has been granted is attached as **Annexures R-2/19**. The Appellant has falsely submitted in this para that a project population of 77,642 has been recorded in the Layout Plan dated 10.06.2014. The sub-table of Project Population recorded on the Layout Plan being of critical importance for the proper adjudication of this matter is reproduced from the Plan as under:

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Sr No	DESCRIPTION	UNIT	No/ AREA	PERSONS	POPULATION
A	**Population of project for providing services / infrastructure**				
1	Plotted Development	Plot	3371	15	50565
2	Group Housing	DU	25.012	300	7503
3	Commercial	Acres	11.711	100	1171
4	Institutional	Acres	29.379	100	2938
5	EWS	Acres	30.007	400	12003
				Total	**74180**
B	**Population to determine the amenities +(1+2+5)**				**70071**

As is evident from the above Table (which has been replicated from the approved Layout plan dated 10.06.2014), the total project population for the purposes of providing services / infrastructure is 74,180 whereas the total population to determine amenities is 70,071. **The Layout plan nowhere records the project population of 77,642 as falsely stated by the Appellant in this para in order to mislead the Hon'ble Tribunal.** This issue is of critical importance since the EC dated 25.03.2015 has been granted for a total project population of 77,642 which exactly conforms to the population figures as per the Conceptual plan of the promoter company and does not match the population figure of the Layout plan. The population figure recorded in the Layout plan

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is one of the key factors on the basis of which SEAC and SEIAA came to the decisive conclusion that the project was appraised on the basis of the Conceptual plan of the promoter company and not on the basis of the layout plan dated 10.06.2014. It appears that it is for this reason that the Appellant has deliberately tried to mislead this Hon'ble Tribunal by falsely asserting that the population recorded in the Layout Plan is 77,642 when, in fact it is 74,180 for the purposes of providing services / infrastructure and 70,071 for the purpose of determining amenities.

(iii) That the submission of the Appellant in this sub-para that the EC was granted for an expected population of 77,642 is correct but his further statement that this figure is "*in consonance with the approved building plan dated 10.06.2014*" is deliberately false and misleading since the estimated population in the layout plan is 74,180 for providing services / infrastructure and 70,071 for providing amenities neither of which figure is in consonance with the population of 77,642 recorded in the EC. **In fact, the difference in the population figures recorded in the EC and those recorded in the Layout Plan dated 10.06.2014 conclusively establishes that the EC was not granted on the basis of the Layout Plan and demolishes the entire case of the Appellant which is solely based on this wrong assumption.**

(iv) That the built-up areas on plotted development at S No's 2 to 6 of the Table in this sub-para (Silver Birch, Ambrosia, Cassia, Celesta Grand, Celesta Royal and Mulberry Villas) have not been included in the built-up area of 2,89,325 sq m for which EC was granted. For

that matter, as per the then prevalent practice, the built-up area of none of the 3371 plots for which EC was granted was included in the built-up area of 2,89,325 sq m and the EC was granted on the basis of the project population of 77,642 calculated in the Conceptual Plan as under:

- 3371 plots @ 15 person / plot = 50565
- 36.549 acres Group Housing @ 300 person / acre = 10965
- 11.711 acres Commercial/ Institutional @ 100 person/ acre = 1171
- 30.007 acres EWS @ 400 person /acre = 12003
- 29.379 acres Institutional land @ 100 Person / acre = 2938

TOTAL **77642**

Exactly matches with the population specified in the EC

It is further noteworthy that the sub-projects Silver Birch, Ambrosia, Cassia, Celesta Grand, Celesta Royal and Mulberry Villas at S No 2 to 6 of the Table provided by the Appellant in this sub-para have been developed in and are a part of the 3371 plots for which EC was granted. Hence these sub-projects have neither resulted in the number of developed plots or the developed area or the total project population exceeding the permissible EC parameters of 3371 plots, 592.463 acres and 77,642 population respectively.

SEIAA in its 197th meeting also asked the promoter company to clarify the details of the built-up area in the earlier granted EC dated 25.03.2015. Relevant portions of the proceedings of the meeting are reproduced as under:



"Query 2: *Clarify the details of the built-up area considered while obtaining the Environmental Clearance dated 25.03.2015 for an area of 592.463 acres.*

Reply 2: *This aspect has already been examined in detail by SEAC in its 210th meeting held on 24.12.2021. As per the then established practice, the built-up area of only Group Housing components of the Project was considered for the grant of EC dated 25.03.2015 which is as under:*

Sr. No.	Description	Built up Area (sqm) as per the conceptual plan (F.A.R area)
1.	Group Housing-I (The Lake) - 25.012 acre	216703
2.	Group Housing-II (The Resort) – 11.537 acre	72622
	Total	**289325**

Group Housing-II (The Resort)- 11.537 acres (referred to as Resort Tower-A & Tower-B by complainant) is a part of the earlier granted EC. In "The Lake" Group housing, FAR area has only been considered. The area of the basement, which is meant for parking was not considered at the time of grant of EC dated 25.03.2015 since population is the main criteria for the appraisal of the Project for grant of EC and the basement area is not relevant for the population calculation. Project Proponent further informed that the company has already obtained approved layout plans of both

Group Housings from the Chief Town Planner, Punjab which is as under:

Sr. No.	Description	Built up Area (sqm) as per the approved plan (F.A.R area)
1.	Group Housing-I (The Lake) - 25.012 acre	209628
2.	Group Housing-II (The Resort) – 11.537 acre Tower-A @ 36918+Tower-B@39931	76849
	Total	**286477**

Comparing the above two tables, it is evident that the combined built-up area of both the Group Housing Projects (Lake plus Resort A and B) as per layout plans approved by CTP, Punjab, is 286477 sqm which is less than 289325 sqm for which EC has been granted on 25.03.2015. Thus, the actual built-up area of the Lake and Resort Group Housing is less than the permissible built-up area as per the EC.

Project proponent further submitted that the issue regarding the consideration of built-up area of the 3371 plotted units has also been examined in detail by SEAC in its 210th meeting held on 24.12.2021. He informed that as per earlier practice, the built-up areas on the plotted part of Projects were not being considered while granting EC. The example of such an EC granted by SEIAA, Punjab to GMADA, Eco City project, Phase-2, Mullanpur was quoted in this regard where there is no mention of built-up area at

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all. Project Proponent also drew attention to the fact that when their Project was appraised for grant of EC in 2015, no fees were being charged on the basis of proposed built-up area. As such, they had nothing to gain by omitting to add the built-up area of the plotted units and this was done as per the then established practice of considering built-up area of only Group Housing component of the Project. They further submitted that in case the built-up area for the plotted development including floors etc was required to be submitted, this basic information would have been sought by SEIAA / SEAC at time of appraisal and their EC application would not have been processed at all in its absence. SEIAA checked the record and verified that earlier no processing fees or charges for EC were levied on the basis of built-up areas. The processing fee is only being charged since 27.06.2019 as per the orders issued by the Govt. of Punjab.

SEIAA was satisfied with the reply of the promoter company.

v) That the detailed reply to this sub-para has been provided in the reply to sub-para (iv) above. The answering respondent fully concurs with the averment of the Appellant that it is a matter of common knowledge that an EC granted for 592.463 acres land cannot be for a total built-up area of only 2,89,325 sq m. In fact, this itself conclusively proves that the built-up areas of only the Group Housing components were considered whilst granting the EC whereas the built-up areas of the 3371 plots was not considered for calculating the total built-up area of 2,89,325 sq m. The sub-projects listed at S No's 2 to 6 of the Table in para (iv), have been

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developed on 765 plots (out of the permitted 3371 plots in the EC) partly under the EC granted on 06.02.2014 and partly under the EC of 25.03.2015. Substantial construction has been raised by individual plot owners in the remaining 2606 plots (3371 total plots minus 765 plots on which construction has been undertaken by the promoter company). The plaintiff's averment that the EC dated 25.03.2015 only permits a total built-up area of 2,89,325 sq m (including built-up area of the 3371 plots) is patently absurd as it would imply that not only is the development by the promoter company over the 765 plots a violation of the EC but also that the construction undertaken by a large number of the 2606 individual plot holders is also illegal and in violation of the EC dated 25.03.2015. In fact, the very permission granted in the EC for construction on 3371 plots becomes meaningless if the Appellants' averment that all built-up area in excess of 2,89,325 sq m is in violation of the EC.

vi) That the contents of this sub-para are denied being false, misconceived and without any basis. As stated in para 3 of the Preliminary submissions, the Annexure A / 4 (colly) of the appeal is incomplete and illegible. It is a Black and white plan which has been supplied on very small scale on A 4 size paper. The Plan attached as Annexure A / 4 in the paper book does not bear the stamp of the issuing authority and is without any legible Legend or date of issue. Furthermore, the dimensions in the drawings and other details of the Layout Plan are neither complete nor legible. The reply to the averments in this sub-para has been submitted in detail by the

answering respondent in sub-paras (iv) and (v) above. It is also submitted that the extent of the information attached by the Appellant in this para and elsewhere in his Appeal along with minute details of each and every unit constructed strongly indicate that the Appellant is not an "*environmentally conscious citizen*" acting on his own. In fact, the deep insider knowledge of township development projects which is exhibited in this Appeal along with precise technical and area details of each and every component of the Mega Project lends weight to the allegation of the promoter company that the Appellant is a proxy representative of their business rivals.

(viii) That the contents of this sub-para are denied being false, misconceived and without any basis. The factual position in this regard has been provided in above para 4 and sub-para (iv) and (v) of para 7 of the Reply on Merits. It is reiterated that "The Lake" Project is very much part of the area for which the EC dated 25.03.2015 was granted to the promoter company.

(viii) That as submitted in para 3 of the Preliminary Submissions, black and white plans have been attached with very small scale on A 4 size paper as Annexures A/7 and A/8. There is neither any date nor any stamp of the issuing authority on these incomplete Plan which are otherwise also illegible.

(ix) That the contents of this and subsequent related sub-para (x) are denied being false, misconceived and without any basis. The Appellant is deliberately attempting to confuse and twist issues relating to purchase of land, obtaining CLUs, sanction of layout

Plans and grant of ECs and the sequential requirements of the same.

The simple facts of the case are that the promoter company had purchased land and obtained CLU's for 715.869 acres area even prior to the approval of the layout plan dated 10.06.2014 as recorded in the approved Layout Plan itself. The company continued the process of purchasing small parcels of additional land and obtaining CLUs for the same in the period between 2014 and 2022. The promoter company first obtained EC for 461.675 acres in 2014 followed by EC for 592.463 acres on 25.03.2015 and finally the impugned EC for 805.611 acres on 19.01.2022. All these ECs were obtained in respect of the land owned by the company and for which it had obtained CLUs. The company further obtained sanctions of Layout plans from the CTP from time to time as per their development requirements and in accordance with their Conceptual plans and ECs granted to them. The averment of the Appellant in this sub-para and subsequent sub-para (x) that construction has been raised on several parcels of land which were not included in the EC granted on 25.03.2015 is false and has been exhaustively replied to in above Para 4, 5 and 7(v) of the Reply on Merits wherein it has been established on the basis of revenue record and report of the concerned revenue authorities and cross-verified with digital GIS data super-imposed on the revenue record that all the parcels of land alleged by the Appellant to have been developed outside the scope of the EC dated 25.03.2015 have either not been developed or the development has been done

within the 592.463 acres area for which the said EC was granted. It is reiterated that as per the extant directions of the MOEF&CC on the subject, ECs dated 25.03.2015 and 19.01.2022 were granted to the promoter company on the basis of Conceptual Plans provided by the company. This was done in accordance with para 6 of the EIA Notification dated 14.09.2006 which states that "*The applicant shall furnish, along with the application, a copy of the pre-feasibility project report except that, in case of construction projects or activities (item 8 of the Schedule) in addition to Form 1 and the Supplementary Form 1 A,* ***a copy of the conceptual plan will be provided****, instead of the pre-feasibility report*". It is also important to note that, contrary to the allegations of the Appellant, obtaining EC is one of the first stages in the development of a Township and is not necessarily preceded by the sanction of Layout and building plans. As stated in para 8(v) of the EIA Notification dated 14.09.2006, "*clearances from other regulatory bodies or authorities shall not be required prior to receipt of applications for prior environmental clearance of projects or activities, or screening or scoping or appraisal or decision by the regulatory body concerned, unless any of these is sequentially dependent on such clearance either due to a requirement of law, or for necessary technical reasons*". It is, of course, the responsibility of the project proponent to separately obtain approval from concerned authorities of their layout and building plans prior to commencing construction in accordance with relevant rules on the subject. From the sanctioned Layout Plans attached at Annexure A/7 and A/8 by the Appellant

himself, it is evident that all the areas included in the Conceptual plan dated 08.10.2014 (and thus covered under EC dated 15.03.2015) are included in and covered under subsequently sanctioned Layout Plans (the entire area of 592.463 acres of the conceptual plan was not included in the earlier sanctioned Layout plan of 10.06.2014). Other averments of the Appellant in this and subsequent sub-para (x) are repetitive in nature and have already been replied to in above Paras 4,5 and 7 (v) of the Reply on Merits. Moreover, all these averments and allegations had also been raised by the Appellant in his various complaints during 2021 and were examined in detail by SEAC and SEIAA prior to grant of EC dated 19.01.2022 as evident from the proceedings of the meeting of SEAC and SEIAA attached at Annexures R-2/13 and R-2/15 respectively.

(x) That the reply to this sub-para has been provided under sub-para (ix) above.

(xi) That as per para 3 of the Preliminary Submissions, black and white plans have been attached on a very small scale on A 4 size paper as Annexure A 10 (colly). There is neither any date nor any stamp of the issuing authority on these incomplete Plans which are otherwise also illegible. However, without prejudice of the right of the answering respondent to amend and /or supplement its reply to this sub-para, it is submitted that Resort A and Resort B are very much part of the Conceptual Plan dated 08.10.2014 (a copy of which has been attached at **Annexure R-2/17**) and therefore included in the EC granted by SEIAA on 25.03.2015. Project

Proponent has informed that the company has already obtained approved layout plans of both Group Housings included in the EC dated 25.03.2015 ("The Lake" and "Resort A & B") from the Chief Town Planner, Punjab which is as under:

Sr. No.	Description	Built up Area (sqm) as per the approved plan (F.A.R area)
1.	Group Housing-I (The Lake) - 25.012 acre	209628
2.	Group Housing-II (The Resort) – 11.537 acre Tower-A @ 36918+Tower-B@39931	76849
	Total	**286477**

Comparing the above two tables, it is evident that the combined built-up area of both the Group Housing Projects (Lake plus Resort A and B) as per layout plans approved by CTP, Punjab, is 286477 sqm which is less than 289325 sqm for which EC has been granted on 25.03.2015. Thus, the actual built-up area of the Lake and Resort Group Housing is less than the permissible built-up area as per the EC.

(xii) That the contents of this sub-para do not relate to the answering respondent. However, it is submitted that the averments in this sub-para are based on the completely false premise that the EC dated 25.03.2015 does not include the "new project sites". As submitted and conclusively established in replies to earlier paras, this allegation of the Appellant is false and baseless.

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(xiii) That the contents of this sub-para do not relate to the answering respondent. However, it is submitted that the averments in this sub-para are based on the false and incorrect premise that the promoter company has undertaken development work in areas which are not part of the 592.463 acres for which EC dated 25.03.2015 was granted.

(xiv) That the contents of this sub-para are denied being false, misconceived and without any basis. It is reiterated that the numerous allegations in the complaints made by the Appellant in 2021 were thoroughly examined and no violation of the earlier granted EC dated 25.03.2015 was established. The Appellant is making repeated and highly objectionable allegations of connivance and malafide not just against the answering respondent and the SEAC, but also against the officials of the revenue department, officers of the regional office of the MOEF&CC and even government functionaries who retired long back. It appears to be the Appellants case that only his baseless and unsubstantiated charges should be believed whereas all revenue records, reports of committees set up by this Hon'ble Tribunal itself, reports of the concerned Naib Tehsildar of the revenue department, GIS data super-imposed on the revenue record and thorough and impartial examination by the SEAC and SEIAA should all be discarded and rejected. In this regard it is further submitted that the Monitoring Report of specific compliance of the conditions of the earlier granted EC is an important and integral part of the process for considering grant of expansion ECs to such Projects. For this

reason, the MOEF&CC has not entrusted this important task of preparing the said monitoring report to any State Government agency and has prescribed that it will be prepared after field visit by officers of its own regional office. In the instant case, the requisite field inspection was conducted by the regional office of the MOEF&CC which submitted report dated 16.11.2020 (Annexure A/14) that no major non-compliance in respect of earlier granted EC had come to their notice. It is only on receipt of this report that the TORs for expansion of EC were issued by MOEF&CC on 10.12.2020. The Appellant, without submitting any proof whatsoever to the contrary, is making entirely baseless and false allegations against one and all including the MOEF&CC.

(xv) That it is correct that the standard Terms of Reference in this case were issued by the MOEF&CC on 10.12.2020 (Annexure A /15). However, the Appellant has again made unfounded and baseless allegations in this sub-para that the application for grant of TORs was made by concealing the fact that large scale violations had been made by the promoter company even prior to submission of its application. In fact, the said application was submitted only after the regional office of the MOEF&CC had conducted field visit and submitted its specific report dated 16.11.2020 to the effect that no major non-compliance issues had come to notice.

(xvi) That it is correct that after the grant of TORs the promoter company prepared and submitted its detailed EIA report vide its letter dated 24.03.2021 (Annexure A/16). However, the Appellant has yet again made unfounded and false allegations in this sub-para that the



application for grant of expansion EC was made by concealing large scale violations. The factual position in respect of these unfounded allegations has already been provided in reply to Paras 4, 5 and earlier sub-paras of para 7 above.

(xvii) That as submitted in para 3 of the Preliminary Submissions, Black and white photocopies of photographs have been attached by the Appellant at Annexure A/17 which are of very poor quality and nothing can be made out from the same. However, without prejudice to the right of the answering respondent to amend / supplement its reply, it is submitted that the proper operation of STP plants being a regulatory function of the PPCB, SEIAA in its meeting held on 06.01.2022 had decided that this matter should be referred to the PPCB for examination and necessary action. Accordingly, SEIAA vide its letter no 5009 dated 19.01.2022 has written to PPCB to enquire into and take necessary action regarding this aspect of the complaint. A copy of letter no. 5009 dated 19.01.2022 from SEIAA to the PPCB is attached at **Annexure R-2/20**.

(xviii) That as submitted in para 3 of the Preliminary Submissions, Black and white photocopies of photographs have been attached by the Appellant at Annexure A/18 which are of very poor quality and nothing can be made out from the same. However, without prejudice to the right of the answering respondent to amend / supplement its reply, it is submitted that the proper operation of STP plants and the discharge of the treated waste water being a regulatory function of the PPCB, SEIAA in its meeting held on

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06.01.2022 had decided that this matter should be referred to the PPCB for examination and necessary action. The reply to the other allegations in this sub-para is as per the reply to sub para (xvii) above. The further averment in this sub-para that there are 5000 families already residing in the residential complex is denied for want of knowledge.

(xix) That as submitted in para 3 of the Preliminary Submissions, Black and white photocopies of photographs have been attached by the Appellant at Annexure A/19 which are of very poor quality and nothing can be made out from the same. However, without prejudice to the right of the answering respondent to amend / supplement its reply, it is submitted that the consents in respect of operation of RMC plants being a regulatory function of the PPCB, SEIAA in its meeting held on 06.01.2022 had decided that this matter should be referred to the PPCB for examination and necessary action. Accordingly, SEIAA vide its letter no 5009 dated 19.01.2022 has written to PPCB to enquire into and take necessary action regarding this aspect of the complaint. A copy of letter No. 5009 dated 19.01.2022 from SEIAA to the PPCB is attached at **Annexure R-2/20**.

(xx) That the complaint / representation dated 07.08.2021 made by the Appellant was received by the answering respondent. It is further submitted that this representation (as also several other subsequent representations / complaints) was examined and considered in detail by both SEAC and SEIAA before deciding that there was no merit in the same.

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(xxi) That it is correct that the Appellant filed an OA No 222/ 2021 in the above matter titled as Sandeep Singh v/s Union of India & ors.

(xxii) That the orders dated 13.09.2021 of the Hon'ble NGT in OA No 222 of 2021 are admitted being a matter of record.

(xxiii) That the date of filing the representation referred to in this sub-para as also the authority to which the said representation was addressed has not been provided hence this sub-para is denied for want of knowledge.

(xxiv) That no reply is required in respect of this sub-para as the contents of the same are legal. However, it is for the Hon'ble Supreme Court to decide whether or not the respondent builder had a cause of action to institute an appeal in the Hon'ble Supreme Court and the Appellant has no right to make any comments or assume the authority of the Hon'ble Supreme court in this regard.

(xxv) That the contents of this sub-para are admitted being legal.

(xxvi) That the contents of this sub-para are admitted to the extent that these representations were made to the authorities as mentioned. It is further submitted that these representations were also examined and considered in detail by both SEAC and SEIAA before deciding that there was no merit in the same.



PRELIMINARY SUBMISSIONS & IMPORTANT ASPECTS OF THIS APPEAL FOR CONSIDERATION BY THIS HON'BLE TRIBUNAL

Para-wise reply to the averments made by the Appellant under the heading "PRELIMINARY SUBMISSIONS & IMPORTANT ASPECTS OF THIS APPEAL FOR CONSIDERATION BY THIS HON'BLE TRIBUNAL" are as under;

1. That the excerpts from the 208th meeting of SEAC held on 02.11.21 reproduced in this para are admitted. However, it is further submitted that all the comments and findings in the report of the committee consisting of the Senior Environmental Engineer and the Environmental Engineer PPCB are based on the erroneous assumption that the EC dated 25.03.2015 was granted by SEIAA on the basis of the Layout plan dated 10.06.2014 approved by the CTP, Punjab. This is clearly evident from the very heading in the last column of the Table attached in this para which reads "***Status as per drawing dated 10.06.2014 on the basis of which the EC was granted***". However, as per para 6 of the EIA Notification dated 14.09.2006 (Annexure R-2/1) construction projects are mandatorily required to submit a copy of their conceptual plans and appraisal / grant of EC is *inter alia* considered by SEAC / SEIAA on the basis of the conceptual plan. In this connection, relevant extract from the very first paragraph of the EC issued vide letter No SEIAA/2015/1878 dated 25.03.2015 is as under:



"The proposal has been appraised as per procedure prescribed under the provisions of EIA Notification, 2006 on the basis of the mandatory documents enclosed with the application ***viz, Form 1, 1A & conceptual plan*** *and additional clarifications furnished in response to the observations of the SEAC."*

It is evident from the very first introductory para of the EC dated 25.03.2015 itself that the EC was granted on the basis of the "Conceptual Plan" submitted by the promoter company. Nonetheless, this being a very important issue, SEIAA in its 197th meeting held on 06.01.2022 very minutely examined the respective contentions of the Appellant (that the EC was granted on the basis of the Layout Plan dated 10.06.2014) and that of the promoter company (that the same was granted on the basis of their Conceptual plan dated 08.10.2014) before coming to the irrefutable conclusion that the EC was, in fact, granted on the basis of the Conceptual Plan dated 08.10.2014. The detailed reasons for arriving at this conclusion are recorded in the proceedings of the 197th SEIAA meeting held on 06.01.2022 (R-2/14). Since the entire report of the PPCB officials is based on the wrong premise that the EC was granted on the basis of the Layout plan, the conclusions drawn by the PPCB that development had been undertaken outside the EC areas is also erroneous.

a) That the excerpts from the 208th meeting of SEAC dated 02.11.2021 reproduced in this para are admitted. However, the submissions made in reply to above Para 1 are reiterated in this para since the report of the PPCB dated 25.10.2021 is based on

the wrong presumption that the EC dated 25.03.2015 was granted on the basis of the Layout plan dated 10.06.2014. Hence the conclusion drawn by the Appellant that the builder has violated the principle of obtaining prior EC is false.

b) That the part proceedings of the joint meeting of the Chairpersons and Member Secretaries of SEIAA and SEAC as reproduced in this para are admitted. The complete proceedings of the meeting have been attached by the answering respondent as **Annexure R-2/10**, the operative part of which is reproduced below:

i. That the expansion application of M/s Omaxe New Chandigarh Developers Pvt Ltd. for grant of EC is required to be examined and processed on merit after ascertaining the factual position regarding the complaints made against the Project Proponent. Committee noted that no stay or bar on the processing of the EC application has been issued by any court of law and the same cannot, therefore, be kept indefinitely pending till the final outcome of all the court cases.

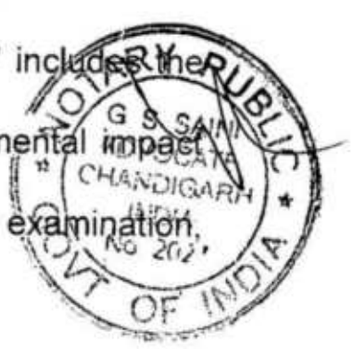
ii. That in order to save time, SEIAA/SEAC would not conduct fresh enquiry in the matter and report of 5 -member NGT Committee (and other officers / authorities to which the 5 - member Committee had assigned fact finding duties) would be procured by SEIAA and considered by SEIAA/SEAC for appraising the expansion proposal.

iii. That the main allegations in the complaint are that 14 projects have been started/constructed by M/s Omaxe New

Chandigarh Developers Pvt. Ltd. outside the boundary of 596.435 acres for which the expansion EC dated 25.03.2015 was granted. The location of these 14 projects should be examined by using GIS data and the report of the Revenue Department submitted by M/s Omaxe Chandigarh Extension vide letter no. 2021-27 dated 03.12.2021.

iv. That in case any further clarifications are required, the same may be obtained from the PPCB / Revenue Department / Town Planning Department / GMADA etc.

v. That all decisions taken by SEIAA / SEAC in this matter would be subject to the final outcome of the cases pending in the Hon'ble Supreme Court and the Hon'ble NGT and that a rider / condition to this effect should be put on all such decisions. It is submitted that clause (B) of the above proceedings is being deliberately and grossly misinterpreted by the Appellant to imply that SEAC and SEIAA decided not to conduct a proper examination and appraisal of the project as required under the EIA Act, 2006. In fact, as per sub-clause (A) of the above proceedings, it has been explicitly stated "*That the expansion application of M/s Omaxe New Chandigarh Developers Pvt Ltd. for grant of EC is required to be examined and processed on merit after ascertaining the factual position regarding the complaints made against the Project Proponent*". The expression "examined and processed on merit" includes the appraisal of the project in terms of its environmental impact, since this is the foremost requirement for the examination,



processing and appraisal of the project. The unsubstantiated allegation that the impugned EC has been granted without due application of mind has been made by the Appellant at several places including Paras 4 and 5 of his appeal. Hence the detailed and exhaustive reply submitted by the answering respondent in para No's 4 and 5 of the Reply on Merits may kindly be read as part of the reply to this para. It is further submitted that the decision taken as per Clause (B) of the joint meeting that a fresh enquiry would not be conducted and that the reports of the 5-member NGT appointed committee would be procured was only in respect of the specific complaints of the Appellant into which the NGT appointed committee had already conducted its enquiry (prior to the stay granted by the Hon'ble Supreme Court on 22.11.2021). Since the NGT committee was obviously not entrusted with the task of appraisal of the project by the Hon'ble NGT (this being the mandate of SEAC), reliance on reports of the NGT committee in no way or manner implies that the due appraisal of the project was to be forfeited. The other averments and allegations in this para are mostly repetitive in nature and have been exhaustively replied to by the answering respondent in the Preliminary Submissions and Reply on Merits above. It is reiterated that the report of the area Naib Tehsildar was sought by the 5-member committee appointed by the Hon'ble Tribunal vide its orders dated 13.09.2021 in OA No 222 of 2021. This report was not "*blindly relied on*" by either SEAC or SEIAA.

Instead, a special joint meeting of Chairpersons and Member Secretaries of SEIAA and SEAC was held in which it was decided that the report of the Naib Tehsildar should be cross-verified on the basis of GIS data and the requisite cross-verification was duly done by SEIAA / SEAC before arriving at the conclusion that the Appellant's complaints were false and baseless.

c) That the allegations and averments in this para are repetitive in nature and are denied being false and misconceived. The factual position has been provided in detail in the Preliminary Submissions and relevant paras of the Reply on Merits. The unsubstantiated allegations regarding connivance of authorities with the respondent builder are vehemently and specifically denied.

d) That the allegations and averments in this para are mainly repetitive in nature and are denied being false and misconceived. The replies of the answering respondent by way of Preliminary Submissions and Reply on Merits may be considered to be the reply in respect of the repetitive issues raised in this para. Wherever any specific new averment, allegation or matter has been raised in this para, the same has been replied to in the following sub-paras:

A) The Appellant has made a number of serious allegations regarding the Conceptual plan dated 08.10.2014 on the basis of which the EC dated 25.03.2015 was granted not only in this para but also at several other places in his Appeal. In order to avoid repetitive submissions and in the interest of continuity, all

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the allegations of the Appellant regarding the Conceptual plan are being collectively addressed and replied to in this para as under:

It is admitted that in response to the RTI application dated 19.08.2021 preferred by the Appellant seeking copies of Form 1, Form 1 A, Conceptual Plan etc submitted by the respondent builder for grant of EC in 2015, the Assistant Public Information Officer (APIO) of SEIAA had informed the Appellant vide letter dated 01.09.2021 that the information was not available. It is noteworthy that the APIO did not state that only the Conceptual plan was specifically not available but rather that none of the requested information was available. This was on account of the fact that the entire file of this old case could not be traced at that time since the record of SEIAA/SEAC was located at 3 different places. Meanwhile the Appellant instituted OA No 222 of 2021 in the Hon'ble NGT which constituted a 5-member committee to enquire into the allegations of the Appellant. Since the old file of this case was now also required to be located on account of the NGT case, renewed efforts were made to trace the same and the file was eventually located. In the meanwhile, the Appellant also filed appeal against the order dated 01.09.2011 of the APIO before the First Appellate Authority of SEIAA on 15.11.2021. The First Appellate Authority of SEIAA heard the appeal on 06.12.202 during which the APIO was present as Respondent No 1. A copy of the order of the First Appellate Authority of SEIAA under RTI Act is attached as **Annexure R-2/21**.



copy of SEIAA letter no SEIAA/MS/2021/4924 dated 06.12.2021 vide which the orders of the First Appellate Authority were conveyed to the Appellant **along with a "*copy of the conceptual plan submitted by M/s Omaxe Chandigarh Extension Developer at the time of obtaining Environmental Clearance dated 25.03.2015*"** is attached as **Annexure R-2/22**. The relevant operative parts of the orders of the First Appellate Authority in this appeal being very important to disprove the numerous false allegations of the Appellant are reproduced as under:

(Para 4) "The Respondent (APIO) explained the reason for not providing the information as sought by the appellant that record of SEIAA was kept at 03 locations viz partially at MGSIPA Office, Sector-26, Chandigarh, at the Regional Office of the PPCB, Mohali and at the Head Office of the PPCB, Patiala. The information was relating to the case file of grant of Environmental Clearance to Omaxe Chandigarh Extension Developer Pvt. Ltd long back in the year 2015 and at the time of replying to the appellant, the said file was not traceable in the record room.

Subsequently, Hon'ble NGT in OA No. 222/2021 (IA No. 166/2021) titled Sandeep Singh Vs. Union of India has passed an order dated 13.09.2021 vide which a 05-member Joint Committee comprising MoEF&CC, CPCB, SEIAA Punjab, PPCB and District Magistrate Mohali was constituted. In order to provide the record to the said Committee, all the above 03



locations (where old record was being kept) were searched extensively for locating the file of Omaxe Chandigarh Extension Limited pertaining to grant of Environmental Clearance in 2015 and finally the said file was traced and provided to the said Committee".

(Para 5) "The aforementioned Joint 5-member Committee conducted its 2nd meeting on 12.11.2021 in which Appellant/complainant as well as project proponent from M/s Omaxe Chandigarh Extension Developers Pvt. Ltd. were called for interaction. During the meeting, it was directed that conceptual plan submitted by M/s Omaxe Chandigarh Extension Developers Pvt. Ltd. at the time of obtaining Environmental Clearance for expansion of integrated Residential Township namely "Chandigarh Extension" in an area of 592.463 acres, shall be shared by SEIAA Punjab.

In the meeting, a copy of the conceptual plan of the project having an area of 592.463 acre was provided to the Appellant by project proponent of Omaxe Chandigarh Extension Developers Pvt. Ltd. and asked to compare the same with the record file of SEIAA, Punjab. Appellant was requested telephonically by the Respondent (APIO) to visit the office of SEIAA, Punjab and get a copy of the conceptual plan. However, Appellant has not visited the office of SEIAA, Punjab, so far."

(Para 6) "M/s Omaxe New Chandigarh Developers Pvt. Ltd. was also informed vide email dated 22.11.2021 that information relating to the Environment Clearance granted to their Project

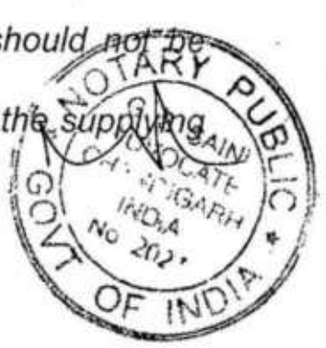
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in 2015 has been sought under RTI by the appellant and was asked whether the same may be provided to the Appellant under the provisions of Right to Information Act, 2005 or not. If not, a specific reason may be provided, within 07 days".

(Para 7) "In response, M/s Omaxe New Chandigarh Developers Pvt. Ltd. vide letter dated 26.11.2021 objected to the supply of this information under the RTI to the appellant on the following grounds:

(i) That the applicant has sought the information which falls under the definition of Third-Party Information and should, therefore, not be provided to the applicant.

(ii) That the information sought is related to the documents which were submitted by the company to SEIAA office for the limited purpose of obtaining Environmental Clearance. The information includes the documents which the company does not want to share with anyone else as it pertains to the assets of the company and the Mega Project Plans which are internal matter of the company and relates to its future course of action. The information pertains to the larger trade interests of the company which can be exploited by the business rivals to the detriment of the company. The information demanded was supplied to SEIAA was in fiduciary relationship and should not be shared. Therefore, the company objects to the supplying of this information to the applicant.



(iii) That under section 8 (d) and 8(e) of the Right to Information Act, 2005, the information sought by the applicant is exempted from disclosure. The relevant extract of section 8 is reproduced below for ready reference: -

Section 8 of RTI Act, 2005

(d) Information including commercial confidence, trade secrets or intellectual property, the disclosure of which harm the competitive position of third party, unless the competent authority is satisfied that larger public interest warrants the disclosure of such information;

(e) Information available to a person in his fiduciary relationship, unless the competent authority is satisfied that the larger public interest warrants the disclosure of such information".

(Para 8) "After hearing the Respondent (APIO) on 03.12.2021 as above, examining the appeal of Appellant submitted on 15.11.2021 and reply of M/s Omaxe New Chandigarh Developers Pvt. Ltd., First Appellate Authority decided as under:

(i) Information sought by the Appellant be refused due to the following reasons:

a) that information relates to the third-party M/s Omaxe New Chandigarh Developers Pvt. Ltd. which has objected to supply of the information to the Appellant vide letter dated 26.11.2021.



b) *Environment clearance in respect of which the information is being sought was granted long back in year 2015. Appellate Authority is not satisfied that case of "larger public interest" warranting the overriding of Sections 8(d) and (e) of the RTI is made out in this case; more so as M/s Omaxe have objected to the supplying of the information.*

(ii) *Conceptual plan submitted by M/s Omaxe Chandigarh Extension Developer at the time of obtaining Environment Clearance dated 25.03.2015 be provided to the Appellant since Joint Committee constituted by the Hon'ble NGT in its meeting held on 12.11.2021 has specifically desired that the same may be shared with the complainant / applicant.*

The appeal is accordingly dismissed'.

As evident from the above, while dismissing the appeal made under the RTI Act by the Appellant, the First Appellate Authority directed that the Conceptual Plan of M/s Omaxe New Chandigarh Developers submitted for the purpose of obtaining EC dated 25.03.2015 should be supplied to the Appellant as per decision taken by the 5-Member Committee appointed by the Hon'ble Tribunal. As per the orders of the First Appellate Authority, the said Conceptual Plan was thereafter supplied to the Appellant vide SEIAA letter No SEIAA/MS/2021/4924 dated 06.12.2021. The Appellant has deliberately concealed and suppressed the vitally important fact that the Conceptual Plan was supplied to him by the First Appellate Authority of SEIAA and has, instead, attempted to mislead the Hon'ble Tribunal by repeatedly and falsely stating that



since the Conceptual Plan was not supplied to him despite his applications under RTI to both SEIAA and PPCB, the said Conceptual Plan did not exist at that point of time and has been subsequently fabricated. It is further submitted that the Appellant is well aware of the fact that the PPCB is not the authority entrusted with the task of maintaining the records of SEIAA / SEAC and has himself stated so in this Appeal. It is, therefore, evident that the averment being made by him that the said Conceptual plan was not supplied to him by the Appellate authority of the PPCB is only being used as a red herring. The entire game plan of the Appellant stands fully exposed by his own averment in this para excerpt of which is reproduced below:

"*Copy of RTI Application dated 19.08.2021 filed by the Appellant and the response from SEAC (*should be SEIAA*) dated 01.09.2011 are marked and annexed herewith as Annexure A/29 and Annexure A/30 respectively. That thereafter, the Appellant preferred an appeal against the letter dated 01.09.2021 before the Appellate Authority of the Punjab Pollution Control Board and the Appellate Authority vide its letter dated 17.11.2021 stated that "NO CONCEPTUAL PLAN/FORM 1, 1-A, has been submitted by the project proponent".*

It is requested that the Appellant be put to strict proof to explain why the Appeal against the order dated 01.09.2021 of the APIO, SEIAA, is stated to have been made to the Appellate Authority of the PPCB when the appeal against the order of APIO SEIAA obviously lies with the First Appellate Authority of SEIAA and the

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PPCB has nothing whatsoever to do with the matter. He may kindly also be asked to explain why he has deliberately and with intention to mislead and deceive this Hon'ble Tribunal concealed and suppressed the most relevant fact that he preferred an appeal against the orders dated 01.09.2021 of the APIO, SEIAA, to the first Appellate Authority of SEIAA and has further deliberately suppressed the fact that pursuant to this appeal, the Conceptual Plan was supplied to him vide SEIAA letter no SEIAA/MS/2021/4924 dated 06.12.2021.

The self-contradictory stands and averments of the Appellant get even further exposed as he has himself attached a copy of the Conceptual Plan supplied to him by SEIAA vide its letter dated 06.12.2021 as Annexure A/32 in his appeal. Appellant be put to strict proof as to how he is on the one hand submitting that the Conceptual Plan "*does not exist in the record of both SEIAA and the Punjab Pollution Control Board*" whilst simultaneously, in the very same para. attaching a copy of the very Conceptual plan supplied to him in response to his appeal under the RTI Act as an Annexure to his Appeal.

B) That the Appellant has again levelled misconceived allegations and stated that "*a close perusal of the conceptual plan dated 08.10.2014 would show that the forged map was prepared by the Respondent Builder on 01.12.2021 as the date mentioned along with the signature of the designer on the conceptual plan is 01.12.2021*". In this regard it is clarified that the signatures on the Conceptual plan dated 08.10.2014 are not those of the Designer.

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of the plan but are of Sh Pradeep Garg, Additional Director, Department of Environment and Climate Change (DECC), Punjab who is also the Member Secretary SEAC and Sh. Aushwinder Singh, member of supporting staff of SEIAA / SEAC. This matter was addressed in the 212th meeting of SEIAA held on 17.08.2022 wherein Sh Aushwinder Singh, supporting staff member clarified that he along with Member Secretary SEAC had affixed their dated signatures on the original Conceptual Plan of the record of SEIAA /SEAC only for identification and authentication purposes. Since allegations regarding the authenticity of the concept plan have been raised in this Appeal on the basis of the signatures affixed on the same, it was decided that confirmation regarding this should be obtained from SEAC. On reference from SEIAA, SEAC took up the matter in its 227th meeting held on 22.08.2022 in which it has confirmed that the signatures on the Concept Plan were those of Sh Pardeep Garg, Additional Director, Department of Environment and Climate Change (DECC), Punjab who is also the Member Secretary SEAC and Sh. Aushwinder Singh, supporting staff member of SEIAA / SEAC. The concerned officials have also clarified that the signatures were made only for authentication purposes. Clarification issued in this regard by the Chairman SEAC along with the relevant proceedings of the SEAC meeting held on 22.08.2022 and the statements of the concerned officials is attached at **Annexure R-2/23.**

C) It is evident from the above that the allegation of the Appellant that the Concept Plan has been prepared on a back date since the

Designer's signatures on the same are dated 01.12.2021 is totally false and baseless because the signatures on the Plan are not those of the Designer of the respondent builder but of officials of the SEAC itself.

D) That the issue of ownership of land prior to the grant of EC dated 25.03.2015 was examined in detail by both SEAC and SEIA on account of the complaints in this regard made by the Appellant. During the meetings Project Proponent informed that they possessed CLUs for an area of 715.182 acres (out of which 575.7349 acres were considered for development in this EC application) and also possessed sale deeds of 9.8284 acres and agreement to sell (ATS) of 6.8997 acres before the date of grant of EC for which they had already submitted details in the meeting of SEAC.

S No	**Name of Village**	**Had bast No.**	**Total Land**	**Registry at the time of EC dated 25.03.2015**	**Agreement of the land at the time of EC dated 25.03.2015**
1.	Chahar Majra	19	17.7279	17.7279	-
2.	Rani Majra	85	118.5110	117.5259	0.9851
3.	Kansala	157	100.2268	100.2268	-
4.	Bharonjia	160	37.3000	37.3000	-
5.	Salamatpur463 acres of EC dated 25.03.2015)	162	38.6271	38.6271	-



	which he has managed to unearth in which the actual sale deeds have been registered after 25.03.2015. In this				
6.	Rasoolpur	163	32.9136	32.9136	-
7.	Dhode Majra	164	12.6992	12.6992	-
8.	Paintpur	166	75.9453	70.0307	5.9146
9.	Saini Majra	167	49.4361	49.4361	-
10.	Bansepur	168	76.9275	76.9275	-
11.	Ghandauli	169	28.2808	28.2808	-
12.	Bhagat Majra	170	3.6865	3.6865	-
13.	Sangala	171	0.1812	0.1812	-
	Total Land		**592.463**	**585.5633**	**6.8997**

A sample of the above voluminous land records running into many volumes and several hundreds of pages were cross checked by SEIAA with the report of the Revenue Department during the course of its 197th meeting held on 06.01.2022. Specifically, the land records of Resorts A and B were checked since the Appellant had levelled explicit allegations in his complaints that the areas of these Group Housings were not included in the area for which the EC dated 25.03.2015 had been granted. It was found that the promoter company possessed the Registered Sale Deeds of all the

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areas in which Resorts A and B were located prior to the grant of EC on 25.03.2015 thus totally falsifying the allegations of the Appellant. The Appellant is now alleging that the promoter company while possessing registered sale deeds of the areas in which Resorts A and B are located prior to grant of EC dated 25.03.2015 did not have ownership of "*most of the lands of the Project areas which are under the complaint...*". To "prove" his point, the Appellant has attached copies of 4 Sale Deeds of miniscule areas of a few Kanals each (out of the huge area of 592. regard it is submitted that even if some miniscule sale deeds have been registered after the submission of the Conceptual Plan, this can in no way be construed to mean that the conceptual plan is a back dated or fabricated document. Companies often proceed with their conceptual plans for Township development after securing the major chunk of the land required for the same whereas they may have "Agreements to Sell" (ATS) or even unofficial understandings with remaining land owners for purchase of the balance land. It is reiterated that as per para 6 of the EIA Notification, 2006, Township Projects are to be appraised for grant of EC on the basis of their conceptual plans and it is not mandatory for the builder to have 100% ownership of the areas proposed to be developed under the conceptual plan prior to grant of EC. In the instant case, the builder had registered sale deeds of 97.18% of the areas included in the conceptual plan, ATS for 1.16% of the total area and sale deeds (for which CLU was pending) in respect of the remaining 1.66% land prior to grant of EC. Far from any adverse inference being



drawn from these percentages, they actually conclusively establish the genuineness of the conceptual plan submitted by the builder for the grant of the EC.

E) That the Appellant is here again questioning the genuineness of the Conceptual plan dated 08.10.2014 which has already been dealt with exhaustively by the answering respondent. The adverse inference being drawn by the Appellant on account of the number of plots in the Conceptual and Layout plans being the identical is not comprehensible and, in any case, relates to the respondent Builder.

F) That as stated in para 3 of the Preliminary Submissions, the Conceptual Plan attached as Annexure A/32 is illegible on account of its very small scale. The reply to this para can only be provided after receipt of legible plan on required scale.

G) That the Appellant has falsely stated in this para that the Project population in the Layout Plan dated 10.06.2014 is the same as that of the Conceptual Plan dated 08.10.2014. Copies of these plans have been attached at Annexures R-2/16 and R-2/17 respectively which reveals that the population in the Layout Plan for services is 74,180 and for providing Amenities is 70,071 whereas the population in the Conceptual plan is 77,642. The averments in this para are, therefore, based on the totally false submission that the populations as recorded in the Conceptual and Layout plans are identical.

H) That the Appellant is attempting to differentiate between the EC granted to Eco-City GMADA with that of the EC granted to the

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Respondent Builder on the specious argument that in the case of the former, the construction on the individual plots was to be undertaken by the individual plot owners whereas in the latter case substantial construction has been undertaken by the Respondent Builder himself. This argument does not carry any weight since the Environmental load of the Project (both during construction stage and also during operation phase) does not depend on the agency undertaking the construction. Averments in the rest of the para, including the illogical assumption of the Appellant that since the built-up areas of Silver Birch, Ambrossia, Cassia, Celestia Royal Floors, Celestia Grand floors and Mulberry villas have not been included in the total built-up areas for which EC was granted this should be treated as an admission that no EC has been obtained for the same are strongly denied since the EC specifically includes the environmental load calculations of 3371 plots of which the above sub-projects are a part. The factual position in this regard has been repeatedly provided in the Preliminary Submissions and in the Reply on Merits by the answering Respondent. It is reiterated that Silver Birch, Ambrossia, Cassia, Celestia Royal Floors, Celestia Grand floors and Mulberry villas have all been constructed on individual plots which are part of and included in the 3371 plots for which the EC was granted. The population and all other parameters of these developments which influence the environmental load of the overall project have been duly appraised prior to grant of EC.



That the further reference made by the Appellant in this para in respect of the proceedings of the 12th Joint meeting of SEIAA / SEAC held on 09.06.2021 are admitted being a matter of record. However, as is evident from the proceedings themselves, these are aimed at discouraging project proponents from splitting up areas of their Township development projects into smaller units in order to circumvent the requirement of obtaining EC under Section 8 (b) of the Schedule attached with the EIA Act, 2006. In the present case, the promoter company had applied for expansion EC's both in 2015 and in 2021 under Section 8 (b) of the Schedule attached with the said Act in the first instance itself hence it is unclear what adverse conclusion is being sought to be established by the Appellant in this para and this has not been elaborated by him either. If it is the case of the Appellant that a decision was taken in the aforesaid Joint meeting that full details would be sought regarding the built-up areas from Project proponents at the time of submitting their applications, this has already been done in the instant case and all these details have been recorded in the minutes of the 210th meeting of SEAC held on 24.12.2021 (Annexure R-2/14). It is also self-evident that the decisions taken by SEIAA / SEAC in 2021 cannot be made applicable retrospectively to cases which were received and processed in 2015.

I) That it is admitted that as per present rules the entire constructed area including basement is to be considered to determine the total built-up area of a project. The impugned EC has, therefore, been granted for the entire built-up area for the whole project (including

total built-up areas of the earlier 2 ECs in which considerable built-up areas had not been included earlier). It is on account of this reason that the built-up area in the impugned EC has registered a huge increase from 2,89,325 sq m in the earlier EC dated 25.03.2015 to 21,45,325 sq m in the impugned EC dated 19.01.2022 when the overall scheme area has only increased from 592.463 acres to 805.611 acres.

J) That the project proponent was asked to clarify whether the Revenue rastas etc had been included in the Conceptual plan dated 08.10.2014 to which it was replied that the same were not included since the ownership of these areas did not vest with the promoter company. Further conclusions drawn from this by the Appellant are denied for want of knowledge.

K) That the Appellant is falsely asserting that the Project population in the approved layout plan dated 10.06.2014 is 77,642. The Layout plan attached by the Appellant is not legible but a true copy of the same has been attached by the answering respondent at **Annexure R-2/16** in which it is clearly recorded that the Project population for the providing services / infrastructure is 74,180 whereas the population for providing amenities is 70,071. For purpose of clarity, the calculation chart in the Layout plan is reproduced below:

S No	DESCRIPTION	UNIT	No/ AREA	PERSONS	POPULATION
A	**Population of project for providing**				

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	services / infrastructure				
1	Plotted Development	Plot	3371	15	50565
2	Group Housing	DU	25.012	300	7503
3	Commercial	Acres	11.711	100	1171
4	Institutional	Acres	29.379	100	2938
5	EWS	Acres	30.007	400	12003
				Total	**74180**
B	**Population to determine the amenities = (1+2+5)**				**70071**
C	Density				
	(1+2)/[Overall Scheme Area(E) – EWS Area-Future Expansion Area (F)]	58068	÷	521.12	
	Density Achieved (PPA)				111.431

It is not understood on what basis the Appellant is repeatedly making the false averment that the project population as per the Layout plan dated 10.06.2014 is 77,642 and the Appellant may kindly be put to strict proof for the same. It is further submitted that as per the covering letter no 3269 dated 10.06.2014 of the CTP Punjab vide which the Layout Plan has been approved (copy

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attached at **Annexure R-2/19**, the Project area is 577.556 acres and not 592.463 acres.

6. That the contents of this para are only repetitive in nature and the reply to the same has already been submitted in the Preliminary Submissions and replies to earlier paras above.

7. That the contents of this para are only repetitive in nature and the reply to the same has already been submitted in the Preliminary Submissions and replies to earlier paras above. It is vehemently denied that the answering respondent has acted in connivance with the respondent builder or that it has blindly relied on fabricated information submitted by him. Rather, the Appellant is repeatedly making totally false and baseless allegations against each and every one without a shred of proof.

8. That the contents of this para are only repetitive in nature and the reply to the same has already been submitted in the Preliminary Submissions and replies to earlier paras above. It is submitted that SEIAA and SEAC have independently cross verified the reports of the Naib Tehsildar through GIS mapping on the revenue record before accepting their veracity. As per detailed submissions made in preceding paras including (but not limited to) the replies to paras 4 and 5 of the Reply on Merits, the impugned EC has been granted only after proper appraisal of the project in conformity with all extant rules and regulations.

9. That the contents of this para are only repetitive in nature and the reply to the same has already been submitted in the Preliminary



Submissions and replies to preceding paras above including (but not limited to) the replies to paras 4, 5 and 7 of the Reply on Merits.

10. That the contents of this para are only repetitive in nature and the reply to the same has already been submitted in the Preliminary Submissions and replies to preceding paras above including (but not limited to) the replies to paras 4, 5 and 7 of the Reply on Merits. There has neither been any negligence on the part of the answering respondent nor has the EC been issued in a casual manner:

    a. No forest land is involved in either the impugned EC or in the EC granted on 25.03.2015. The Appellant is simply making wild allegations without any proof whatsoever. If any forest area was involved, it was incumbent on the Appellant to give the details thereof but he has only made a baseless and unsubstantiated allegation. It is reiterated that since no forest land is involved, the question of submitting application for its diversion or obtaining NOC under the Forest (Conservation) Act, 1980, does not arise. Further, as clarified in reply to query No 5 of the SEIAA in its 197th meeting held on 06.02.2022, Project Proponent has submitted application for obtaining NOC from the NBWL since the project comes within 10 Km of the Sukhna Wildlife Sanctuary. A copy of the online application is attached at **Annexure R-2/24.** Other averments in this para are only repetitive in nature and the reply to the same has already been submitted in the Preliminary Submissions and replies to preceding paras above including

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(but not limited to) the replies to paras 4, 5 and 7 of the Reply on Merits.

b. That the contents of this para are only repetitive in nature and the reply to the same has already been submitted in the Preliminary Submissions and replies to preceding paras above including (but not limited to) the replies to paras 4, 5 and 7 of the Reply on Merits. It is also noteworthy that the Hon'ble NGT vide its orders dated 19.05.2022 in OA No 78/2021, IA No 82-83/2022 and appeal no 15 of 2022 has held in a similar case where the ESZ had not been notified that wildlife clearance in terms of ESZ is not required.

c. That the contents of this sub para of the appeal are incorrect as the information/data submitted by the project proponent was properly scrutinized by SEAC and again checked by SEIAA at the time of appraisal of the project. Further, the project proponent has submitted a copy of letter No. 5887 dated 27.12.2011 of GMADA, wherein, it has been stated as under:

"Residential Project of Omaxe Chandigarh Extension Developers Private Ltd, Chandigarh, Mullanpur Local Planning Area, Punjab is a part of Master Plan of Mullanpur, SAS Nagar (Mohali). While designing the trunk sewer, discharge from above stated project shall be taken care of and laying of trunk sewer is under consideration of GMADA. As and when this sewer will be laid

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down by GMADA, total discharge from Omaxe project will be disposed off in the trunk sewer after its treatment through STP, to be installed by Omaxe, as per service plans submitted by Omaxe"

From the above, it is evident that GMADA had given in principal approval to discharge the treated wastewater into their sewerage system as far back as in 2011 i.e. well before the commencement of any development. Since the above undertaking was given by GMADA which is responsible for collection and disposal of the entire quantity of sewage of the area falling under their jurisdiction due weightage was given by the SEAC at the time of technical scrutiny of the case to the said undertaking and this aspect was also considered by the SEIAA during appraisal of the project.

Furthermore, the project proponent vide letter No. MS/2022/19 dated 21.09.2022 has informed SEIAA, Punjab that:

a. GMADA has already commenced the work of laying the trunk sewer and submitted photographs as evidence in this regard.

b. At present, about 1200 families are residing in the project, for which the total water requirement is 810 KLD. About 648 KLD of sewage is generated, which is being treated in their 3 STPs of 1 MLD, 100 KLD and 50 KLD capacities. The treated sewage is being fully

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used for on-going construction activities, irrigation to the green areas and balance is being discharged onto land for plantation developed as per "Karnal Technology" in an area of 6 acres land.

c. The promoter company has obtained completion reports from GMADA for 402 acres area out of the total planned township area of 1200 acres. Out of this, they have obtained ECs of 805 acres and the development plans for 700 acres out of the 805 acres have already been approved by the Chief Town Planner, Punjab. Hence, the promoter company possesses adequate land bank for safe disposal of not only the present quantity of the treated waste water but also the likely further generation on account of increase in population (in on-going construction activities and watering of green areas) till the sewer connection by GMADA is provided. Copy of the letter from M/s Omaxe, New Chandigarh, is attached at **Annexure R-2/25**.

It is further submitted that the answering respondent has written to the PPCB to enquire into all aspects of the complaint relating to their regulatory functions. This includes installation of tertiary treatment components of the STP's, their proper functioning and disposal of treated wastewater.

d. That the contents of this sub para are incorrect and misleading. The appellant is comparing the data/information given in the minutes of 204th meeting of SEAC held on 20.07.2021 with the

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data/information given in the minutes of 197th meeting of SEIAA held on 06.01.2022. In fact, the case was recommended by SEAC in its 210th meeting held on 24.12.2021 to SEIAA, wherein, the Environmental Consultant of the project proponent presented the details of water requirement and treated wastewater discharge into sewer in different seasons as under:

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

The data/information given in the minutes of 197th meeting of SEIAA held on 06.01.2022 is in complete conformity with the data / information in the above Table. This shows that the Appellant is attempting to mislead the Hon'ble Tribunal knowingly and deliberately as reference of minutes of the 210th meeting SEAC held on 24.12.2021 is given in the minutes of SEIAA meeting held on 06.01.2022.

e. That the contents of this sub para are incorrect and misleading. The appellant has given the data/information pertaining to the minutes of 204th meeting of SEAC held on 20.07.2021, which was not accepted by the SEAC. The quantity of solid waste generation after full occupancy in the project to the tune of 45690kg/day as presented by the Environmental Consultant of the project proponent, has been accepted by the SEAC in its 210th meeting held on 24.12.2021, the detail of the which is given as under:

"(i) Residential – 109562 persons @ 0.4kg/day/person = 43825 kg

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(ii) Commercial- 9323 persons @ 0.2 kg/day/person = 1865 kg

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

From the above, it is evident that provision for installation and maintenance of 2 mechanical composters for handling of bio-degradable component of the solid waste has been committed to by the Project Proponent and accepted by SEAC in its 210th meeting held n 24.12.2021. This again shows that the Appellant is knowingly and deliberately attempting to mislead the Hon'ble Tribunal as there is reference in minutes of the 210th meeting SEAC held on 24.12.2021 for installation of mechanical composter, which has been accepted by SEIAA in its meeting held on 06.01.2022.

f. _That the contents of this sub para are incorrect and misleading. The appellant is comparing the data/information given in the minutes of 204th meeting of SEAC held on 20.07.2021 with the data/information given in the minutes of 197th meeting of SEIAA held on 06.01.2022. In fact, the case was recommended by SEAC in its 210th meeting held on 24.12.2021 to SEIAA, wherein, the

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Environmental Consultant of the project proponent presented the figures of population of the project as 1,18,885 persons, which is reflected at page no. 104 of the minutes of SEAC meeting held on 24.12.2021. This data of population was accepted by the SEAC and the case was recommended by SEAC to SEIAA on the basis of this data. The SEIAA granted the EC on the basis of the same data with due application of mind.

g. That the appellant is misleading the Hon'ble Tribunal as the project proponent has submitted the EIA study report as per TOR issued by SEIAA. In section 4.6 of the EIA study report, there is mention of Traffic Management and Plan for Traffic Management is given in Annexure-VII appended to the said report. During appraisal of the project due consideration was given to this aspect also and the impact of traffic density has been discussed in Table 10.1 at Sr. No. 5 & 9 of the Table in the EIA study report.

h. That in reply to contents of this para, it is submitted that Rs.35 Lakhs is the tentative cost to be incurred for providing 80 rain water recharge pits. However, the promoter company has to construct 80 rain water recharge pits irrespective of the cost of the same and while submitting the six-monthly compliance report of EC conditions to the MoEF&CC and SEIAA, the promoter has to submit the compliance of the EMP also. In case there is any variation in the cost for providing the said rain water recharge pits, the same will come on record via said six-monthly compliance reports.

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G.S. SAINI
ADVOCATE
CHANDIGARH
INDIA
No. 202
GOVT OF INDIA

i. That in reply to the contents of this para, it is submitted that the project proponent is required to submit the KML file of the project site so that the factual position of the project site and the features around the project site can be properly looked into while technically examining the project by SEAC. The promoter company of this project submitted the KLM file to the satisfaction of SEAC, which was accepted by SEIAA during the appraisal of the project. Therefore, there is no ambiguity as regards to KLM file as is being alleged by the appellant.

j. That in reply to contents of this para, it is submitted that the factual report for management of solid waste has been sought from the PPCB and facts as received from the PPCB shall be placed on record before the Hon'ble Tribunal.

11. That the averments in this para are denied being false and misconceived. As replied to in detail in the preceding paras, EC has been correctly granted after proper appraisal and due application of mind by the answering respondent.

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GROUNDS

That no new facts have been presented by the Appellant in para No's "A" to JJ" under the section "**Grounds**" of the appeal. All the "Grounds" in this section are based on the unsubstantiated allegations and averments of the Appellant in the body of the appeal which have been exhaustively replied to by the answering respondent in the "**Preliminary Submissions**", "**Reply on Merit**" and reply to the section "**Preliminary submissions & important**

aspects of this appeal". As already submitted in Para 1 of the Preliminary Submissions, appeal against the impugned EC does not lie u/s 16 read with section 18 of the NGT Act as averred by the Appellant since it is not covered under either of these sections of the Act. Furthermore, the Appellant has no locus standi to file the present appeal as he has not presented any credentials whatsoever of either being an "*environmentally conscious citizen*" or of being an aggrieved party who has suffered any adverse consequences on account of the grant of the impugned EC. In fact, it appears that the Appellant, far from being an environmentally conscious whistleblower is actually a proxy complainant who is attempting to misuse the judicial process and is acting for and on behalf of the business rivals of the Respondent no 1.

PRAYER

In view of the above averments, it is respectfully prayed that no valid grounds have been made in the appeal to set aside the impugned EC and the appeal is also not maintainable under the NGT Act, 2010. The reply of the answering Respondent may kindly be taken on record by the Hon'ble Tribunal and the appeal may kindly be dismissed.

Date: 11.10.2023

Place: Chandigarh

NOTARY PUBLIC G S SAINI ADVOCATE CHANDIGARH INDIA GOVT OF INDIA

Deponent

Verification:

Verified that the contents of para no. 1 to 23 of preliminary submissions and para no. 1 to 7 of the reply on merits and para no. 1 to 10 of the section "Preliminary submissions and important aspects of this appeal" made by the appellant are true and correct to my knowledge as derived from the official records and nothing material has been concealed therein.

Date: 11/10/2023

Place: Chandigarh

Deponent

Submitted through

Advocate
For Respondent No.2

I Identify the deponent who has signed in my presence.

NOTARY
G.S. Saini
Advocate
CHANDIGARH
INDIA
No. 2027
GOVT. OF INDIA

Attested as Identified

NOTARY PUBLIC

11 OCT 2023

ANNEXURE R-2/1

MINISTRY OF ENVIRONMENT, FOREST AND CLIMATE CHANGE

ENVIRONMENT IMPACT ASSESSMENT NOTIFICATION 2006 AND SUBSEQUENT AMENDMENTS

(Incorporating subsequent amendments issued up to 18th March, 2021 and status before Courts / Tribunal)

New Delhi, 14th September, 2006

S.O.1533(E).-Whereas, a draft notification under sub-rule (3) of Rule 5 of the Environment (Protection) Rules, 1986 for imposing certain restrictions and prohibitions on new projects or activities, or on the expansion or modernization of existing projects or activities based on their potential environmental impacts as indicated in the Schedule to the notification, being undertaken in any part of India[1], unless prior environmental clearance has been accorded in accordance with the objectives of National Environment Policy as approved by the Union Cabinet on 18th May, 2006 and the procedure specified in the notification, by the Central Government or the State or Union Territory Level Environment Impact Assessment Authority (SEIAA), to be constituted by the Central Government in consultation with the State Government or the Union Territory Administration concerned under sub- section (3) of section 3 of the Environment (Protection) Act, 1986 for the purpose of this notification, was published in the Gazette of India, Extraordinary, Part II, section 3, sub-section (ii) vide number S.O. 1324 (E) dated the 15th September, 2005 inviting objections and suggestions from all persons likely to be affected thereby within a period of sixty days from the date on which copies of Gazette containing the said notification were made available to the public;

And whereas, copies of the said notification were made available to the public on 15th September, 2005;

And whereas, all objections and suggestions received in response to the above mentioned draft notification have been duly considered by the Central Government;

Now, therefore, in exercise of the powers conferred by sub-section (1) and clause (v) of sub-section (2) of section 3 of the Environment (Protection) Act, 1986, read with clause (d) of sub-rule (3) of rule 5 of the Environment (Protection) Rules, 1986 and in supersession of the notification number S.O. 60 (E) dated the 27th January, 1994, except in respect of things done or omitted to be done before such supersession, the Central Government hereby directs that on and from the date of its publication the required construction of new projects or activities or the expansion or modernization of existing projects or activities listed in the Schedule to this notification entailing capacity addition with change in process and or technology shall be undertaken in any part of India only after the prior environmental clearance from the Central Government or as the case may be, by the State Level Environment Impact Assessment Authority, duly constituted by the Central Government under sub-section (3) of section 3 of the said Act, in accordance with the procedure specified hereinafter in this notification.

2. Requirements of prior Environmental Clearance (EC):- The following projects or activities shall require prior environmental clearance from the concerned regulatory authority, which shall hereinafter referred to be as the Central Government in the Ministry of Environment and Forests for matters falling under Category 'A' in the Schedule and at State level the State Environment Impact Assessment Authority (SEIAA) for matters falling under Category 'B' in the said Schedule, *[2][and at District level, the District Environment Impact Assessment Authority (DEIAA) for matters falling under Category 'B2' for mining of minor minerals in the in the said schedule] before any construction work, or preparation of land by the project management except for securing the land, is started on the project or activity:

(i) All new projects or activities listed in the Schedule to this notification;

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[1] Includes territorial waters

[2] Words inserted vide S.O. 141(E), dated the 15th January, 2016 (This notification has been suspended by NGT in EA No. 55/2018 in OA No. 520/2016 in the matter of Vikrant Tongad Vs. UoI vide order dated 11th December, 2018 and same has been appealed before Hon'ble Supreme Court and matter is sub-judice)

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[1][(ii) Expansion, modernisation or any change in the product mix or raw material mix in existing projects or activities, listed in the Schedule to this notification, resulting in capacity beyond the threshold limits specified for the concerned sector in the said Schedule, subject to conditions and

procedure provided in the sub-paragraph (ii) of paragraph 7];

3. State Level Environment Impact Assessment Authority: - (1) A State Level Environment Impact Assessment Authority hereinafter referred to as the SEIAA shall be constituted by the Central Government under sub-section (3) of section 3 of the Environment (Protection) Act, 1986 comprising of three Members including a Chairman and a Member – Secretary to be nominated by the State Government or the Union territory Administration concerned.

(2) The Member-Secretary shall be a serving officer of the concerned State Government or Union territory administration familiar with environmental laws.

(3) [2][The Chairman shall be an expert in terms of the eligibility criteria given in APPENDIX VI in one of the specified fields, with sufficient experience in environmental policy or management.

(4) The other member shall be an expert fulfilling the eligibility criteria given in APPENDIX VI in one of the specified fields.]

(5) The State Government or Union territory Administration shall forward the names of the Members and the Chairman referred in sub- paragraph 3 to 4 above to the Central Government and the Central Government shall constitute the SEIAA as an authority for the purposes of this notification within thirty days of the date of receipt of the names.

(6) The non-official Member and the Chairman shall have a fixed term of three years (from the date of the publication of the notification by the Central Government constituting the authority).

[3][Provided that wherever considered necessary and expedient, the Central Government may extend the term for a further period not exceeding [4]{twelve} months.]

(7) [5][All decisions of the SEIAA shall be taken in a meeting and shall ordinarily be unanimous:

Provided that, in case a decision is taken by majority, the details of views, for and against it, shall be clearly recorded in the minutes and a copy thereof sent to MoEF].

[6][**3A. District Level Environment Impact Assessment Authority: -** (1) A District Level Environment Impact Assessment Authority hereinafter referred to as the DEIAA shall be constituted by the Central Government under sub- section (3) of section 3 of the Environment (Protection) Act, 1986 comprising of four members including a Chairperson and a Member-Secretary.

(2) The District Magistrate or District Collector shall be the Chairperson of the DEIAA.

(3) The Sub-Divisional Magistrate or Sub-Divisional Officer of the district head quarter of the concerned district of the State shall be the Member-Secretary of the DEIAA.

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1 Subs. by S.O. 980(E), dated 2nd March, 2021

2 Substituted para by S.O.1737 (E), dated 11th October, 2007.

3 Inserted by S.O. 1562(E), dated 21st May, 2020

4 Substituted the words "twelve months" for the words "six months" by S.O. 3752(E), dated 20th October, 2020

5 Substituted by S.O.3067 (E), dated 1st December, 2009

6 Inserted by S.O. 141, dated 15th January, 2016

(4) The other two members of the DEIAA shall be the senior most Divisional Forest Officer and one expert. The expert shall be nominated by the Divisional Commissioner of the Division or Chief Conservator of Forest, as the case may be. The term and qualifications of the expert fulfilling the eligibility criteria are given in Appendix VII to this notification.

(5) The members of the DEIAA who are serving officers of the concerned State Government or the Union territory Administration shall be *ex-officio* members except the expert member.

(6) The District Level Expert Appraisal Committee hereinafter referred to as the DEAC shall comprise of eleven members, including a Chairman and a Member- Secretary.

(7) The senior most Executive Engineer, Irrigation Department in the district of respective State Governments or Union territory Administration shall be the Chairperson of the DEAC.

(8) The Assistant Director or Deputy Director of the Department of Mines and Geology or District Mines Officer or Geologist of the district shall be the Member-Secretary of the DEAC in that order.

(9) A representative of the State Pollution Control Board or Committee, senior most Sub-Divisional Officer (Forest) in the district, representative of Remote Sensing Department or Geology Department or State Ground Water Department, one occupational health expert or Medical Officer to be nominated by the District Magistrate or District Collector, Engineer from Zila Parishad, and three expert members to be nominated by the Divisional Commissioner or Chief Conservator of Forest, as the case may be, shall be the other members of the DEAC. The term and qualifications of the experts fulfilling the eligibility criteria are given in Appendix VII to this notification.

(10) The members of the DEAC who are serving officers of the concerned State Government or the Union territory Administration shall be *ex-officio* members except the expert members.

(11) The District Magistrate or District Collector shall notify an agency to act as Secretariat for the DEIAA and the DEAC and shall provide all financial and logistic support for their statutory functions.

(12) The DEIAA and DEAC shall exercise the powers and follow the procedure as specified in the said notification, as amended from time to time.

(13) The DEAC shall function on the principle of collective responsibility and the Chairman shall endeavor to reach a consensus in each case and if consensus cannot be reached, the view of the majority shall prevail.];

4. Categorization of Projects and activities: -

(i) All projects and activities are broadly categorized in to two categories - Category A and Category B, based on the spatial extent of potential impacts and potential impacts on human health and natural and manmade resources.

(ii) All projects or activities included as Category 'A' in the Schedule, including expansion and modernization of existing projects or activities and change in product mix, shall require prior environmental clearance from the Central Government in the Ministry of Environment and Forests (MoEF) on the recommendations of an Expert Appraisal Committee (EAC) to be constituted by the Central Government for the purposes of this notification;

(iii) All projects or activities included as Category 'B' in the Schedule, including expansion and modernization of existing projects or activities as specified in sub paragraph (ii) of paragraph 2, or change in product mix as specified in sub paragraph (iii) of paragraph 2, but excluding those which fulfill the General Conditions (GC) stipulated in the Schedule, *will* require prior environmental clearance from the State/Union territory Environment Impact Assessment Authority (SEIAA). The SEIAA shall base its decision on the

recommendations of a State or Union territory level Expert Appraisal Committee (SEAC) as to be constituted for in this notification. [1][In the absence of a duly constituted SEIAA or SEAC, a Category 'B' project shall be considered at the Central Level as a Category 'B' project.]

[2][(iv) The 'B2' Category projects pertaining to mining of minor mineral of lease area less than or equal to five hectare shall require prior environmental clearance from DEIAA. The DEIAA shall base its decision on the recommendations of DEAC, as constituted for this notification.];

***[3][5. Screening, Scoping and Appraisal Committees: -**

The same Expert Appraisal Committees (EACs) at the Central Government, SEACs at the State or Union territory level and DEAC at the district level shall screen, scope and appraise projects or activity in category 'A', 'B1 and B2' and 'B2' projects for mining of minor minerals of lease area less than and equal to five hectare respectively. EAC, SEACs and DEACs shall meet at least once every month.

(a) The composition of the EAC shall be as given in Appendix VI. The SEAC at the State or the Union territory level shall be constituted by the Central Government in consultation with the concerned State Government or the Union Territory Administration with identical composition. DEAC at the district level shall be constituted by the Central Government as per the composition given in paragraph 3A.

(b) The Central Government may with the prior concurrence of the concerned State Governments or the Union territory Administration constitute one SEAC for more than one State or Union territory for reasons of administrative convenience and cost.

[4][(c) The Expert Appraisal Committee and State Level Expert Appraisal Committee shall be reconstituted after every three years:

Provided that wherever considered necessary and expedient, the Central Government may extend the term for a further period not exceeding [5]{twelve} months.]

(d) The authorized members of the EAC, SEACs and DEACs concerned, may inspect any site connected with the project or activity in respect of which the prior environmental clearance is sought for the purpose of screening or scoping or appraisal with prior notice of at least seven days to the project proponent who shall provide necessary facilities for the inspection.

(e) The EAC, SEACs and DEACs shall function on the principle of collective responsibility. The Chairperson shall endeavor to reach a consensus in each case and if consensus cannot be reached the view of the majority shall prevail.]

***[3][6. Application for Prior Environmental Clearance (EC): -**

An application seeking prior environmental clearance in all cases shall be made by the project proponent in the prescribed Form I annexed herewith and Supplementary Form 1A, if applicable, as given in Appendix II after the identification of prospective site (s) for the project and/or activities to which the application relates; and in Form 1M for mining of minor minerals up to five hectare under Category 'B2' projects, as given in Appendix VIII, before commencing any construction activity, or preparation of land,

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[1] Substituted words by S.O.3067(E), dated 1st December, 2009

[2] Ins by S.O. 141(E), dated 15th January, 2016

[3] Para substituted vide S.O. 141(E), dated the 15th January, 2016 (This notification has been suspended by NGT in EA No. 55/2018 in OA No. 520/2016 in the matter of Vikrant Tongad vs. UoI vide order dated 11th December, 2018 and same has been appealed before Hon'ble Supreme Court and matter is sub-judice) and Para 5(c) substituted vide S.O. No. 1562(E), dated the 21st May, 2020 and subsequently amended vide S.O. 3752 (E), dated the 20th October, 2020

[4] Substituted the words "twelve months" for the words "six months" by S.O. 1562 (E), dated 21st May, 2020.

[5] Substituted by S.O. 3752 (E), dated 20th October, 2020

or mining at the site by the project proponent. The project proponent shall furnish along with the application, a copy of the pre-feasibility project report, in addition to Form 1, Form 1A, and Form 1M; and in case of construction projects or activities (item 8 of the Schedule), a copy of the conceptual plan shall be provided instead of pre-feasibility report.]

7. Stages in the Prior Environmental Clearance (EC) Process [1][***]: -

(i) [2]**[For new projects or activities listed in the Schedule to this notification]:** The environmental clearance process for new projects will comprise of a maximum of four stages, all of which may not apply to particular cases as set forth below in this notification. These four stages in sequential order are: -

- Stage (1) Screening (Only for Category 'B' projects and activities)
- Stage (2) Scoping
- Stage (3) Public Consultation
- Stage (4) Appraisal

I. Stage (1) -Screening:

[3][(A)] In case of Category 'B' projects or activities, this stage will entail the scrutiny of an application seeking prior environmental clearance made in Form 1 by the concerned State level Expert Appraisal Committee (SEAC) for determining whether or not the project or activity requires further environmental studies for preparation of an Environmental Impact Assessment (EIA) for its appraisal prior to the grant of environmental clearance depending up on the nature and location specificity of the project. The projects requiring an Environmental Impact Assessment report shall be termed Category 'B1' and remaining projects shall be termed Category 'B2' and will not require an Environment Impact Assessment report. For categorization of projects into B1 or B2 except item 8 (b), the Ministry of Environment and Forests shall issue appropriate guidelines from time to time.

*[4][(B) The cases as specified in Appendix IX shall be exempted from prior environmental clearance.];

[5][**II Stage (2) –Scoping:**

(i) [6]["Scoping" refers to the process to determine detailed and comprehensive Terms of Reference (ToR) addressing all relevant environmental concerns for the preparation of an Environmental Impact Assessment and Environment Management Report in respect of the project or activity for which Prior Environmental Clearance is sought.

(ii) All projects or activities listed under Category "B2" of the schedule shall not require Scoping.

(iii) Sector specific Standard Terms of References developed by the Ministry of Environment, Forest and Climate Change, from time to time shall be displayed on its website.

(iv) The Standard Terms of References shall be issued to the following projects or activities

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1 Omitted vide S.O. 980(E), dated 2nd March, 2021

2 Ins. vide S.O. 980(E), dated 2nd March, 2021

3 Re-numbered as (A) by S.O. 141 (E), dated 15th January, 2016 (Notification is under Sub-judice before the Hon'ble Courts/Tribunal) *.

4 Inserted vide S.O. 141(E), dated the 15th January, 2016 (This notification has been suspended by NGT in EA No. 55/2018 in OA No. 520/2016 in the matter of Vikrant Tongad vs. UoI vide order dated 11th December, 2018 and same has been appealed before Hon'ble Supreme Court and matter is sub-judice)

5 Substituted by S.O. 751 (E), dated 17th February, 2020.

6 Amended vide S.O.695(E), dated the 4th April, 2011, S.O. 2259 dated 22nd August, 2013, S.O. 562(E) dated 26th February, 2014; S.O. 382(E) dated 3rd February, 2015, S.O. 996(E) dated 10th April, 2015.

through online mode, on acceptance of application within 7 working days, without referring to EAC or SEAC by the Ministry or SEIAA, as the case may be:

(a) All Highway projects in Border States covered under entry (i) and (ii) of column (3) and (4) against item 7(f) of the Schedule;

(b) All projects or activities proposed to be located in industrial estates or parks (item 7(c) of the Schedule) approved by the concerned authorities, and which are not disallowed in such approvals; and

(c) All expansion proposals of existing projects having earlier Prior Environmental Clearance:

Provided that EAC or SEAC may recommend additional specific Terms of Reference in addition to the Standard ToR, if found necessary, for a project or activity, within 30 days from the date of acceptance of application.

(v) All new projects or activities other than specified in sub-paragraph (iv) above, shall be referred to the EAC or SEAC by the Regulatory Authority, as the case may be, within 30 days from the date of application, for recommending the specific ToR in addition to the Standard ToR, deemed necessary. In case, the regulatory authority does not refer the matter to the EAC or SEAC, as the case may be, within 30 days of date of application in Form-I, sector specific Standard ToR shall be issued, online, on 30th day, by the Regulatory Authority.

(vi) Applications for Terms of Reference may be rejected by the regulatory authority concerned on the recommendation of the EAC or SEAC concerned. In case of such rejection, the decision together with reasons for the same after due personal hearing shall be communicated to the applicant in writing within sixty days of the receipt of the application.

(vii) The project proponent shall prepare the EIA report based on the sector specific Standard ToR as well as additional specific ToR, if any, stipulated by the EAC or SEAC.

(viii) The Terms of Reference for the projects or activities except for River valley and Hydroelectric projects, issued by the regulatory authority concerned, shall have the validity of four years from the date of issue. In case of the River valley and Hydro-electric projects, the validity will be for five years.]

[1]["(ix) Notwithstanding anything contained above, the period from the 1st April, 2020 to the 31st March, 2021 shall not be considered for the purpose of calculation of the period of validity of Terms of Reference granted under the provisions of this notification in view of outbreak of Corona Virus (COVID-19) and subsequent lockdowns (total or partial) declared for its control, however, all activities undertaken during this period in respect of the said Terms of Reference shall be treated as valid.];

[2][(x) Notwithstanding anything contained above, the projects where construction and commissioning of proposed activities have not been completed within the validity period of the Environmental Clearance (EC) and a fresh application for EC has been submitted due to expiry of the said period of the EC, the concerned Expert Appraisal Committee or State Level Expert Committee, as the case may be, may exempt the requirement of public hearing subject to the condition that the project has been implemented not less than fifty percentage in its physical form or construction.].

III. Stage (3) – Public Consultation:

(i) "Public Consultation" refers to the process by which the concerns of local affected persons

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[1] Inserted by S.O. 221(E) dated 18th January, 2021

[2] Inserted by S.O. 1247(E) dated 18th March, 2021

and others who have plausible stake in the environmental impacts of the project or activity are ascertained with a view to taking into account all the material concerns in the project or activity design as appropriate. All Category 'A' and Category B1 projects or activities shall undertake Public Consultation, except the following: -

(a) modernization of irrigation projects (item 1(c) (ii) of the Schedule).

(b) all projects or activities located within industrial estates or parks (item 7(c) of the Schedule) approved by the concerned authorities, and which are not disallowed in such approvals.

(c) expansion of Roads and Highways (item 7 (f) of the Schedule) which do not involve any further acquisition of land.

[1][(cc) maintenance dredging provided the dredged material shall be disposed within port limits.]

[2][(d) All Building or construction projects or Area Development projects (which do not contain any category 'A' projects and activities) and Townships (item 8(a) and 8(b) in the schedule to the notification).]

(d) all Category "B2" projects and activities.

(e) all projects or activities concerning national defense and security or involving other strategic considerations as determined by the Central Government.

[3][(g) all linear projects such as Highways, pipelines, etc., in border States.]

[4][(h) all standalone pillarization plants. which were in existence and in operation on or before the 27th day of May, 2014 and have valid consent to establish and consent to operate from the concerned State Pollution Control Board or the Union Territory Pollution Control Committee.]

(ii) The Public Consultation shall ordinarily have two components comprising of: -

(a) a public hearing at the site or in its close proximity- district wise, to be carried out in the manner prescribed in Appendix IV, for ascertaining concerns of local affected persons;

(b) obtain responses in writing from other concerned persons having a plausible stake in the environmental aspects of the project or activity.

(iii) the public hearing at, or in close proximity to, the site(s) in all cases shall be conducted by the State Pollution Control Board (SPCB) or the Union territory Pollution Control Committee (UTPCC) concerned in the specified manner and forward the proceedings to the regulatory authority concerned within [5][45 (forty five) days] of a request to the effect from the applicant.

(iv) in case the State Pollution Control Board or the Union territory Pollution Control Committee concerned does not undertake and complete the public hearing within the specified period, and/or does not convey the proceedings of the public hearing within the

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[1] Inserted by Para III(i)of the Amendment Notification issued by S.O.3067(E) dated 1st December, 2009.

[2] Substituted by Para III (ii) of the Amendment Notification issued by S.O.3067(E), dated 1.12.2009

[3] Ins. By S.O. 382 (E) dated 3rd February, 2015

[4] Ins. by S.O. 2572 (E), dated 14th September, 2015

[5] Amended by Corrigendum by S.O.1939(E), dated 13th November, 2006.

prescribed period directly to the regulatory authority concerned as above, the regulatory authority shall engage another public agency or authority which is not subordinate to the regulatory authority, to complete the process within a further period of forty five days,.

(v) If the public agency or authority nominated under the sub paragraph (iii) above reports to the regulatory authority concerned that owing to the local situation, it is not possible to conduct the public hearing in a manner which will enable the views of the concerned local persons to be freely expressed, it shall report the facts in detail to the concerned regulatory authority, which may, after due consideration of the report and other reliable information that it may have, decide that the public consultation in the case need not include the public hearing.

(vi) For obtaining responses in writing from other concerned persons having a plausible stake in the environmental aspects of the project or activity, the concerned regulatory authority and the State Pollution Control Board (SPCB) or the Union territory Pollution Control Committee (UTPCC) shall invite responses from such concerned persons by placing on their website the Summary EIA report prepared in the format given in Appendix IIIA by the applicant along with a copy of the application in the prescribed form , within seven days of the receipt of a written request for arranging the public hearing. Confidential information including non-disclosable or legally privileged information involving Intellectual Property Right, source specified in the application shall not be placed on the web site. The regulatory authority concerned may also use other appropriate media for ensuring wide publicity about the project or activity. The regulatory authority shall, however, make available on a written request from any concerned person the Draft EIA report for inspection at a notified place during normal office hours till the date of the public hearing. All the responses received as part of this public consultation process shall be forwarded to the applicant through the quickest available means.

(vii) After completion of the public consultation, the applicant shall address all the material environmental concerns expressed during this process, and make appropriate changes in the draft EIA and EMP. The final EIA report, so prepared, shall be submitted by the applicant to the concerned regulatory authority for appraisal. The applicant may alternatively submit a supplementary report to draft EIA and EMP addressing all the concerns expressed during the public consultation.

IV. Stage (4) -Appraisal:

(i) Appraisal means the detailed scrutiny by the Expert Appraisal Committee or State Level Expert Appraisal Committee of the application and other documents like the Final EIA report, outcome of the public consultations including public hearing proceedings, submitted by the applicant to the regulatory authority concerned for grant of environmental clearance. This appraisal shall be made by Expert Appraisal Committee or State Level Expert Appraisal Committee concerned in a transparent manner in a proceeding to which the applicant shall be invited for furnishing necessary clarifications in person or through an authorized representative. On conclusion of this proceeding, the Expert Appraisal Committee or State Level Expert Appraisal Committee concerned shall make categorical recommendations to the regulatory authority concerned either for grant of prior environmental clearance on stipulated terms and conditions, or rejection of the application for prior environmental clearance, together with reasons for the same.

(ii) The appraisal of all projects or activities which are not required to undergo public consultation, or submit an Environment Impact Assessment report, shall be carried out on the basis of the prescribed application Form 1 and Form 1A as applicable, any other relevant validated information available and the site visit wherever the same is considered as necessary by the Expert Appraisal Committee or State Level Expert Appraisal Committee concerned.

(iii) The appraisal of [1][an application shall be] completed by the Expert Appraisal Committee or

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[1] Amended as per para (iv) of the corrigendum issued by Notification S.O 1939 (E), dated 13th November, 2006

State Level Expert Appraisal Committee concerned within sixty days of the receipt of the final Environment Impact Assessment report and other documents or the receipt of Form 1 and Form 1 A, where public consultation is not necessary and the recommendations of the Expert Appraisal Committee or State Level Expert Appraisal Committee shall be placed before the competent authority for a final decision within the next fifteen days .The prescribed procedure for appraisal is given in Appendix V;

[1][7(ii). **Prior Environmental Clearance (EC) Process for Expansion or Modernization or Change of product mix in Existing Projects:**

(a) All applications seeking prior environmental clearance for expansion with increase in the production capacity beyond the capacity for which prior environmental clearance has been granted under this notification or with increase in either lease area or production capacity in the case of mining projects or for the modernization of an existing unit with increase in the total production capacity beyond the threshold limit prescribed in the Schedule to this notification through change in process and or technology or involving a change in the product mix shall be made in Form I and they shall be considered by the concerned Expert Appraisal Committee or State Level Expert Appraisal Committee within sixty days, who will decide on the due diligence necessary including preparation of Environment Impact Assessment and public consultations and the application shall be appraised accordingly for grant of environmental clearance, [2][in respect of projects or activities other than falling in clause (b) and (c)];

[3][*(b) **Existing projects (having Prior Environmental Clearance) with no increase in pollution load:** Any increase in production capacity in respect of processing or production or manufacturing sectors (listed against item numbers 2,3, 4 and 5 in the Schedule to this notification) with or without any change in (i) raw material-mix or (ii) product-mix or (ii) quantities within products or (ii) number of products including new products falling in the same category or (iv) configuration of the plant or process or operations in existing area or in areas contiguous to the existing area (for which prior environmental clearance has been granted) shall be exempt from the requirement of Prior Environmental Clearance provided that there is no increase in pollution load (derived on the basis of such Prior Environmental Clearance):*

Provided that such exemption shall be applicable only consequent to –

A. the project proponent furnishing information regarding such changes along with no increase in pollution load certificate, from the environmental auditor or reputed institutions empanelled by the State Pollution Control Board or Union Territory Pollution Control Committee or Central Pollution Control Board or Ministry of Environment, Forest and Climate Change, as per the procedure laid down in Appendix-XIII, on PARIVESH portal as well as to the concerned State Pollution Control Board or Union Territory Pollution Control Committee.

***Note**: If on verification, the State Pollution Control Board or Union Territory Pollution Control Committee, as the case may be, after giving the project proponent the opportunity of being heard, holds that such change or expansion or modernisation results in increase in pollution load, the exemption claimed under this clause shall not be valid and it shall be deemed that the project proponent was always liable to obtain prior environmental clearance, in respect of such change or expansion or modernisation, as per the clause (a) and the provisions of Environment (Protection) Act, 1986 shall apply accordingly;*

B. installation and implementation of Online Continuous Monitoring System (OCMS) with at least 95% uptime, connected to the servers of the Central Pollution Control Board

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[1] Substituted by S.O. 3518 (E), dated 23rd November, 2016.

[2] Inserted by S.O. 980(E), dated 2nd March, 2021

[3] Subs. by S.O. 980(E), dated 2nd March, 2021

and State Pollution Control Board or Union Territory Pollution Control Committee concerned to report the quantity and quality, of emission and discharges:

Provided further that the provisions of this clause shall not be applicable if such change or increase results in change in category of project or activity from Category- 'B2' to either Category- 'A' or Category 'B1'.

(c) Any change in configuration of the plant or activity from the environmental clearance conditions during execution of the project after detailed engineering, in respect of projects or activities, falling in any item of the Schedule to this notification, shall not require prior environmental clearance, if there is no change in production capacity and there is no increase in pollution load subject to furnishing particulars of such changes on PARIVESH portal in the format as may be provided by the Government from time to time, before implementing such changes whereupon a system generated acknowledgement will be issued by the concerned Regulatory Authority.

***Explanation:-** For the purpose of this sub-paragraph, "Pollution load" shall be determined on the basis of multiplication of quantity and concentration of different components and parameters (as provided or referred in the Prior Environment Clearance or the Environment Impact Assessment Report (EIA) and Environment Management Plan based on which such Prior Environment Clearance has been granted), in respect of emissions, effluents or discharge, solid, industrial hazardous waste and such other parameters notified under the Environment (Protection) Rules, 1986 as amended from time to time.]*

***[1][7 (iii) Preparation of District Survey Report for Sand Mining or River Bed Mining and Mining of Other Minor Minerals:**

(a) The prescribed procedure for preparation of District Survey Report for sand mining or river bed mining and mining of other minor minerals is given in Appendix X.

(b) The prescribed procedure for environmental clearance for mining of minor minerals including cluster situation is given in Appendix XI."]

8. Grant or Rejection of Prior Environmental Clearance (EC):

(i) The regulatory authority shall consider the recommendations of the [2][Expert Appraisal Committee or State Level Expert Appraisal Committee or District Level Expert Appraisal Committee] concerned and convey its decision to the applicant within forty five days of the receipt of the recommendations of the [2][Expert Appraisal Committee or State Level Expert Appraisal Committee or District Level Expert Appraisal Committee] concerned or in other words within one hundred and five days of the receipt of the final Environment Impact Assessment Report, and where Environment Impact Assessment is not required, within one hundred and five days of the receipt of the complete application with requisite documents, except as provided below.

(ii) The regulatory authority shall normally accept the recommendations of the [2][Expert Appraisal Committee or State Level Expert Appraisal Committee or District Level Expert Appraisal Committee] concerned. In cases where it disagrees with the recommendations of the [3][Expert Appraisal Committee or State Level Expert Appraisal Committee or District Level Expert Appraisal Committee] concerned, the regulatory authority shall request reconsideration by the [1][Expert Appraisal Committee or State Level Expert Appraisal Committee or District Level Expert Appraisal Committee] concerned within forty five days of the receipt of the recommendations of

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[1] Inserted by S.O. 141 (E), dated 15th January, 2016 (Notification is under Sub-judice before the Hon'ble Courts/Tribunal) *.

[2] Substitute by S.O. 141 (E), dated 15th January, 2016

[3] Substitute by S.O. 141 (E), dated 15th January, 2016

the [1][Expert Appraisal Committee or State Level Expert Appraisal Committee or District Level Expert Appraisal Committee] concerned while stating the reasons for the disagreement. An intimation of this decision shall be simultaneously conveyed to the applicant.

The [1][Expert Appraisal Committee or State Level Expert Appraisal Committee or District Level Appraisal Committee] concerned, in turn, shall consider the observations of the regulatory authority and furnish its views on the same within a further period of sixty days. The decision of the regulatory authority after considering the views of the [2][Expert Appraisal Committee or State Level Expert Appraisal Committee or District Level Expert Appraisal Committee] concerned shall be final and conveyed to the applicant by the regulatory authority concerned within the next thirty days.

(iii) In the event that the decision of the regulatory authority is not communicated to the applicant within the period specified in sub-paragraphs (i) or (ii) above, as applicable, the applicant may proceed as if the environment clearance sought for has been granted or denied by the regulatory authority in terms of the final recommendations of the [1][Expert Appraisal Committee or State Level Expert Appraisal Committee or District Level Expert Appraisal Committee] concerned.

(iv) On expiry of the period specified for decision by the regulatory authority under paragraph (i) and (ii) above, as applicable, the decision of the regulatory authority, and the final recommendations of the [2][Expert Appraisal Committee or State Level Expert Appraisal Committee or District Level Expert Appraisal Committee] concerned shall be public documents.

(v) Clearances from other regulatory bodies or authorities shall not be required prior to receipt of applications for prior environmental clearance of projects or activities, or screening, or scoping, or appraisal, or decision by the regulatory authority concerned, unless any of these is sequentially dependent on such clearance either due to a requirement of law, or for necessary technical reasons.

(vi) Deliberate concealment and/or submission of false or misleading information or data which is material to screening or scoping or appraisal or decision on the application shall make the application liable for rejection, and cancellation of prior environmental clearance granted on that basis. Rejection of an application or cancellation of a prior environmental clearance already granted, on such ground, shall be decided by the regulatory authority, after giving a personal hearing to the applicant, and following the principles of natural justice.

[3]9. Validity of Environmental Clearance (EC):

(i) The "Validity of Environmental Clearance" is meant the period from which a prior environmental clearance is granted by the regulatory authority, or may be presumed by the applicant to have been granted under sub paragraph (iii) of paragraph 8, to the start of production operations by the project or activity, or completion of all construction operations in case of construction projects (item 8 of the Schedule), to which the application for prior environmental clearance refers. The prior environmental clearance granted for a project or activity shall be valid for a period of ten years in the case of River Valley projects (item 1(c) of the Schedule), project life as estimated by Expert Appraisal Committee or State Level Expert Appraisal Committee or District Level Expert Appraisal Committee] subject to a maximum of thirty years for mining projects and seven years in the case of all other projects and activities.

(ii) In case of Area Development projects and Townships [item 8 (b), the validity period of Seven years shall be limited only to such activities as may be the responsibility of the applicant as a developer:

Provided that this period of validity with respect to sub-paragraphs (i) and (ii) above may be extended by the regulatory authority concerned by a maximum period of three years if an application is made to the regulatory authority by the applicant within the validity period, together with an updated

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[1] Substituted by S.O. 141 (E) dated 15th January, 2016.

[2] Substitute by S.O. 141 (E), dated 15th January, 2016

[3] Re-numbered and then text in bold was amended vide S.O.1141 (E), dated the 29th April, 2015 further substituted vide S.O. 2944 (E), the 14th September, 2016

Form I, and Supplementary Form IA, for Construction projects or activities (item 8 of the Schedule):

Provided further that the regulatory authority may also consult the Expert Appraisal Committee or State Level Expert Appraisal Committee, as the case may be, for grant of such extension.

(iii) Where the application for extension under sub-paragraphs (i) and (ii) above has been filed –

(a) within thirty days after the validity period of Environmental Clearance, such cases shall be referred to concerned Expert Appraisal Committee or State Level Expert Appraisal Committee or District Level Expert Appraisal Committee and based on their recommendations, the delay shall be condoned at the level of the Joint Secretary in the Ministry of Environment, Forest and Climate Change or Member Secretary, State Level Expert Appraisal Committee or Member Secretary, District Level Expert Appraisal Committee, as the case may be;

(b) more than thirty days after the validity period of Environmental Clearance but less than ninety days after such validity period, then, based on the recommendations of the Expert Appraisal Committee or State Level Expert Appraisal Committee or District Level Expert Appraisal Committee, the delay shall be condoned with the approval of the Minister in charge of Environment, Forest and Climate Change or Chairman, as the case may be:

Provided that no condonation for delay shall be granted for any application for extension filed beyond 90 days after the validity period of Environment Clearance.].

[1][9A. Notwithstanding anything contained in this notification, the period from the 1st April, 2020 to the 31st March, 2021 shall not be considered for the purpose of calculation of the period of validity of Prior Environmental Clearances granted under the provisions of this notification in view of outbreak of Corona Virus (COVID-19) and subsequent lockdowns (total or partial) declared for its control, however, all activities undertaken during this period in respect of the Environmental Clearance granted shall be treated as valid.].

10. Post Environmental Clearance monitoring:

[2][(i) (a) In respect of Category 'A' projects, it shall be mandatory for the project proponent to make public the environmental clearance granted for their project along with the environmental conditions and safeguards at their cost by prominently advertising it at least in two local newspapers of the district or State where the project is located and in addition, this shall also be displayed in the project proponent's website permanently.

(b) In respect of category 'B' projects, irrespective of its clearance by MoEF/SEIAA, the project proponent shall prominently advertise in the newspapers indicating that the project has been accorded environment clearance and the details of MoEF website where it is displayed.

(c) The Ministry of Environment and Forests and the State/Union Territory Level Environmental Impact Assessment Authorities (SEIAAs), as the case may be, shall also place the environmental clearance in the public domain on Government portal.

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

*[3][(ii) It shall be mandatory for the project management to submit half-yearly compliance reports in respect of the stipulated prior environmental clearance terms and conditions in [4][soft copy] to the

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[1] Inserted vide S.O.4254(E), dated the 27th November, 2020 and substituted vide S.O. 221(E), dated the 18th January, 2021.

[2] Inserted/re-numbered vide S.O.3067(E), dated the 1st December, 2009

[3] Renumbered sub-para (i) and sub-para (ii) as sub-para (ii) and sub-para (iii) respectively by Para IV(a) & (b) of the Amendment Notification notified by S.O.3067(E), dated 1st December, 2009.

[4] Subs. vide S.O.No.5845 (E), dated 26th November, 2018

regulatory authority concerned, on 1st June and 1st December of each calendar year.

(iii) All such compliance reports submitted by the project management shall be public documents. Copies of the same shall be given to any person on application to the concerned regulatory authority. The latest such compliance report shall also be displayed on the web site of the concerned regulatory authority.]

*[1][(iv) The prescribed procedure for sand mining or river bed mining and monitoring is given in Appendix XII.];

11. Transferability of Environmental Clearance (EC):

[2][(1)] A prior environmental clearance granted for a specific project or activity to an applicant may be transferred during its validity to another legal person entitled to undertake the project or activity on application by the transferor, or by the transferee with a written "no objection" by the transferor, to, and by the regulatory authority concerned, on the same terms and conditions under which the prior environmental clearance was initially granted, and for the same validity period. No reference to the *[3][Expert Appraisal Committee or State Level Expert Appraisal Committee or District Level Expert Appraisal Committee] concerned is necessary in such cases.

[4][(2) Where an allocation of coal block is cancelled in any legal proceedings, or by the Government in accordance with law, the environmental clearance granted in respect of such coal block may be transferred, subject to the same validity period as was initially granted, to any legal person to whom such block is subsequently allocated, and in such case, obtaining of "no objection" from either the holder of environment clearance or from the regulatory authority concerned shall not be necessary and no reference shall be made to the Expert Appraisal Committee or the State Level Expert Appraisal Committee concerned.]

[5][(3) The successful bidder of the mining leases, expiring under the provisions of sub-sections (5) and (6) of section 8A of the Mines and Minerals (Development and Regulation) Act, 1957 (67 of 1957) and selected through auction as per the procedure provided under that Act and the rules made thereunder, shall be deemed to have acquired valid prior environmental clearance vested with the previous lessee for a period of two years, from the date of commencement of new lease and it shall be lawful for the new lessee to continue mining operations as per the same terms and conditions of environmental clearance granted to the previous lessee on the said lease area for a period of two years from the date of commencement of new lease or till the new lessee obtains a fresh environmental clearance with the terms and conditions mentioned therein, whichever is earlier:

Provided that the successful bidder shall apply and obtain prior environmental clearance from the regulatory authority within a period of two years from the date of grant of new lease.];

[6][(4) Where an allocation of iron ore block pertaining to the State of Karnataka is cancelled in any legal proceeding, or by the Government in accordance with law, the environmental clearance granted in respect of such iron block may be transferred subject to the same validity period it was initially granted, to any legal person to whom such block is subsequently allocated, and in such case, obtaining of "no objection" from either the holder of environmental clearance or from the regulatory authority concerned shall not be necessary and no reference shall be made to the Expert

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1 Inserted vide S.O. 141(E), dated the 15th January, 2016 (This notification has been suspended by NGT in EA No. 55/2018 in OA No. 520/2016 in the matter of Vikrant Tongad vs. UoI vide order dated 11th December, 2018 and same has been appealed before Hon'ble Supreme Court and matter is sub-judice)

2 Renumbered sub-para (1) by S.O. 811 (E) dated 23rd March, 2015

3 Subs. by S.O. 141 (E) dated 15th January, 2016 (Notification is under Sub-judice before the Hon'ble Courts/Tribunal) *.

4 Ins. by S.O. 811 (E) dated 23rd March, 2015.

5 Ins. by S.O. 1224 (E) dated 28th March, 2020

6 Ins. by S.O 4241 (E) dated 30th December, 2016 [re-numbered as (4)] .

Appraisal Committee or the State Level Expert Appraisal Committee concerned.];

12. Operation of EIA Notification, 1994, till disposal of Pending cases:

From the date of final publication of this notification the Environment Impact Assessment (EIA) notification number S.O. 60 (E) dated 27th January, 1994 is hereby superseded, [1][except in supersession of the things done or omitted to be done before such supersession] to the extent that in case of all or some types of applications made for prior environmental clearance and pending on the date of final publication of this notification, the Central Government may relax any one or all provisions of this notification except the list of the projects or activities requiring prior environmental clearance in [2][Schedule], or continue operation of some or all provisions of the said notification, for a period not exceeding [3][twenty four months] from the date of issue of this notification.

[4][13. Preparation and Presentation of Environment Impact Assessment (EIA) Report and Environment Management Plan (EMP). -

The Environmental consultant organizations which are accredited for a particular sector and the category of project for that sector with the Quality Council of India (QCI) or National Accreditation Board for Education and Training (NABET) or any other agency as may be notified by the Ministry of Environment, Forest and Climate Change from time to time shall be allowed to prepare the Environment Impact Assessment report and Environmental Management Plan of a project in that sector and category and to appear before the concerned Expert Appraisal Committee (EAC) or the State Expert Appraisal Committee (SEAC). The Ministry will also prepare a panel of national level reputed educational and research institutions to work as Environmental Consultant Organizations.]

14. Integration of Environmental Condition in Building Bye-Laws. –

*[5][(14) Local bodies such as Municipalities, Development Authorities and District Panchayats, shall stipulate environmental conditions while granting building permission, for the Building or Construction projects with built-up area≥20,000 sq. mtrs and<50,000 sq. mtrsandindustrial sheds, educational institutions, hospitals and hostels for educational institutions from built-up area ≥ 20,000 sqm to <1,50,000 sq.m as specified in Notification S.O. 5733(E) dated 14th November, 2018].

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[1] Corrected spelling of "suppression" as "supersession" as per para (ii)(a) of the corrigendum issued by Notification S.O. 939 (E), dated 13th November, 2006.

[2] Corrected "Schedule I" as "Schedule" as per para (ii)(b) of the corrigendum issued by Notification S.O. 1939 (E), dated 02.11.2006

[3] Substituted by Para II of the Amendment Notification issued by S.O. 1737 (E), dated 11th October, 2007

[4] Ins. By S.O. 648 (E) dated 3rd March, 2016

[5] Substituted by S.O. 5736(E) dated 15th November, 2018 *(Notification is under Sub-judice before the Hon'ble Courts/Tribunal)* *.

SCHEDULE

(See paragraph 2 and 7)

LIST OF PROJECTS OR ACTIVITIES REQUIRING PRIOR ENVIRONMENTAL CLEARANCE

Project or Activity		Category with threshold limit		Conditions if any
		A	B	
1	Mining, extraction of natural resources and power generation (for a specified production capacity)			
(1)	(2)	(3)	(4)	(5)
[1][1(a)	Mining of minerals	> 100 ha of mining lease area of non- coal mine lease.	≤ 100 ha of mining lease area in respect of non-coal mine lease.	General Condition shall Apply except: (i) For project or activity of mining of minor minerals of Category 'B2' (up to 25 ha of mining lease area); (ii) For project or activity of mining of minor minerals of Category 'B1'in case of cluster of mining lease area, and (iii) River bed mining projects on account of inter-state boundary. **Note:** (1)Mineral prospecting is exempted; (2)The prescribed procedure for environmental clearance for mining of minor minerals including cluster situation is given in Appendix XI]; [2][(3) The evacuation or removal and transportation of already mined out material lying within the mining leases expiring under the provisions of the Mines and Minerals (Development and Regulation) Act, 1957 (67 of 1957), by the previous lessee, after the expiry of the said lease, shall not form the part of the mining capacity so permitted to the successful bidder, selected through auction as per the procedure provided under that Act and the rules made thereunder.];
		> 150 ha of mining lease area in respect of coal mine lease.	≤150 ha of mining lease area in respect of coal mine lease.	
		Asbestos mining irrespective of mining area		
	(ii) Slurry pipelines (coal lignite and other ores) passing through national parks/sanctuaries/coral reefs, ecologically sensitive areas.	All projects		

[1] Substituted by S.O. 3977 (E), dated 14th August, 2018.

[2] Inserted by S.O. 1224 (E), dated 28th March, 2020

[1][1(b)]	Offshore and onshore oil and gas exploration, development and production	All projects in respect of off-shore and onshore oil and gas development and production except exploration		**Note 1:** Seismic surveys which are part of Exploration Surveys are exempted provided the concession areas have got previous clearance for physical survey **Note 2:** All project in respect of off-shore and onshore oil and gas exploration are categorized as 'B2' projects]
[2][1(c)]	(i) River Valley Projects (ii) Irrigation projects	(i) ≥50 MW hydroelectric power generation. (ii)≥10,000 ha. of culturable command area.	(i) ≥25 MW and < 50 MW hydroelectric power generation; (ii) >2000 ha and < 10,000 ha, of culturable command area	General condition shall apply, **Note: -** (i) Category 'B' river valley projects falling in more than one state shall be appraised at the central Government Level. (ii) Change in irrigation technology having environmental benefits (eg. From flood irrigation to Drip irrigation etc.) by an existing project, leading to increase in Culturable Command Area but without increase in dam height and submergence, will not require amendment/ revision of EC.]
		Irrigation system	**Requirement of EC**	
		(a) Minor Irrigation system (≤ 2000 Ha)	Exempted	
		(b) Medium irrigation system (> 2000 and < 10,000 ha.)	Required to prepare EMP and to be dealt at State Level (B2 category).	
		(c) Major irrigation system (≥10,000 to < 50,000 ha.)	Required to prepare EIA/EMP and to be dealt at State Level (B1 category).	

[1] Substituted by S.O. 236 (E), dated 16th February, 2020.

[2] Substituted by S.O. 3977 (E), dated 14th August, 2018.

1(d)	[1][Thermal Power Plants	> 500 MW (coal/lignite/naphtha and gas bases); > 50 MW (all other fuels except biomass). >20MW (using municipal solid non- hazardous waste, as fuel).	[2][> 5MW] to <500 MW (coal/lignite/ naphtha and gas based); < 50 MW and ≥5 MW (all other fuels except biomass and municipal solid non-hazardous waste). < 20MW > 15MW (using municipal solid non-hazardous waste, as fuel), > 15 MW plants based on biomass fuel.	General condition shall apply **Note: -** a. Thermal Power plants up to 15 MW based on biomass or non-hazardous municipal solid waste using auxiliary fuel such as coal, lignite/ petroleum products up to 15 % are exempt. b. Thermal power plants using waste heat boilers without any auxiliary fuel are exempt.]
1(e)	Nuclear power projects and processing of nuclear fuel	All projects	-	

2	**Primary Processing**			
2(a)	Coal washeries	<1million ton/annum throughput of coal	<1million ton/annum throughput of coal	General Condition shall apply (If located within mining area the proposal shall be appraised together with the mining proposal)
2 (b)	[3][Mineral Beneficiation	> 0.5 million TPA through put	<0.5 Million TPA through put	General condition shall apply (Mining proposal with mineral beneficiation shall be appraised together for grant of clearance).]
3.	**Material Production**			
3(a)	Metallurgical industries(ferrous & ferrous)	a) Primary metallurgical industry All projects	Sponge iron manufacturing <200TPD	[4][General Condition shall apply Note: (i) The recycling industrial units registered under the HSM
		b) Sponge iron manufacturing ≥	Secondary metallurgical processing	

[1] Substituted by S.O. 1599 (E), dated 25th June, 2014

[2] Substituted by S.O. 1834 (E), dated 6th July, 2015.

[3] Subs. by S.O.1599(E), dated 25th June, 2014

[4] Subs. by S.O.3067(E), dated 1st December, 2009

		200TPD	industry	Rules are exempted.
		c) Secondary metallurgical processing industry All toxic and heavy metal producing units ≥ 20,000 tonnes/annum	i) All toxic and heavy metal producing units <20,000 tones/ annum ii) All other non–toxic secondary metallurgical processing industries >5000 tonnes/ annum	(ii) In case of secondary metallurgical processing industrial units, those projects involving operation of furnaces, only such as induction and electric arc furnace, submerged arc furnace and cupola with capacity more than 30,000 tonnes per annum (TPA) would require environmental clearance. (iii) Plant / units other than power plants (given against entry No. 1(d) of the schedule), based on municipal solid waste(non-hazardous) are exempted]
[1][3(b)	Cement plants	≥1.0 million tonnes/annum production capacity	<1.0 million tonnes/ annum production capacity. All Standalone grinding units	General Condition shall apply **Note. -** 1. Fuel for cement industry may be coal, pet coke, mixture of coal and pet coke and co-processing of waste provided it meets the emission standards. 2. The manufacturing of composite cement by plants having environmental clearance for manufacturing Ordinary Portland Cement (OPC), Portland Pozzolana Cement (PPC) and Portland Slag Cement (PSC) shall be exempt provided the production is within sanctioned capacity.]
4	**Materials Processing**			
4(a)	Petroleum refining industry	All projects	-	-
[2][4(b)	(i) Coke oven plants (ii)Coal tar processing units	≥2,50,000 tonnes/annum	<2,50,000 and ≥25,000 tonnes/annum All projects	General condition shall apply.]
4(c)	Asbestos milling	All projects	-	-

[1] Subs. by S.O. 3518 (E) dated 23rd November, 2016

[2] Subs. by S.O. 1599 (E) dated 25th June, 2014

	and asbestos based products			
4(d)	Chlor-alkali industry	[1][≥300TPD Production capacity if a unit located outside the notified industrial area/estate.]	[2][(i) All projects irrespective of the size, if it is located in a notified Industrial area/ Estate. (ii) <300 tonnes per day (TPD) and located outside	[3][General as well as specific condition shall apply No new Mercury Cell based plants will be permitted and existing units converting to membrane cell technology are exempt from the Notification]
4(e)	Soda ash Industry	All projects	-	-
4(f)	[4][Skin/hide processing including tanning industry]	New projects outside the industrial area or expansion of Existing units outside the industrial area	All new or Expansion of Projects located within a notified industrial area/ estate	[5][General as well as specific condition shall apply]
5	**Manufacturing/Fabrication**			
[6][5(a)	Chemical fertilizers	All projects including all Single Super Phosphate With H_2SO_4production except granulation of chemical fertilizers.	All single Super Phosphate without H_2SO_4 production and granulation of chemical fertilizers.	General condition shall apply. **Note:** • Granulation of single super phosphate powder is exempt. • Neem coating of fertilizers is exempt provided that the total production does not exceed the sanctioned capacity in EC plus the weight of the coating material used. • Fortification of fertilizers is exempt provided that the total production does not exceed the sanctioned capacity in EC plus the weight of the fortification material used.]
5(b)	Pesticides industry and pesticide specific intermediates (excluding formulations)	All units producing technical grade pesticides	-	-
5(c)	Petro- chemical complexes	All projects	-	-

[1] Subs. by S O. 1599 (E) dated 25th June, 2014

[2] Substituted byS.O.3067(E), dated 1st December, 2009

[3] Substituted by S.O.3067(E), dated 1st December, 2009

[4] Subs. by S.O. 1599 (E), dated 25th June, 2014

[5] Substituted by S O 3067(E), dated 1st December, 2009

[6] Subs. by S.O. 3518 (E), 23rd November, 2016

	(industries based on processing of petroleum fractions & natural gas and/or reforming to aromatics)			
5(d)	Manmade fibres manufacturing	Rayon	Others	General Condition shall apply
5(e)	[1][Petroleum products and petro chemical based processing such as production of carbon black and electrode grade graphite (processes other than cracking & reformation and not covered under the complexes]	Located outside the notified industrial area/ estate	Located in a notified industrial area/ estate	[1][General as well as specific condition shall apply. **Note:** Manufacturing of products from polymer granules is exempt.;]
5(f)	[2][Synthetic organic chemicals industry (dyes and dye intermediates; bulk drugs and intermediates excluding drug and intermediates excluding drug formulations; synthetic rubbers; basic organic chemicals, other synthetic organic chemicals and chemical intermediates)	Located outsides the notified industrial area/estate except small units as defined in column (5).	(i) Located in a notified industrial area/estate. (ii) Small units as defined in column (5).	General as well as specific condition shall apply. Small units: with water consumption, <25m^3/day, fuel consumption <25TPD and not covered in the category of MAH units as per the Management, Storage and Import of Hazardous Chemical Rules, 1989]. [3][All proposals for projects or activities in respect of Active Pharmaceutical Ingredients (API), received up to the [4][30th March, 2021], shall be appraised, as Category 'B2' projects, provided that any subsequent amendment or expansion or change in product mix, after the [2][30th March, 2021], shall be considered as per the provisions in force at

[1] Subs. 1599 (E) dated 25th June, 2014.

[2] Subs. by S.O. 1599 (E), dated 25th June, 2014.

[3] Ins. by S.O.1223(E), dated 27th March, 2020

[4] Subs. the figures, letters and word "30th March, 2021" for the figures, letters and word "30th September, 2020", by S.O. 3636(E), dated 15th October, 2020

				that time.].
[1][5(g)]	Distilleries	Molasses based distilleries > 100 KLD Non-molasses based distilleries >200 KLD	Molasses based distilleries ≤ 100 KLD Non-molasses based distilleries≤ 200 KLD	General condition shall apply.] [2]*[Note: Expansion of sugar manufacturing units or distilleries, having Prior Environment Clearance and for production of ethanol, to be used as fuel for blending only as certified by the competent authority, shall be appraised as Category 'B2' projects.];*
5(h)	Integrated industry	-	All projects	General condition shall apply
5(i)	[3][Pulp and paper industry	Pulp manufacturing and Pulp and Paper manufacturing industry except from waste paper.	Pulp manufacturing form waste paper and paper manufacturing from waste paper pulp and other ready pulp.	General condition shall apply **Note:** Paper manufacturing from waste paper pulp and ready pulp without deinking, bleaching and coloring is exempt.];
5(j)	Sugar Industry	-	≥5000 tcd cane crushing capacity	General condition shall apply
[4][5(k)]	*.....]			
6	**Service Sectors**			
6(a)	Oil & gas transportation on pipeline (crude and refinery/ petrochemical products), passing through national parks/sanctuaries/ coral reefs/ecologically sensitive areas including LNG Terminal	6(a)	Oil & gas transportation on pipeline (crude and refinery/ petrochemical products), passing through national parks/sanctuaries/coral reefs/ecologically sensitive areas including LNG Terminal	6(a)
[5][6(b)]	*.....]			
7	**Physical Infrastructure including Environmental Services**			
7(a)	Air ports	[6][All projects including air strip, which are for commercial	-	**Note:** Air strips which do not involve bunkering/refueling facility and or Air Traffic

[1] Subs. by S.O.1960(E), dated 13th June, 2019

[2] Ins. by S.O. 980(E), dated 2nd March, 2021

[3] Subs. by S.O. 1599 (E), dated 25th June, 2014

[4] Omitted by S.O. 3067(E), dated 1st December, 2009

[5] Omitted by S.O.1960(E), dated 13th June, 2019

[6] Substituted by S.O. 3067(E), dated 1.12.2009

		use		Control are exempted]
7(b)	All ship breaking yards including ship breaking units	All projects	-	-
7(c)	Industrial estates/parks/complexes/areas, export processing Zones (EPZs), Special Economic Zones (SEZs), Biotech Parks, Leather Complexes.	If at least one industry in the proposed industrial estate falls under the Category A, entire industrial area shall be treated as Category A, irrespective of the area. Industrial estates with area greater than 500 ha and housing at least one Category B industry.	Industrial estates housing at least one Category B industry and area <500 ha. Industrial estates of area> 500 ha. and not housing any industry belonging to Category A or B.	[1][General as well as Special conditions shall apply **Note:** 1. Industrial Estate of area below 500 ha. and not housing any industry of category 'A' or 'Beddoes not require clearance. 2. If the area is less than 500 ha but contains building and construction projects less than 2000 hq, mtr. and or development area more than 50 ha it will be treated as activity listed at Serial No.8(a) or 8(a) in the Schedule, as the case may be]
7(d)	Common hazardous waste treatment, storage and disposal facilities (TSDFs)	All integrated facilities having incineration & landfill or incineration alone	All facilities having land fill only	General Condition shall apply
[2][7(da)	Bio-medical Waste Treatment Facilities	-	All Projects	-]
7(e)	[3][Ports, Harbours, break waters, dredging]	< 5 million TPA of cargo handling capacity (excluding fishing harbours)	<5million TPA of cargo handling capacity and/or ports/ harbors <10,000TPA of fish handling capacity	[3][General Condition shall apply. **Note:** 1. Capital dredging inside and outside the ports or harbors and channels are included; 3. Maintenance dredging is exempt provided it formed part of the original proposal; for which Environmental Management Plan (EMP) was prepared and environmental Clearance obtained];

[1] Subs. by S.O.3067(E), dated 1st December, 2009

[2] Inserted by S.O. No.1142(E), dated 17th April, 2015

[3] Subs. by S.O.3067(E), dated 1st December, 2009

7(f)	Highways	[1][i) New National High ways; and [2][ii) Expansion of National Highways greater than 100 km. involving additional right of way or land acquisition greater than 40m on existing alignments and 60m on re-alignments or by-passes.]	(i) [3][[4]All New State Highway Projects;] State Highway expansion projects in hilly terrain (above 1,000m AMSL)and/or ecologically sensitive areas]	[5][General Condition shall apply. **Note:** Highways included expressways]
7(g)	Aerial ropeways	[6][(i) All projects located at altitude of 1,000 mtr. and above. (ii) All projects located in notified ecologically sensitive areas.]	[7][All projects except those covered in Column(3)]	General Condition shall apply
[8][7 (h)	Common Effluent Treatment Plants (CETPs)		All projects	General Condition shall apply **Note:** Environmental clearance for CETPs setup for or within projects or activities which do not require environmental clearance are exempted, and if any of the existing or proposed member units of the said CETP produces or proposes to produce any product requiring environmental clearance, then the CETP shall need environmental clearance].

[1] Subs. by S.O.1737 (E), dated 11th October, 2007

[2] Subs. by S.O. 2559 (E) dated 22nd August, 2013.

[3] Substituted by S.O.3067(E), dated 1st December, 2009

[4] Substituted by S.O. 695 (E) dated 4th April, 2011

[5] Substituted by.O.3067(E), dated 1st December, 2009

[6] Subs. by S.O.3067(E), dated 1st December, 2009

[7] Subs. by S.O.3067(E), dated 1st December, 2009

[8] Subs. by S.O. 6250 (E) dated 19th December, 2018

7(i)	Common Municipal Waste Management Facility (CMSWMF)		All projects	General Condition shall apply
[1][8	**Building or Construction projects or Area Development projects and Townships as well as for industrial sheds, educational institutions, hospitals and hostels for educational institutions**			
8(a)	Building or Construction projects		>20000 sq.mtrs and < 1,50,000 sq. mtrs. of built up area	The term "built up area" for the purpose of this notification the built up or covered area on all floors put together, including its basement and other service areas, which are proposed in the building or construction projects. **Note 1.-** The projects or activities shall not include industrial shed, school, college, hostel for educational institution, but such buildings shall ensure sustainable environmental management, solid and liquid waste management, rain water harvesting and may use recycled materials such as fly ash bricks. **Note 2.-** "General Conditions" shall not apply.
8(b)	Townships and Area Development Projects		Covering an area of > 50 ha and or built up area > 1,50,000 sq. mtrs	A projects of Townships and Area Development Projects covered under this item shall require an Environmental Assessment Report and be appraised as Category 'B1' Project. **Note.-** General Conditions shall not apply.]

*[2][8	Building or Construction projects or Area Development projects and Townships as well as for industrial sheds, educational institutions, hospitals and hostels for educational institutions			
8(a)	Building or Construction projects		≥50,000 sq. mtrs and <1,50,000 sq. mtrs. of built-up area	**Note 1.-** The term "built up area" for the purpose of this notification is the built up or covered area on all floors put together, including its basement and other service areas, which are proposed in the building and construction projects.

[1] Subs. by S.O. (E) 3252 (E) dated 22nd December, 2014

[2] Subs. by S.O. 5736 (E) dated 15th November, 2018 *(Notification is under Sub-judice before the Hon'ble Courts/Tribunal)* *.

				Note 2.- The projects or activities shall not include industrial shed, educational institutions, hospitals and hostels for educational institutions. **Note 3.-** General conditions shall not apply.
8(b)	Townships and Area Development projects as well as industrial sheds, educational institutions, hospitals and hostels for educational institutions		≥ 1,50,000 sq. mtrs and <3,00,000 sq. mtrs built up area or covering an area ≥50 ha	A projects of Townships and Area Development Projects covered under this item shall require an Environmental Assessment Report and be appraised as Category 'B1' Project. **Note.-** General Conditions shall not apply.]

Note: -

[1][**General Condition (GC):**

Any project or activity specified in category 'B' will be appraised at the Central level as Category 'A', if located in whole or in part within 5 km. from the boundary of : (i) Protected areas notified under the Wildlife (Protection) Act, 1972 (53 of 1972); (ii)critically polluted areas as identified by the Central Pollution Control Board constituted under the Water (Prevention and Control of Pollution) Act, 1974 (6 of 1974) from time to time; (iii) Eco-sensitive areas as notified under sub-section (2) of section 3 of the Environment (Protection) Act, 1986 and (iv) inter-State boundaries and international boundaries; provided that for River Valley Projects specified in item 1(c), Thermal Power Plants specified in item 1(d), industries estates/parks/complexes/areas, export processing zones (EPZs), Special Economic Zone (SEZs), biotech parks, lather complexes specified in item 7(c) and common hazardous waste treatment, storage and disposal facilities (TSDFs) specified in item 7(d), the appraisal shall be made at Central level even if located within10 km.

Provided further that the requirement regarding distance of 5 km or 10 km, as the case may be, of the inter-State boundaries can be reduced or completely done away with by an agreement between the respective State or the Union Territories sharing the common boundary in case the activity does not fall within 5km or 10 km, as the case may be of the areas mentioned at item (i), (ii) and (iii) above.]

Specific Condition (SC):

If any Industrial Estate/Complex / Export processing Zones /Special Economic Zones/Biotech Parks / Leather Complex with homogeneous type of industries such as Items 4(d), 4(f), 5(e), 5(f), or those Industrial estates with pre –defined set of activities (not necessarily homogeneous, obtains prior environmental clearance, individual industries including proposed industrial housing within such estates /complexes will not be required to take prior environmental clearance, so long as the Terms and Conditions for the industrial estate/complex are complied with (Such estates/complexes must have a clearly identified management with the legal responsibility of ensuring adherence to the Terms and Conditions of prior environmental clearance, who may be held responsible for violation of the same throughout the life of the complex/estate).

[1] Subs by S.O. 1599 (E) dated 25th June, 2014

APPENDIX I

(See paragraph – 6)

FORM I

[1][(I) Basic Information

S. No.	Item	Details
1.	Name of the project/s	
2.	S. No. in the schedule	
3.	Proposed capacity/area/length/tonnage to be handled/command area/lease area/ number of wells to be drilled.	
4.	New/Expansion/Modernization	
5.	Existing Capacity/Area etc.	
6.	Category of Project i.e. "A" or 'B'	
7.	Does it attract the general condition? If yes, please specify.	
8.	Does it attract the specific condition? If yes, please specify.	
9.	Location	
	Plot/Survey/Khasra No	
	Village	
	Tehsil	
	District	
	State	
10.	Nearest railway station/airport along with distance in kms.	
11.	Nearest Town, city, District Headquarters along with distance in kms.	
12.	Village Panchayats, Zilla Parishad, Municipal Corporation, Local body (complete postal addresses with telephone nos. to be given)	
13.	Name of the applicant	
14.	Registered Address	
15.	Address for correspondence:	
	Name	
	Designation (Owner/Partner/CEO)	
	Address	
	Pin Code	
	E-mail	
	Telephone No.	
	Fax No.	

[1] Subs. by S.O.3067(E), dated 1st December, 2009

16.	Details of Alternative Sites examined, if any, Location of these sites should be shown on a topo sheet.	Village-District-State 1. 2. 3. ";
17.	Interlinked Projects	
18.	Whether separate application of interlinked project has been submitted?	
19.	If yes, date of submission	
20.	If no, reason	
21.	Whether the proposal involves approval/clearance under: if yes, detail of the same and their status to be given (a) The Forests (Conservation) Act. 1980? (b) The wild Life (Protection) Act, 1972? (c) The C.R.Z. Notification, 1991?	
22.	Whether there is any Government order/policy relevant/relating to the site?	
23.	Forests Land Involved (hectares)	
24.	Whether there is any litigation pending against the project and/or land in which the project is proposed to be setup? (a) Name of the court (b) Case No. (c) Orders/directions of the Court, if any and its relevance with the proposed project.]	

(II) Activity

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

S. No.	Information/Checklist confirmation	Yes/ No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
1.1	Permanent or temporary change in land use, land cover or topography including increase in intensity of land use (with respect to local land use plan)		
1.2	Clearance of existing land, vegetation and buildings?		
1.3	Creation of new land uses?		
1.4	Pre-construction investigations e.g. bore houses, soil testing?		
1.5	Construction works?		
1.6	Demolition works?		

S. No.	Information/Checklist confirmation	Yes/ No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
1.7	Temporary sites used for construction works or housing of construction workers?		
1.8	Above ground buildings, structures or earthworks including linear structures, cut and fill or excavations		
1.9	Underground works including mining or tunneling?		
1.10	Reclamation works?		
1.11	Dredging?		
1.12	Offshore structures?		
1.13	Production and manufacturing processes?		
1.14	Facilities for storage of goods or materials?		
1.15	Facilities for treatment or disposal of solid waste or liquid effluents?		
1.16	Facilities for long term housing of operational workers?		
1.17	New road, rail or sea traffic during construction or operation?		
1.18	New road, rail, air waterborne or other transport infrastructure including new or altered routes and stations, ports, airports etc?		
1.19	Closure or diversion of existing transport routes or infrastructure leading to changes in traffic movements?		
1.20	New or diverted transmission lines or pipelines?		
1.21	Impoundment, damming, culverting, realignment or other changes to the ydrology of watercourses or aquifers?		
1.22	Stream crossings?		
1.23	Abstraction or transfers of water form ground or surface waters?		
1.24	Changes in water bodies or the land surface affecting drainage or run-off?		
1.25	Transport of personnel or materials for construction, operation or decommissioning?		
1.26	Long-term dismantling or decommissioning or restoration works?		
1.27	Ongoing activity during decommissioning which could have an impact on the environment?		
1.28	Influx of people to an area in either temporarily or permanently?		
1.29	Introduction of alien species?		

S. No.	Information/Checklist confirmation	Yes/ No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
1.30	Loss of native species or genetic diversity?		
1.31	Any other action?		

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

S. No.	Information/checklist confirmation	Yes/ No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
2.1	Land especially undeveloped or agricultural land (ha)		
2.2	Water (expected source & competing users) unit: KLD		
2.3	Minerals (MT)		
2.4	Construction material – stone, aggregates, sand / soil (expected source – MT)		
2.5	Forests and timber (source – MT)		
2.6	Energy including electricity and fuels (source, competing users) Unit: fuel (MT), energy (MW)		
2.7	Any other natural resources (use appropriate standard units)		

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

S. No.	Information/Checklist confirmation	Yes/ No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
3.1	Use of substances or materials, which are hazardous (as per MSIHC rules) to human health or the environment (flora, fauna, and water supplies)		
3.2	Changes in occurrence of disease or affect disease vectors (e.g. insect or water borne diseases)		
3.3	Affect the welfare of people e.g. by changing living conditions?		

S. No.	Information/Checklist confirmation	Yes/ No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
3.4	Vulnerable groups of people who could be affected by the project e.g. hospital patients, children, the elderly etc.,		
3.5	Any other causes		

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

S. No.	Information/Checklist confirmation	Yes/ No	Detail thereof (with approximate quantities/rates, wherever possible) with source of information data
4.1	Spoil, overburden or mine wastes		
4.2	Municipal waste (domestic and or commercial wastes)		
4.3	Hazardous wastes (as per Hazardous Waste Management Rules)		
4.4	Other industrial process wastes		
4.5	Surplus product		
4.6	Sewage sludge or other sludge from effluent treatment		
4.7	Construction or demolition wastes		
4.8	Redundant machinery or equipment		
4.9	Contaminated soils or other materials		
4.10	Agricultural wastes		
4.11	Other solid wastes		

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

S. No.	Information/Checklist confirmation	Yes/ No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
5.1	Emissions from combustion of fossil fuels from stationary or mobile sources		
5.2	Emissions from production processes		

S. No.	Information/Checklist confirmation	Yes/ No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
5.3	Emissions from materials handling including storage or transport		
5.4	Emissions from construction activities including plant and equipment		
5.5	Dust or odours from handling of materials including construction materials, sewage and waste		
5.6	Emissions from incineration of waste		
5.7	Emissions from burning of waste in open air (e.g. slash materials, construction debris)		
5.8	Emissions from any other sources		

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

S. No.	Information/Checklist confirmation	Yes/ No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data with source of information data
6.1	From operation of equipment e.g. engines, ventilation plant, crushers		
6.2	From industrial or similar processes		
6.3	From construction or demolition		
6.4	From blasting or piling		
6.5	From construction or operational traffic		
6.6	From lighting or cooling systems		
6.7	From any other sources		

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

S. No.	Information/Checklist confirmation	Yes/ No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
7.1	From handling, storage, use or spillage of hazardous materials		
7.2	From discharge of sewage or other effluents to water or the land (expected mode and place of		

S. No.	Information/Checklist confirmation	Yes/ No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
	discharge)		
7.3	By deposition of pollutants emitted to air into the land or into water		
7.4	From any other sources		
7.5	Is there a risk of long term buildup of pollutants in the environment from these sources?		

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

S. No.	Information/Checklist confirmation	Yes/ No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
8.1	From explosions, spillages, fires etc. from storage, handling, use or production of hazardous substances		
8.2	From any other causes		
8.3	Could the project be affected by natural disasters causing environmental damage (e.g. floods, earthquakes, landslides, cloudburst etc.)?		

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

S. No.	Information/Checklist confirmation	Yes/ No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
9.1	Lead to development of supporting lities, ancillary development or development stimulated by the project which could have impact on the environment. e.g.: • Supporting infrastructure (roads, power supply, waste or waste water treatment, etc.) • Housing development • extractive industries • supply industries		

S. No.	Information/Checklist confirmation	Yes/ No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
	• other		
9.2	Lead to after-use of the site, which could have an impact on the environment		
9.3	Set a precedent for later developments		
9.4	Have cumulative effects due to proximity to other existing or planned projects with similar effects		

(III) Environmental Sensitivity

S. No.	Areas	Name/ Identity	Aerial distance (within 15 km.) Proposed project location boundary
1.	Areas protected under international conventions, national or local legislation for their ecological, landscape, cultural or other related value		
2.	Areas which are important or sensitive for ecological reasons - Wetlands, watercourses or other water bodies, coastal zone, biospheres, mountains, forests		
3.	Areas used by protected, important or sensitive species of flora or fauna for breeding, nesting, foraging, resting, over wintering, migration.		
4.	Inland, coastal, marine or underground waters		
5.	State, National boundaries		
6.	Routes or facilities used by the public for access to recreation or other tourist, pilgrim areas		
7.	Defense installations		
8.	Densely populated or built-up area		
9.	Areas occupied by sensitive man-made land uses *(hospitals, schools, places of worship, community facilities)*		
10.	Areas containing important, high quality or scarce resources *(ground water resources, surface resources, forestry, agriculture, fisheries, tourism, minerals)*		
11.	Areas already subjected to pollution or environmental damage. *(those where existing legal environmental standards are exceeded)*		
12.	Areas susceptible to natural hazard which could cause the project to present environmental problems *(earthquakes, subsidence, landslides,*		

	erosion, flooding or extreme or adverse climatic conditions)		

(IV) Proposed Terms of Reference for EIA studies

[1][I hereby given undertaking that the data and information given in the application and enclosures are true to the best of my knowledge and belief and I am aware that if any part of the data and information submitted is found to be false or misleading at any stage, the project will be rejected and clearance give, if any to the project will be revoked at our risk and cost.

Date:
Place:

Signature of the applicant
With Name and Full Address
(Project Proponent / Authorized Signatory)

NOTE:

1. The projects involving clearance under Coastal Regulation Zone Notification, 1991 shall submit with the application a C.R.Z. map duly demarcated by one of the authorized agencies, showing the project activities, w.r.t. C.R.Z (at the stage of TOR) and the recommendations of the State Coastal Zone Management Authority (at the stage of EC). Simultaneous action shall also be taken to obtain the requisite clearance under the provisions of the C.R.Z Notification, 1991 for the activities to be located in the CRZ.

2. The projects to be located within 10 km or the National Parks, Sanctuaries, Biosphere Reserves, Migratory Corridors of Wild Animals, the project proponent shall submit the map duly authenticated by Chief Wildlife Warden showing these features vis-a-vis the project location and the recommendations or comments of the Chief Wildlife Warden thereon (at the stage of EC)."

3. All correspondence with the Ministry of Environment & Forests including submission of application for TOR/Environmental Clearance, subsequent clarifications, as may be required from time to time, participation in the EAC Meeting on behalf of the project proponent shall be made by the authorized signatory only. The authorized signatory should also submit a document in support of his claim of being an authorized signatory for the specific project.]

[1] Inserted by S.O.3067(E), dated 1st December, 2009

APPENDIX II

(See paragraph 6)

FORM-1 A (only for construction projects listed under item 8 of the Schedule)

CHECK LIST OF ENVIRONMENTAL IMPACTS

(Project proponents are required to provide full information and wherever necessary attach explanatory notes with the Form and submit along with proposed environmental management plan & monitoring programme)

1. LAND ENVIRONMENT

(Attach panoramic view of the project site and the vicinity)

1.1. Will the existing land use get significantly altered from the project that is not consistent with the surroundings? (Proposed land use must conform to the approved Master Plan / Development Plan of the area. Change of land use if any and the statutory approval from the competent authority be submitted). Attach Maps of (i) site location, (ii) surrounding features of the proposed site (within 500 meters) and (iii) the site (indicating levels & contours) to appropriate scales. If not available attach only conceptual plans.

1.2. List out all the major project requirements in terms of the land area, built up area, water consumption, power requirement, connectivity, community facilities, parking need sets.

1.3. What are the likely impacts of the proposed activity on the existing facilities adjacent to the proposed site? (Such as open spaces, community facilities, details of the existing landuse, disturbance to the local ecology).

1.4. Will there be any significant land disturbance resulting in erosion, subsidence & instability? (Details of soil type, slope analysis, vulnerability to subsidence, seismicity etc. may be given).

1.5. Will the proposal involve alteration of natural drainage systems? (Give details on a contour map showing the natural drainage near the proposed project site)

1.6. What are the quantities of earthwork involved in the construction activity- cutting, filling, reclamation etc. (Give details of the quantities of earthwork involved, transport of fill materials from outside the site etc.)

1.7. Give details regarding water supply, waste handling etc. during the construction period.

1.8. Will the low lying areas & wetlands get altered? (Provide details of how low lying and wetlands are getting modified from the proposed activity)

1.9. Whether construction debris & waste during construction cause health hazard? (Give quantities of various types of wastes generated during construction including the construction labour and the means of disposal)

2. WATER ENVIRONMENT

2.1. Give the total quantity of water requirement for the proposed project with the breakup of requirements for various uses. How will the water requirement met? State the sources & quantities and furnish a water balance statement.

2.2. What is the capacity (dependable flow or yield) of the proposed source of water?

2.3. What is the quality of water required, in case, the supply is not from a municipal source? (Provide physical, chemical, biological characteristics with class of water quality)

2.4. How much of the water requirement can be met from the recycling of treated wastewater? (Give the details of quantities, sources and usage)

2.5. Will there be diversion of water from other users? (Please assess the impacts of the project on other existing uses and quantities of consumption)

2.6. What is the incremental pollution load from wastewater generated from the proposed activity? (Give details of the quantities and composition of wastewater generated from the proposed activity)

2.7. Give details of the water requirements met from water harvesting? Furnish details of the facilities created.

2.8. What would be the impact of the land use changes occurring due to the proposed project on the runoff characteristics (quantitative as well as qualitative) of the area in the post construction phase on a long term basis? Would it aggravate the problems of flooding or water logging in anyway?

2.9. What are the impacts of the proposal on the ground water? (Will there be tapping of ground water; give the details of ground water table, recharging capacity, and approvals obtained from competent authority, if any)

2.10. What precautions/measures are taken to prevent the run-off from construction activities polluting land & aquifers? (Give details of quantities and the measures taken to avoid the adverse impacts)

2.11. How is the storm water from within the site managed? (State the provisions made to avoid flooding of the area, details of the drainage facilities provided along with a site layout indication contour levels)

2.12. Will the deployment of construction labourers particularly in the peak period lead to unsanitary conditions around the project site (Justify with proper explanation)

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

2.14. Give details of dual plumbing system if treated waste used is used for flushing of toilets or any other use.

3. VEGETATION

3.1. Is there any threat of the project to the biodiversity? (Give a description of the local ecosystem with its unique features, if any)

3.2. Will the construction involve extensive clearing or modification of vegetation? (Provide a detailed account of the trees & vegetation affected by the project)

3.3. What are the measures proposed to be taken to minimize the likely impacts on important site features (Give details of proposal for tree plantation, landscaping, creation of water bodies etc. along with a layout plan to an appropriate scale)

4. FAUNA

4.1. Is there likely to be any displacement of fauna- both terrestrial and aquatic or creation of barriers for their movement? Provide the details.

4.2. Any direct or indirect impacts on the avifauna of the area? Provide details.

4.3. Prescribe measures such as corridors, fish ladders, etc. to mitigate adverse impacts on fauna

5. AIR ENVIRONMENT

5.1. Will the project increase atmospheric concentration of gases & result in heat islands? (Give details of background air quality levels with predicted values based on dispersion models taking into account the increased traffic generation as a result of the proposed constructions)

5.2. What are the impacts on generation of dust, smoke, odorous fumes or other hazardous gases? Give details in relation to all the meteorological parameters.

5.3. Will the proposal create shortage of parking space for vehicles? Furnish details of the present level of transport infrastructure and measures proposed for improvement including the traffic management at the entry & exit to the project site.

5.4. Provide details of the movement patterns with internal roads, bicycle tracks, pedestrian pathways, footpaths etc., with areas under each category.

5.5. Will there be significant increase in traffic noise & vibrations? Give details of the sources and the measures proposed for mitigation of the above.

5.6. What will be the impact of DG sets & other equipment on noise levels & vibration in & ambient air quality around the project site? Provide details.

6. AESTHETICS

6.1. Will the proposed constructions in any way result in the obstruction of a view, scenic amenity or landscapes? Are these considerations taken into account by the proponents?

6.2. Will there be any adverse impacts from new constructions on the existing structures? What are the considerations taken into account?

6.3. Whether there are any local considerations of urban form & urban design influencing the design criteria? They may be explicitly spelt out.

6.4. Are there any anthropological or archaeological sites or artifacts nearby? State if any other significant features in the vicinity of the proposed site have been considered.

7. SOCIO-ECONOMICASPECTS

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

7.2. Give details of the existing social infrastructure around the proposed project.

7.3. Will the project cause adverse effects on local communities, disturbance to sacred sites or other cultural values? What are the safeguards proposed?

8. BUILDING MATERIALS

8.1. May involve the use of building materials with high-embodied energy. Are the construction materials produced with energy efficient processes? (Give details of energy conservation measures in the selection of building materials and their energy efficiency)

8.2. Transport and handling of materials during construction may result in pollution, noise & public nuisance. What measures are taken to minimize the impacts?

8.3. Are recycled materials used in roads and structures? State the extent of savings achieved?

8.4. Give details of the methods of collection, segregation & disposal of the garbage generated during the operation phases of the project.

9. ENERGY CONSERVATION

9.1. Give details of the power requirements, source of supply, backup source etc. What is the energy consumption assumed per square foot of built-up area? How have you tried to minimize energy consumption?

9.2. What type of, and capacity of, power back-up to you plan to provide?

9.3. What are the characteristics of the glass you plan to use? Provide specifications of its characteristics related to both short wave and long wave radiation?

9.4. What passive solar architectural features are being used in the building? Illustrate the applications made in the proposed project.

9.5. Does the layout of streets & buildings maximize the potential for solar energy devices? Have you considered the use of street lighting, emergency lighting and solar hot water systems for use in the building complex? Substantiate with details.

9.6. Is shading effectively used to reduce cooling/heating loads? What principles have been used to maximize the shading of Walls on the East and the West and the Roof? How much energy saving has been effected?

9.7. Do the structures use energy-efficient space conditioning, lighting and mechanical systems? Provide technical details. Provide details of the transformers and motor efficiencies, lighting intensity and air-conditioning load assumptions? Are you using CFC and HCFC free chillers? Provide specifications.

9.8. What are the likely effects of the building activity in altering the micro-climates? Provide a self-assessment on the likely impacts of the proposed construction on creation of heat island & inversion effects?

9.9. What are the thermal characteristics of the building envelope? (a) roof; (b) external walls; and (c) fenestration? Give details of the material used and the U- values or the R values of the individual components.

9.10. What precautions & safety measures are proposed against fire hazards? Furnish details of emergency plans.

9.11. If you are using glass as wall material provides details and specifications including emissivity and thermal characteristics.

9.12. What is the rate of air infiltration into the building? Provide details of how you are mitigating the effects of infiltration.

9.13. To what extent the non-conventional energy technologies are utilized in the overall energy consumption? Provide details of the renewable energy technologies used.

10. ENVIRONMENT MANAGEMENT PLAN

The Environment Management Plan would consist of all mitigation measures for each item wise activity to be undertaken during the construction, operation and the entire life cycle to minimize adverse environmental impacts as a result of the activities of the project. It would also delineate the environmental monitoring plan for compliance of various environmental regulations. It will state the steps to be taken in case of emergency such as accidents at the site including fire.

APPENDIX III

(See paragraph 7)

GENERIC STRUCTURE OF ENVIRONMENTAL IMPACT ASSESSENTDOCUMENT

S. NO.	EIA STRUCTURE	CONTENTS
1.	Introduction	• Purpose of the report • Identification of project & project proponent • Brief description of nature, size, location of the project and its importance to the country, region. • Scope of the study – details of regulatory scoping carried out (As per Terms of Reference)
2.	Project Description	• Condensed description of those aspects of the project (based on project feasibility study), likely to cause environmental effects. Details should be provided to give clear picture of the following: • Type of project • Need for the project • Location (maps showing general location, specific location, project boundary & project site layout). • Size or magnitude of operation (incl. Associated activities required by or for the project. • Proposed schedule for approval and implementation. • Technology and process description. • Project description. Including drawings showing project layout, components of project etc. Schematic representations of the feasibility drawings which give information important for EIA purpose. • Description of mitigation measures incorporated into the project to meet environmental standards, environmental operating conditions, or other EIA requirements (as required by the scope). • Assessment of New & untested technology for the risk of technological failure
3.	Description of the Environment	• Study area, period. components &methodology. • Establishment of baseline for valued environmental components, as identified in the scope. • Base maps of all environmental components
4.	Anticipated Environmental Impacts & Mitigation Measures	• Details of Investigated Environmental impacts due to project location, possible accidents, project design, project construction, regular operations, final decommissioning or rehabilitation of a completed project. • Measures for minimizing and / or offsetting adverse impacts identified. • Irreversible and Irretrievable commitments of environmental components. • Assessment of significance of impacts (Criteria for determining significance, assigning significance).

		• Mitigation measures
5.	Analysis of Alternatives (Technology & Site)	• In case, the scoping exercise results in need for alternatives: • Description of each alternative • Summary of adverse impacts of each alternative • Mitigation measures proposed for each alternative and Selection of alternative
6.	Environmental Monitoring Program	• Technical aspects of monitoring the effectiveness of mitigation measures (incl. Measurement methodologies, frequency, location, data analysis, reporting schedules, emergency procedures, detailed budget & procurement schedules)
7.	Additional Studies	• Public Consultation • Risk assessment • Social Impact Assessment, R&R Action Plans
8.	Project Benefits	• Improvements in the physical infrastructure • Improvements in the social infrastructure • Employment potential–skilled; semi- skilled and unskilled • Other tangible benefits
9.	Environmental Cost Benefit Analysis	• If recommended at the Scoping stage
10.	EMP	• Description of the administrative aspects of ensuring that mitigative measures are implemented and their effectiveness monitored, after approval of the EIA.
11.	Summary and Conclusion(This will constitute the summary of the EIA Report)	• Overall justification for implementation of the project • Explanation of how adverse effects have been mitigated
12.	Disclosure of Consultants engaged	• The names of the consultants engaged with their brief resume and nature of consultancy rendered.

APPENDIX III A

(See paragraph 7)

CONTENTS OF SUMMARY ENVIRONMENTAL IMPACT ASSESSMENT

The Summary EIA shall be a summary of the full EIA Report condensed to ten A-4 size pages at the maximum. It should necessarily cover in brief the following Chapters of the full EIA Report: -

1. Project Description
2. Description of the Environment
3. Anticipated Environmental impacts and mitigation measures
4. Environmental Monitoring Programme
5. Additional Studies
6. Project Benefits
7. Environment Management Plan

[1][APPENDIX IV

(See paragraph 7)

PROCEDURE FOR CONDUCT OF PUBLIC HEARING

1.0 The Public Hearing shall be arranged in a systematic, time bound and transparent manner ensuring widest possible public participation at the project site(s) or in its close proximity District-wise, by the concerned State Pollution Control Board (SPCB) or the Union Territory Pollution Control Committee (UTPCC).

2.0 **The Process:**

2.1 The applicant shall make a request through a simple letter to the Member Secretary of the SPCB or Union Territory Pollution Control Committee, in whose jurisdiction the project is located, to arrange the public hearing within the prescribed statutory period. In case the project site is covering more than one district or State or Union Territory, the public hearing is mandated in each District, State or Union Territory in which the project is located and the applicant shall make separate requests to each concerned SPCB or UTPCC for holding the public hearing as per this procedure.

2.2 The applicant shall enclose with the letter of request, at least 10 hard copies and an equivalent number of soft (electronic) copies of the draft EIA Report with the generic structure given in Appendix III including the Summary Environment Impact Assessment report in English and **in the official language of the state**/local language, prepared strictly in accordance with the Terms of Reference communicated after Scoping (Stage2). Simultaneously the applicant shall arrange to forward copies, one hard and one soft, of the above draft EIA Report along with the Summary EIA report to the following authorities or offices, within whose jurisdiction the project will be located:

(a) District Magistrate/District collector/Deputy Commissioner/s

(b) Zila Parishad or Municipal Corporation or Panchayats Union

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[1] Substituted by S.O 3067(E), dated 1st December, 2009

(c) District Industries Office

(d) Urban Local Bodies (ULBs) /PRIs Concerned/Development authorities

(e) Concerned Regional Office of the Ministry of Environment and Forests

2.3 On receiving the draft Environmental Impact Assessment report, the abovementioned authorities except the Regional Office of MoEF, shall arrange to widely publicize it within their respective jurisdictions requesting the interested persons to send their comments to the concerned regulatory authorities. They shall also make available the draft EIA Report for inspection electronically or otherwise to the public during normal office hours till the Public Hearing is over.

2.4 The SPCB or UTPCC concerned shall also make similar arrangements for giving publicity about the project within the State/Union Territory and make available the Summary of the draft Environmental Impact Assessment report (Appendix III A) for inspection in select offices or public libraries or any other suitable location etc. They shall also additionally make available a copy of the draft Environmental Impact Assessment report to the above five authorities/offices as given in para 2.2.

3.0 Notice of Public Hearing:

3.1 The Member-Secretary of the concerned SPCB or UTPCC shall finalize the date, time and exact venue for the conduct of public hearing within 7 (seven) days of the date of receipt of the draft Environmental Impact Assessment report from the project proponent, and advertise the same in one major National Daily and one Regional Vernacular Daily / Official State Language. A minimum notice period of 30 (thirty) days shall be provided to the public for furnishing their responses;

3.2 The advertisement shall also inform the public about the places or offices where the public could access the draft Environmental Impact Assessment report and the Summary Environmental Impact Assessment report before the public hearing. In places where the newspapers do not reach, the Competent Authority should arrange to inform the local public about the public hearing by other means such as by way of beating of drums as well as advertisement / announcement on radio/television.

3.3 No postponement of the date, time, venue of the public hearing shall be undertaken, unless some untoward emergency situation occurs and then only on the recommendation of the concerned District Magistrate/District collector/Deputy commissioner, the postponement shall be notified to the public through the same National and Regional vernacular dailies and also prominently displayed at all the identified offices by the concerned SPCB or Union Territory Pollution Control Committee;

3.4 In the above exceptional circumstances, fresh date, time and venue for the public consultation shall be decided by the Member Secretary of the concerned SPCB or UTPCC only in consultation with the District Magistrate/**District Collector/Deputy Commissioner and** notified afresh as per procedure under 3.1 above.

4.0 Supervision and Presiding over the Hearing:

4.1 The District Magistrate / District Collector / Deputy Commissioner or his or her representative not below the rank of an Additional District Magistrate assisted by a representative of SPCB or UTPCC, shall supervise and preside over the entire public hearing process.

5.0 Videography

5.1 The SPCB or UTPCC shall arrange to video film the entire proceedings. A copy of the videotape or a CD shall be enclosed with the public hearing proceedings while forwarding it to the Regulatory Authority concerned.

6.0 Proceedings

6.1 The attendance of all those who are present at the venue shall be noted and annexed with the final proceedings.

6.2 There shall be no quorum required for attendance for starting the proceeding.

6.3 A representative of the applicant shall initiate the proceedings with a presentation on the project and the Summary EIA report.

6.4 Persons present at the venue shall be granted the opportunity to seek information or clarifications on the project from the applicant. The summary of the public hearing proceedings accurately reflecting all the views and concerns expressed shall be recorded by the representative of the SPCB or UTPCC and read over to the audience at the end of the proceedings explaining the contents in the **local**/vernacular language and the agreed minutes shall be signed by the District Magistrate/**District Collector/Deputy Commissioner** or his or her representative on the same day and forwarded to the SPCB/UTPCC concerned.

6.5 A Statement of the issues raised by the public and the comments of the applicant shall also be prepared in the local language or the Official State language, as the case may be, and in English and annexed to the proceedings

6.6 The proceedings of the public hearing shall be conspicuously displayed at the office of the Panchayats within whose jurisdiction the project is located, office of the concerned Zila Parishad, District Magistrate / **District collector / Deputy Commissioner**, and the SPCB or UTPCC. The SPCB or UTPCC shall also display the proceedings on its website for general information. Comments, if any, on the proceedings, may be sent directly to the concerned regulatory authorities and the applicant concerned

7.0 Time period for completion of public hearing

7.1 The public hearing shall be completed within a period of forty five days from date of receipt of the request letter from the applicant. Thereafter the SPCB or UTPCC concerned shall sent the public hearing proceedings to the concerned regulatory authority within eight days of the completion of the public hearing. ***Simultaneously, a copy will also be provided to the project proponent.*** The applicant may also directly forward a copy of the approved public hearing proceedings to the regulatory authority concerned along with the final Environmental Impact Assessment report or supplementary report to the draft EIA report prepared after the public hearing and public consultations incorporating the concerns expressed in the public hearing along with action plan and financial allocation, item-wise, to address those concerns."

7.2 If the SPCB or UTPCC fails to hold the public hearing within the stipulated 45 (forty five) days, the Central Government in Ministry of Environment and Forests for Category 'A' project or activity and the State Government or Union Territory Administration for Category 'B' project or activity at the request of the SEIAA, shall engage any other agency or authority to complete the process, as per procedure laid down in this Notification.]

APPENDIX –V

(See paragraph 7)

PROCEDURE PRESCRIBED FOR APPRAISAL

1. The applicant shall apply to the concerned regulatory authority through a simple communication enclosing the following documents where public consultations are mandatory: -

   - Final Environment Impact Assessment Report [20 (twenty) hard copies and 1 (one) soft copy)]
   - A copy of the video tape or CD of the public hearing proceedings
   - A copy of final layout plan (20 copies)
   - A copy of the project feasibility report (1 copy)

2. The Final EIA Report and the other relevant documents submitted by the applicant shall be scrutinized in office within 30 days from the date of its receipt by the concerned Regulatory Authority strictly with reference to the TOR and the inadequacies noted shall be communicated electronically or otherwise in a single set to the Members of the EAC /SEAC enclosing a copy each of the Final EIA Report including the public hearing proceedings and other public responses received along with a copy of Form -1or Form 1A and scheduled date of the EAC /SEAC meeting for considering the proposal.

[1][3. Where a public consultation is not mandatory, the appraisal shall be made on the basis of the prescribed application in Form-1 and environment impact assessment report, in the case of all projects and activities (other than item 8 of the Schedule),except in the said project activity falls under category 'B2', and in the case of items 8(a) and 8(b) of the Schedule, considering their unique project cycle, the Expert Appraisal Committee or State Level Expert Appraisal Committee concerned shall appraise projects or activities on the basis of Form- 1, Form-1-A, conceptual plan and the environmental impact assessment report [required only for projects under 8(b)] and make recommendations on the project regarding grant of environmental clearance or otherwise and also stipulate the conditions for environmental clearance.]

4. Every application shall be placed before the EAC /SEAC and its appraisal completed within 60 days of its receipt with requisite documents / details in the prescribed manner.

5. The applicant shall be informed at least 15 (fifteen) days prior to the scheduled date of the EAC /SEAC meeting for considering the project proposal.

6. The minutes of the EAC /SEAC meeting shall be finalized within 5 working days of the meeting and displayed on the website of the concerned regulatory authority. In case the project or activity is recommended for grant of EC, then the minutes shall clearly list out the specific environmental safeguards and conditions. In case the recommendations are for rejection, the reasons for the same shall also be explicitly stated.

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[1] Substituted vide S.O.3067(E) dated 1st December, 2009, S.O. 695(E) dated 4th April, 2011, and S.O. 165(E) dated 25th January, 2012

APPENDIX VI

(See paragraph 5)

COMPOSITION OF THE SECTOR/ PROJECT SPECIFIC EXPERT APPRAISAL COMMITTEE (EAC) FOR CATEGORY A PROJECTS AND THE STATE/UT LEVEL EXPERT APPRAISAL COMMITTEES (SEACs) FOR CATEGORY B PROJECTS TO BE CONSTITUTED BY THE CENTRAL GOVERNMENT

1. The Expert Appraisal Committees (SEACs) and the State/UT Level Expert Appraisal Committees (SEACs) shall consist of only professionals and experts fulfilling the following eligibility criteria:

Professional: The person should have at least (i) 5 years of formal University training in the concerned discipline leading to a MA/MSc Degree, or (ii) in case of Engineering/ Technology/Architecture disciplines, 4 years formal training in a professional training course together with prescribed practical training in the field leading to a B.Tech/B.E./B.Arch. Degree, or (iii) Other professional degree (e.g. Law) involving a total of 5 years of formal University training and prescribed practical training, or (iv) Prescribed apprenticeship/article ship and pass examinations conducted by the concerned professional association (e.g. Chartered Accountancy), or (v) a University degree, followed by 2 years of formal training in a University or Service Academy (e.g. MBA/IAS/IFS). In selecting the individual professionals, experience gained by them in their respective fields will be taken note of.

Expert: A professional fulfilling the above eligibility criteria with at least 15 years of relevant experience in the field, or with an advanced degree (e.g. Ph.D.) in a concerned field and at least 10 years of relevant experience.

Age: Below 70 years. However, in the event of the non-availability of /paucity of experts in a given field, the maximum age of a member of the Expert Appraisal Committee may be allowed up to 75 years

[1][**2. The Members of the EAC shall be Experts with the requisite expertise and experience in the following fields or disciplines. In the event that persons fulfilling the criteria of "Experts" are not available, Professionals in the same field with sufficient experience may be considered:**

- **Environment Quality**: Experts in measurement, monitoring, analysis and interpretation of data in relation to environmental quality.
- **Sectoral Project Management**: Experts in Project Management or Management of Process or Operations or Facilities in the relevant sectors.
- **Environmental Impact Assessment Process**: Experts in conducting and carrying out Environmental Impact Assessments (EIAs) and preparation of Environmental Management Plans (EMPs) and other Management Plans and who have wide expertise and knowledge of predictive techniques and tools used in the EIA process.
- **Risk Assessment**
- **Life Science (Floral and Faunal management)**
- **Forestry and Wildlife**
- **Environmental Economics with experience in project appraisal**

[2]**{Public Administration or Management covering various developmental sectors and environmental issues}**]

3. The Membership of the EAC shall not exceed 15 (fifteen) regular Members. However, the Chairperson may co-opt an expert as a Member in a relevant field for a particular meeting of the Committee.

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[1] Substituted by S.O.1737 (E), dated 11th October, 2007

[2] Substituted by S.O. No. 2600 (E) dated 9th October, 2014.

[1][4. The Chairperson shall be an eminent person having experience in environmental policy related issues, in management or in public administration dealing with various developmental sectors.]

5. The Chairperson shall nominate one of the Members as the Vice Chairperson who shall preside over the EAC in the absence of the Chairman/Chairperson.

6. A representative of the Ministry of Environment and Forests shall assist the Committee as its Secretary.

7. The maximum tenure of a Member, including Chairperson, shall be for 2 (two) terms of 3 (three) years each.

[2][Provided that wherever considered necessary and expedient, the Central Government may extend the term of such member for a further period not exceeding [3]{twelve} months.]

8. The Chairman / Members may not be removed prior to expiry of the tenure without cause and proper enquiry.

[4][APPENDIX VII

(see paragraph 3 A)

Qualification and terms for the Experts in DEIAA and DEAC

1. **Qualification: :** The person should have at least (i) 5 years of formal University training in the concerned discipline leading to a MA or M Sc Degree or (ii) in case of Engineering/ Technology/ Architectural discipline, 4 years formal training course together with prescribed practical training in the field leading to a B. Tech/ B.E./ B. Arch. Degree, or (iii) Other professional degree (e.g. MBA etc.) involving a total of 5 years of formal University training and prescribed practical training, or (iv) Prescribed apprenticeship/ article ship and pass examinations conducted by the concerned professional associations (e.g. Chartered Accountancy) or (v) a University degree, followed by two years of formal training in a University or Service Academy (e.g. MBA/MPA etc.). In selecting the individual professionals, experience gained by them in their respective fields will be taken note of.

2. **Expert:** A professional fulfilling the above eligibility criteria with at least 10 years of relevant experience in the field or with an advanced degree (e.g. Ph. D) in a concerned field with at least 5 years of relevant experience.

3. **Age:** Below 70 years. However, in the event of non-availability of paucity of experts in a given field, the maximum age of a member may be allowed up to 75 years.

4. **Fields:** Experts in Mining, Geology, Hydrology, Remote Sensing, Environment Quality, Environment Impact Assessment Process, Risk Assessment, Life Sciences, Marine Sciences, Forestry and Wildlife, Environmental Economics, Bio-diversity, and River Ecology.

5. **Tenure:** The maximum tenure of expert members shall be for two terms of three years each.

6. The Expert Members may not be removed prior to expiry of the tenure without cause and proper enquiry.

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[1] Ins. by S.O. 2600 (E), dated 09th October, 2014

[2] Ins. by S.O. 1562(E), dated 21st May, 2020

[3] Substituted the words "twelve months" for the words "six months" by S.O. 3752 (E), dated 20th October, 2020.

[4] Ins. by S.O. 141(E), dated 15th January, 2016

APPENDIX VIII
(See paragraph 6)

FORM I M

APPLICATION FOR MINING OF MINOR MINERALS UNDER CATEGORY 'B2' FOR LESS THAN AND EQUAL TO FIVE HECTARE

(II) Basic Information

(i) Name of the Mining Lease site:

(ii) Location / site (GPS Co-ordinates):

(iii) Size of the Mining Lease(Hectare):

(iv) Capacity of Mining Lease(TPA):

(v) Period of Mining Lease:

(vi) Expected cost of the Project:

(vii) Contact Information:

Environmental Sensitivity

Sl. No.	Areas	Distance in kilometer/ Details
1.	Distance of project site from nearest rail or road bridge over the concerned River, Rivulet, Nallah etc.	
2.	Distance from infrastructural facilities: Railway line National Highway State Highway Major District Road Any Other Road Electric transmission line pole or tower Canal or check dam or reservoirs or lake or ponds In-take for drinking water pump house Intake for Irrigation canal pumps	
3.	Areas protected under international conventions, national or local legislation for their ecological, landscape, cultural or other related value	
4.	Areas which are important or sensitive for ecological reasons - Wetlands, watercourses or other water bodies, coastal zone, biospherces, mountains, forests	
5.	Areas used by protected, important or sensitive species of flora or fauna for breeding, nesting, foraging, resting, over wintering, migration	
6.	Inland, coastal, marine or underground waters	
7.	State, National boundaries	

8.	Routes or facilities used by the public for access to recreation or other tourist, pilgrim areas	
9.	Defence installations	
10.	Densely populated or built-up area, distance from nearest human habitation	
11.	Areas occupied by sensitive man-made land uses (hospitals, schools, places of worship, community facilities)	
12.	Areas containing important, high quality or scarce resources (ground water resources, surface resources, forestry, agriculture, fisheries, tourism, minerals)	
13.	Areas already subjected to pollution or environmental damage. (those where existing legal environmental standards are exceeded)	
14.	Areas susceptible to natural hazard which could cause the project to present environmental problems (earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions)	
15.	Is proposed mining site located or near fissure/ facture for ground water recharge.	
16.	Whether the proposal involves approval or clearance under the following Regulation or Acts, namely: - (a) The Forest (Conservation) Act,1980; (b) The Wildlife (Protection) Act,1972; (c) The Coastal Regulation Zone Notification, 2011. If yes, details of the same and their status to be given.	
17.	Forest land involved (hectares)	
18.	Whether there is any litigation pending against the project and/or land in which the project is propose to be setup? (a) Name of the Court (b) Case No. (c) Orders or direction of the Court, if any, and its relevance with the proposed projects.	

(Signature of Project Proponent
Along with name and address)]

[1][APPENDIX-IX

[See paragraph 7(i) (B)]

EXEMPTION OF CERTAIN CASES FROM REQUIREMENT OF ENVIRONNMENTAL CLEARANCE

The following cases shall not require Prior Environmental Clearance, namely: -

1. Extraction of ordinary clay or sand by manual mining, by the Kumhars (Potter) to prepare earthen pots, lamp, toys, etc. as per their customs.
2. Extraction of ordinary clay or sand by manual mining, by earthen tile makers who prepare earthen tiles.
3. Removal of sand deposits on agricultural field after flood by farmers.
4. Customary extraction of sand and ordinary earth from sources situated in Gram Panchayat for personal use or community work in village.
5. Community works, like, de-silting of village ponds or tanks, construction of village roads, ponds or bunds undertaken in Mahatma Gandhi National Rural Employment and Guarantee Schemes, other Government sponsored schemes and community efforts.
6. Extraction or sourcing or borrowing of ordinary earth for the linear projects such as roads, pipelines, etc.
7. Dredging and de-silting of dams, reservoirs, weirs, barrages, river and canals for the purpose of their maintenance, upkeep and disaster management.
8. Traditional occupational work of sand by Vanjara and Oads in Gujarat vide notification number GU/90(16)/MCR-2189(68)/5-CHH, dated the 14th February, 1990 of the Government of Gujarat.
9. Manual extraction of lime shells (dead shell), shrines, etc., within inter tidal zone by the traditional community.
10. Digging of wells for irrigation or drinking water purpose.
11. Digging of foundation for buildings, not requiring prior environmental clearance, as the case may be.
12. Excavation of ordinary earth or clay for plugging of any breach caused in canal, nallah, drain, water body, etc., to deal with any disaster or flood like situation upon orders of the District Collector or District Magistrate or any other Competent Authority.
13. Activities declared by the State Government under legislations or rules as non-mining activity.]

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[1] Inserted vide S.O. 141(E) dated 15th January, 2016 and substituted vide S.O. 3611(E) dated 25th July, 2018 and S.O. 1224 (E) dated 28th March, 2020

[1][APPENDIX - X

[See paragraph 7 (iii) (a)]

I. PROCEDURE FOR PREPARATION OF DISTRICT SURVEY REPORT FOR SAND MINING OR RIVER BED MINING

The main objective of the preparation of District Survey Report (as per the Sustainable Sand Mining Guideline) is to ensure the following:

Identification of areas of aggradations or deposition where mining can be allowed; and identification of areas of erosion and proximity to infrastructural structures and installations where mining should be prohibited and calculation of annual rate of replenishment and allowing time for replenishment after mining in that area.

The report shall have the following structure:

(1) Introduction

(2) Overview of Mining Activity in the District

(3) The List of Mining Leases in the District with location, area and period of validity

(4) Details of Royalty or Revenue received in last three years

(5) Detail of Production of Sand or Bajari or minor mineral in last three years

(6) Process of Deposition of Sediments in the rivers of the District

(7) General Profile of the District

(8) Land Utilization Pattern in the district: Forest, Agriculture, Horticulture, Mining etc.

(9) Physiography of the District

(10) Rainfall: month-wise

(11) Geology and Mineral Wealth

In addition to the above, the report shall contain the following:

(a) District wise detail of river or stream and other sand source.

(b) District wise availability of sand or gravel or aggregate resources.

(c) District wise detail of existing mining leases of sand and aggregates.

A survey shall be carried out by the District Environment Impact Assessment Authority with the assistance of Geology Department or Irrigation Department or Forest Department or Public Works Department or Ground Water Boards or Remote Sensing Department or Mining Department etc. in the district.

Drainage system with description of main rivers

S. No.	Name of the River	Area drained (Sq. Km)	% Area drained in the District
(1)			
(2)			

Salient Features of Important Rivers and Streams:

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[1] Substituted by S O. No. 3611(E) dated 25th July, 2018

S. No.	Name of the River or Stream	Total Length in the District (in km)	Place of origin	Altitude at Origin
(1)				
(2)				

Portion of the River or Stream Recommended For Mineral Concession	Length of area recommended for mineral concession (in kilometer)	Average width of area recommended for mineral concession (in meters)	Area recommended for mineral concession (in square meter)	Mineable mineral potential (in metric tonne) (60% of total mineral potential)

Mineral Potential

Boulder (MT)	Bajari (MT)	Sand (MT)	Total Mineable Mineral Potential (MT)

Annual Deposition

S. No.	River or Stream	Portion of the river or stream recommended for mineral concession	Length of area recommended for mineral concession (in kilometer)	Average width of area recommended for mineral concession (in meters)	Area recommended for mineral concession (in square meter)	Mineable mineral potential (in metric tonne) (60% of total mineral potential)
(1)						
(2)						
Total for the District						

A Sub-Divisional Committee comprising of Sub-Divisional Magistrate, Officers from Irrigation department, State Pollution Control Board or Committee, Forest department, Geology or mining officer shall visit each site for which environmental clearance has been applied for and make recommendation on suitability of site for mining or prohibition thereof.

Methodology adopted for calculation of Mineral Potential:

The mineral potential is calculated based on field investigation and geology of the catchment

area of the river or streams. As per the site conditions and location, depth of minable mineral is defined. The area for removal of the mineral in a river or stream can be decided depending on geo-morphology and other factors, it can be 50 % to 60 % of the area of a particular river or stream. For example in some hill States mineral constituents like boulders, river born Bajri, sand up to a depth of one meter are considered as resource mineral. Other constituents like clay and silt are excluded as waste while calculating the mineral potential of particular river or stream.

The District Survey Report shall be prepared for each minor mineral in the district separately and its draft shall be placed in the public domain by keeping its copy in Collectorate and posting it on district's website for twenty one days. The comments received shall be considered and if found fit, shall be incorporated in the final Report to be finalized within six months by the District Environment Impact Assessment Authority.

The District Survey Report shall form the basis for application for environmental clearance, preparation of reports and appraisal of projects. The Report shall be updated once every five years.

II. PROCEDURE FOR PREPARATION OF DISTRICT SURVEY REPORT OF MINOR MINERALS OTHER THAN SAND MINING OR RIVER BED MINING

The District Survey Report shall be prepared for each minor mineral in the district separately and its draft shall be placed in the public domain by keeping its copy in Collectorate and posting it on district's website for twenty-one days. The comments received shall be considered and if found fit, shall be incorporated in the final Report to be finalised within six months by the DEIAA.

The District Survey Report for minor minerals other than sand mining or River bed mining shall be as per structure mentioned below: -

FORMAT FOR PREPARATION OF DISTRICT SURVEY REPORT FOR MINOR MINERALS OTHER THAN SAND MINING OR RIVER BED MINING

(1) Introduction;

(2) overview of Mining Activity in the District;

(3) general Profile of the District;

(4) geology of the District;

(5) drainage of Irrigation pattern;

(6) land Utilisation Pattern in the District: Forest, Agricultural, Horticultural, Mining etc.;

(7) surface Water and Ground Water scenario of the district;

(8) rainfall of the district and climatic condition;

(9) details of the mining leases in the District as per the following format: -

Sl. No.	Name of the Mineral	Name of the Lessee	Address & Contact No. of Lessee	Mining lease Grant Order No. & date	Area of Mining lease (ha)	Period of Mining lease (Initial)		Period of Mining lease (1st/2nd...renewal)	
						From	To	From	To
1	2	3	4	5	6	7	8	9	10

Date of commencement of Mining Operation	Status (Working/ Non-Working/ Temp. Working for dispatch etc.)	Captive/ Non Captive	Obtained Environmental Clearance (Yes/No), If Yes Letter No with date of grant of EC.	Location of the Mining lease (Latitude & Longitude)	Method of Mining (Opencast/ Underground)
11	12	13	14	15	16

(10) details of Royalty or Revenue received in last three years;

(11) details of Production of Minor Mineral in last three years;

(12) mineral Map of the District;

(13) list of Letter of Intent (LOI) Holders in the District along with its validity as per the following format: -

(14) total Mineral Reserve available in the District;

Sl. No.	Name of the Mineral	Name of the Lessee	Address & Contact No. of Letter of Intent Holder	Letter of Intent Grant Order No. & date	Area of Mining lease to be allotted	Validity of LoI	Use (Captive/ Non-Captive)	Location of the Mining lease (Latitude & Longitude)
1	2	3	4	5	6	7	8	9

(15) quality /Grade of Mineral available in the District;

(16) use of Mineral;

(17) demand and Supply of the Mineral in the last three years;

(18) mining leases marked on the map of the district;

(19) details of the area of where there is a cluster of mining leases viz. number of mining leases, location (latitude and longitude);

(20) details of Eco-Sensitive Area, if any, in the District;

(21) impact on the Environment (Air, Water, Noise, Soil, Flora & Fauna, land use, agriculture, forest etc.) due to mining activity;

(22) remedial Measures to mitigate the impact of mining on the Environment;

(23) reclamation of Mined out area (best practice already implemented in the district, requirement as per rules and regulation, proposed reclamation plan);

(24) risk Assessment & Disaster Management Plan;

(25) details of the Occupational Health issues in the District. (Last five-year data of number of patients of Silicosis & Tuberculosis is also needs to be submitted);

(26) plantation and Green Belt development in respect of leases already granted in the District;

(27) any other information.

The District Environment Impact Assessment Authority (DEIAA) based on the nature and type of minor mineral in the District may include the additional parameters in the District Survey Report in consultation with the Department of Mines and Geology of the concerned State Government.

The District Survey Report shall form the basis for application for environmental clearance, preparation of reports and appraisal of projects. The Report shall be updated once every five years];

[F. No. L-11011/26/2018-IA-II (M)]

GYANESH BHARTI, Jt. Secy.

*[1]APPENDIX - XI

[See paragraph 7 (iii) (b)]

PROCEDURE FOR ENVIRONMENTAL CLEARANCE FOR MINING OF MINOR MINERALS INCLUDING CLUSTER

The following policy shall be followed for environmental clearance of mining of minor minerals including cluster situation: -

(1) The data provided by the States (Sustainable Sand Mining Guidelines) shows that most of the mining leases for minor minerals are of lease area less than 5 hectare. It is also reported that in hill States getting a stretch in river with area more than 5 hectare is very uncommon. So the size of lease for minor minerals including river sand mining will be determined by the States as per their circumstances.

(2) The mining of minor minerals is mostly in clusters. The Environment Impact Assessment or Environment Management Plan are required to be prepared for the entire cluster in order to capture all the possible externalities. These reports shall capture carrying capacity of the cluster, transportation and related issues, replenishment and recharge issues, geo-hydrological study of the cluster area. The Environment Impact Assessment or Environment Management Plan shall be prepared by the State or State nominated Agency or group of project proponents in the Cluster or the project proponent in the cluster.

(3) There shall be one public consultation for entire cluster after which the final Environment Impact Assessment or Environment Management Plan report for the cluster shall be prepared.

(4) Environmental clearance shall be applied for and issued to the individual project proponent. The individual lease holders in cluster can use the same Environment Impact Assessment or Environment Management Plan for application for environmental clearance. The cluster Environment Impact Assessment or Environment Management Plan shall be updated as per need keeping in view any significant change.

(5) The details of cluster Environment Impact Assessment or Environment Management Plan shall be reflected in each environmental clearance in that cluster and DEAC, SEAC, and EAC shall ensure that the mitigate measures emanating from the Environment Impact Assessment or Environment Management Plan study are fully reflected as environmental clearance conditions in the environmental clearances of individual project proponents in that cluster.

[2]{(6) A cluster shall be formed when the distance between the peripheries of one lease is less than 500 meters from the periphery of other lease in a homogeneous mineral area which shall be applicable to the mine lease or quarry licenses granted on and after 9th September, 2013.}

(7) Form 1M, Pre-Feasibility Report and mine plan for Category 'B2' projects for mining of minor minerals shall be prepared by the Registered Qualified Person or Accredited Consultants of Quality Council of India, National Accreditation Board for Education and Training. The Environment Impact Assessment or Environment Management Plan for Category 'A' and Category 'B1' projects shall be prepared by the accredited consultants of Quality Council of India, National Accreditation Board for Education and Training.

(8) The SEIAAs shall have supervisory jurisdiction over the DEIAAs and decisions of DEIAA shall be reviewed by the SEIAA without prejudice to any provisions under any existing law.]

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[1] Inserted vide S.O. 141(E) dated 15th January, 2016

[2] Subs. by S.O. 2269 (E), dated 1st July, 2016.

[1]|Schematic Presentation of Requirements on Environmental Clearance of Minor Minerals Including Cluster Situation

Area of Lease (Hectare)	Category of Project	Requirement of EIA / EMP/DSR	Requirement of Public Hearing	Requirement of EC	Who can prepare EIA/ EMP	Who will apply for EC	Authority to appraise/ grant EC	Authority to monitor EC compliance
EC Proposal of Sand Mining and other Minor Mineral Mining on the basis of individual mine lease								
0 – 5ha	'B2'	Form – 1M, PFR, DSR and Approved Mine Plan	No	Yes	Project Proponent	Project Proponent	DEAC/ DEIAA	DEIAA SEIAA SPCB CPCB MoEF&CC Agency nominated by MoEFCC
>5 ha and < 25 ha	'B2'	From –I, PFR, DSR and Approved Mine Plan and EMP	No	Yes	Project Proponent	Project Proponent	SEAC/ SEIAA	
≥25 ha and≤100 ha	'B1'	From –I, PFR, DSR and Approved Mine Plan and EIA and EMP	Yes	Yes	Project Proponent	Project Proponent	SEAC/ SEIAA	
≥100 ha	'A'	From –I, PFR, DSR and Approved Mine Plan and EIA and EMP	Yes	Yes	Project Proponent	Project Proponent	EAC/ MoEF&CC	
EC Proposal of Sand Mining and other Minor Mineral Mining in cluster situation								
Cluster area of mine leases up to 5 ha	'B2'	Form- 1M, PFR, DSR and Approve d Mine Plan	No	Yes	State, State Agency, Group of Project Proponents, Project Proponent	Project Proponent	DEAC/ DEIAA/	DEIAA SEIAA SPCB CPCB MoEF&CC Agency nominated by MoEF&CC]
Cluster area of Mine leases >5 ha and <25 ha with no individual lease >5 ha	'B2'	From-I, PFR, DSR and Approve d Mine Plan and one EMP for all leases in the Cluster	No	Yes	State, State Agency, Group of Project Proponents, Project Proponent	Project Proponent	DEAC/ DEIAA/	DEIAA SEIAA SPCB CPCB MoEF&CC Agency nominated by MoEF&CC

[1] Substituted by S.O. 3977 (E), dated 14th August, 2018.

Cluster area of Mine leases >5 ha and <25 ha with no individual lease >5 ha	**'B2'**	From-I, PFR, DSR and Approve d Mine Plan and one EMP for all leases in the Cluster	No	Yes	State, State Agency, Group of Project Proponents , Project Proponent	Project Proponent	DEAC/ DEIAA /	
Cluster of mine leases of area ≥25 hectares with individual lease size < 100ha	**'B1'**	Form –I, PFR, DSR and Approved Mine Plan and one EIA/EMP for all leases in the Cluster	Yes	Yes	State, State Agency, Group of Project Proponents , Project Proponent	Project Proponent	SEAC/ SEIAA	
Cluster of any size with any of the individual lease ≥50 ha	**'A'**	Form –I, PFR, DSR and Approved Mine Plan and one EIA/EMP for all leases in the Cluster	Yes	Yes	State, State Agency, Group of Project Proponents, Project Proponent	Project Proponent	EAC/MoEF&CC]	

[1][**Note.** - (1) In the State of Rajasthan, for mining of minor minerals, in situation of a large number of leases or quarry licenses of very small size (up to one hectare each) in contiguous area, the Mines and Geology Department of the State Government shall, -

(A) define the size of cluster as per local situation for effective formulation and implementation of mine plan and Environment Management Plan;

(B) prepare mine plan and an Environment Management Plan for the cluster;

(C) prepare a Regional Mine Plan and Regional Environment Management Plan including all the clusters in that contiguity.

(D) provide for mobilization of funds from the Project Proponents in predetermined proportion for implementation of cluster and Regional Environment Management Plan.

(2) The District Mineral Fund can also be used to augment the fund for implementation of Environment Management Plans.

(3) The Environment Management Plan shall be prepared and presented within ninety days from the date of publication of this notification in the Official Gazette for environment clearance granted on or after 15th January, 2016 to any lease in that cluster. The recommendation of the State Expert Appraisal Committee and approval of the State Environment Impact Assessment Authority shall be granted within sixty days of presentation of the Environment Management Plan.

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[1] Ins. by S.O 2269 (E), dated 1st July, 2016

(4) The implementation of the Environment Management Plan shall begin within six months from the date of publication of this notification in the Official Gazette. The Environment Management Plan shall be monitored at the interval of six months by the concerned State Environment Impact Assessment Authority.

(5) The leases not operative for three years or more and leases which have got environmental clearance as on 15th January, 2016 shall not be counted for calculating the area of cluster, but shall be included in the Environment Management Plan and the Regional Environmental Management Plan.]

*[1][APPENDIX – XII

[See paragraph 10 (iv)]

PROCEDURE FOR MONITORING OF SAND MINING OR RIVER BED MINING

1. The security feature of Transport Permit shall be as under:

   (a) Printed on Indian Bank's Association (IBA) approved Magnetic Ink Character Recognition (MICR) Code paper.

   (b) Unique Barcode.

   (c) Unique Quick Response (QR) code.

   (d) Fugitive Ink Background.

   (e) Invisible Ink Mark.

   (f) Void Pantograph.

   (g) Watermark.

2. Requirement at Mine Lease Site:

   (a) Small Size Plot (Up to 5 hectare): Android Based Smart Phone.

   (b) Large Size Plots (More than 5 hectare): CCTV camera, Personal Computer (PC), Internet Connection, Power Back up.

   (c) Access control of mine lease site.

   (d) Arrangement for weight or approximation of weight of mined out mineral on basis of volume of the trailer of vehicle used.

3. Scanning of Transport Permit or Receipt and Uploading on Server:

   (a) Website: Scanning of receipt on mining site can be done through barcode scanner and computer using the software;

   (b) Android Application: Scanning on mining site can be done using Android Application using smart phone. It will require internet availability on SIM card;

   (c) SMS: Transport Permit or Receipt shall be uploaded on server even by sending SMS through mobile. Once Transport Permit or Receipt get uploaded, an unique invoice code gets generated with its validity period.

4. Proposed working of the system:

   The State Mining Department should print the Transport Permit or Receipt with security features

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[1] Inserted vide S.O 141(E) dated 15th January, 2016

enumerated at Paragraph 1 above and issue them to the mine lease holder through the District Collector. Once these Transport Permits or Receipts are issued, they would be uploaded on the server against that mine lease area. Each receipt should be preferably with pre-fixed quantity, so the total quantity gets determined for the receipts issued.

When the Transport Permit or Receipt barcode gets scanned and invoice is generated, that particular barcode gets used and its validity time is recorded on the server. So all the details of transporting of mined out material can be captured on the server and the Transport Permit or Receipt cannot be reused.

5. Checking On Route:

The staff deployed for the purpose of checking of vehicles carrying mined mineral should be in a position to check the validity of Transport Permit or Receipt by scanning them using website, Android Application and SMS.

6. Breakdown of Vehicle:

In case the Vehicle breakdown, the validity of Transport Permit or Receipt shall be extended by sending SMS by driver in specific format to report breakdown of vehicle. The server will register this information and register the breakdown. The State can also establish a call Centre, which can register breakdowns of such vehicles and extend the validity period. The subsequent restart of the vehicle also should be similarly reported to the server or call centre.

7. Tracking of Vehicles:

The route of vehicle from source to destination can be tracked through the system using check points, RFID Tags, and GPS tracking.

8. Alerts or Report Generation and Action Review:

The system will enable the authorities to develop periodic report on different parameters like daily lifting report, vehicle log or history, lifting against allocation, and total lifting. The system can be used to generate auto mails or SMS. This will enable the District Collector or District Magistrate to get all the relevant details and shall enable the authority to block the scanning facility of any site found to be indulged in irregularity. Whenever any authority intercepts any vehicle transporting illegal sand, it shall get registered on the server and shall be mandatory for the officer to fill in the report on action taken. Every intercepted vehicle shall be tracked.

The monitoring of mined out mineral, environmental clearance conditions and enforcement of Environment Management Plan will be ensured by the DEIAA, SEIAA and the State Pollution Control Board or Committee. The monitoring arrangements envisaged above shall be put in place not later than three months. The monitoring of enforcement of environmental clearance conditions shall be done by the Central Pollution Control Board, Ministry of Environment, Forest and Climate Change and the agency nominated by the Ministry for the purpose].

[1][Appendix-XIII

Verification of No Increase in Pollution Load

The instant amendment in EIA Notification exempts the requirement of Prior Environmental Clearance for any increase in production capacity in respect of processing or production or manufacturing sectors (listed against item numbers 2,3, 4 and 5 in the Schedule to this notification) with or without any change in (i) raw material-mix or (ii) product-mix or (ii) quantities within products or (ii) number of products including new products falling in the same category or (iv) configuration of the plant or process or operations in existing area or in areas contiguous to the existing area specified in the environmental clearance of the project. This facility is available to those units which have obtained prior environmental clearance under EIA Notification, 1994 and EIA Notification, 2006. To claim exemption from obtaining Prior Environment Clearance in respect of such cases, the project proponent shall follow the following process: -

1. *The project proponent is required to obtain a certificate of „no increase in the pollution load" from the environmental auditors or reputed institutions, to be empanelled by the State Pollution Control Board or Central Pollution Control Board or Ministry of Environment, Forest and Climate Change (hereinafter referred to as the Ministry).*

2. *A copy of „no increase in pollution load" certificate and intimation, as provided by the Ministry from time to time on PARIVESH portal, shall be uploaded by the unit for which system generated acknowledgement shall be issued online;*

3. *The unit shall inform the State Pollution Control Board or Union Territory Pollution Control Committee, as the case may be, in specified format along with-*

   i. *no increase in pollution load" certificate from the Environmental Auditor or reputed institutions empanelled by the State Pollution Control Board or Pollution Control Committee or Central Pollution Control Board or Ministry;*

   ii. *last Consent to Operate certificate for the project or activity; and*

   iii. *online system generated acknowledgement of uploading of intimation and „no increase in pollution load" certificate on PARIVESH Portal;*

4. *The information so received shall be examined by the State Pollution Control Board or Union Territory Pollution Control Committee, as the case may be, who shall take decision on such information, received from the project proponent.*

5. *If on verification the State Pollution Control Board or Union Territory Pollution Control Committee, as the case may be, holds that the change or expansion or modernisation will result or has resulted in increase in pollution load, the exemption claimed under this clause shall not be valid and it shall be deemed that the project proponent was liable to obtain Prior Environmental Clearance before under taking such changes or increase, as per the clause (a) of sub-paragraph (ii) of paragraph 7 of this notification and the provisions of Environment (Protection) Act, 1986 shall apply accordingly.*

   ***Note:** For removal of doubts, it is clarified that it shall be the responsibility of the project proponent to satisfy itself about „no increase in pollution load" as a result of changes, expansion or modernisation, as the case may be, before under taking such changes or increase, and the project proponent shall be liable for action under the provisions of the Environment (Protection) Act, 1986 if on verification of facts or claim it is found that such change or expansion or modernisation involves increase in pollution load.].*

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[1] Inserted vide notification number S.O. 3518(E), dated the 23rd November, 2016 and subsequently substituted vide notification number S.O.908(E), dated the 2nd March, 2021

*[1]APPENDIX –XIV

ENVIRONMENTAL CONDITIONS FOR BUILDINGS AND CONSTRUCTIONS

(CATEGORY '1': 5,000 to less than 20,000 Square meters)

MEDIUM	S. N.	ENVIRONMENTAL CONDITIONS
Topography and Natural Drainage	1	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site. No construction is allowed on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.
Water Conservation, Rain Water Harvesting, and Ground Water Recharge	2	Use of water efficient appliances shall be promoted. The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Bye-Laws, 2016. A rain water harvesting plan needs to be designed where the recharge bores (minimum one recharge bore per 5,000 square meters of built up area) is recommended. Storage and reuse of the rain water harvested should be promoted. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority. All recharge should be limited to shallow aquifer.
	2(a)	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
Waste Management	3	Solid waste: Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Sewage: In areas where there is no municipal sewage network, onsite treatment systems should be installed. Natural treatment systems which integrate with the landscape shall be promoted. As far as possible treated effluent should be reused. The excess treated effluent shall be discharged following the CPCB norms. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013. The provisions of the Solid Waste (Management) Rules 2016 and the e-waste (Management) Rules 2016, and the Plastics Waste (Management) Rules 2016 shall be followed.

[1] Inserted by S.O. 3999 (E) dated 09th December, 2016 *(Notification is under Sub-judice before the Hon'ble Courts/Tribunal)* *.

Energy	4	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC. Outdoor and common area lighting shall be Light Emitting Diode (LED). Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per (remove space) ECBC specifications.
Air Quality and Noise	5	Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution. Wet jet shall be provided for grinding and stone cutting. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask. For indoor air quality the ventilation provisions as per National Building Code of India shall be made.
	5 (a)	The location of the DG set and exhaust pipe height shall be as per the provisions of the CPCB norms.

Green Cover	6	A minimum of 1 tree for every 80 square meters of land should be planted and maintained. The existing trees will be counted for this purpose. Preference should be given to planting native species.
	6 (a)	Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of 3 trees for every 1 tree that is cut) shall be done and maintained.

(Category '2': 20,000 to less than 50,000 Square meters)

MEDIUM	S. No.	ENVIRONMENTAL CONDITIONS
Topography and Natural Drainage	1	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site. No construction is allowed on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
Water Conservation Rain Water Harvesting, and Ground Water Recharge	2	A complete plan for rain water harvesting, water efficiency and conservation should be prepared. Use of water efficient appliances should be promoted with low flow fixtures or sensors. The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority. All recharge should be limited to shallow aquifer.
	2(a)	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
Waste Management	3	Solid waste: Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Sewage: Onsite sewage treatment of capacity of treating 100% waste water to be installed. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per CPCB norms. Natural treatment systems shall be promoted. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental

		Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013. The provisions of the Solid Waste (Management) Rules 2016 and the e-waste (Management) Rules 2016, and the Plastics Waste (Management) Rules 2016 shall be followed.
	3 (a)	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
	3(b)	Organic waste compost/Vermiculture pit with a minimum capacity of 0.3 kg /person/day must be installed.
Energy	4	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC. Outdoor and common area lighting shall be LED. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
	4 (a)	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
	4 (b)	Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.
	4 (c)	Use of environment friendly materials in bricks, blocks and other construction materials. shall be required for at least 20% of the construction material quantity. These include fly ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials. Fly ash should be used as building material in the construction as per the provisions of the Fly Ash Notification of September, 1999 as amended from time to time.

Air Quality and Noise	5	Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution. Wet jet shall be provided for grinding and stone cutting. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask. For indoor air quality the ventilation provisions as per National Building Code of India.
	5 (a)	The location of the DG set and exhaust pipe height shall be as per the provisions of the CPCB norms.
Green Cover	6	A minimum of 1 tree for every 80 sq.mt. of land should be planted and maintained. The existing trees will be counted for this purpose. Preference should be given to planting native species.
	6 (a)	Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of 3 trees for every 1 tree that is cut) shall be done and maintained.
Top Soil preservation and reuse	7	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
Transport	8	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. 1. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. 2. Traffic calming measures. 3. Proper design of entry and exit points. 4. Parking norms as per local regulation

(Category '3': 50000 to 150000 m²)

MEDIUM	S. No.	ENVIRONMENTAL CONDITIONS
Topography and Natural Drainage	1	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site. No construction is allowed on wetland and water bodies. Check dams, bio-swales, landscape. and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
Water conservation, Rain Water Harvesting, and Ground Water Recharge	2	A complete plan for rain water harvesting, water efficiency and conservation should be prepared. The local bye-law provisions on rain water harvesting should be followed. If local bye-law provisions are not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Bye-laws, 2016. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority. All recharge should be limited to shallow aquifer.
	2(a)	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening. landscape etc. would be considered as pervious surface.
	2 (b)	Use of water efficient appliances should be promoted. Low flow fixtures or sensors be used to promote water conservation.
	2 (c)	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
Solid Waste Management	3	Solid waste: Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. The provisions of the Solid Waste (Management) Rules 2016 and the e-waste (Management) Rules 2016, and the Plastics Waste (Management) Rules 2016 shall be followed.
	3 (a)	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
	3(b)	Organic waste composter/Vermiculture pit with a minimum capacity of 0.3 kg /person/day must be installed.

Sewage Treatment Plant	4.	Onsite sewage treatment of capacity of treating 100% waste water to be installed. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per CPCB norms. Natural treatment systems shall be promoted. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organisation (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.
Energy	5	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC. Outdoor and common area lighting shall be LED. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
	5 (a)	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
	5 (b)	Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.
	5 (c)	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include flyash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials. Fly ash should be used as building material in the construction as per the provisions of the Fly Ash Notification of September, 1999 as amend from time to time.
Air Quality and Noise	6	Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site. Wheel washing for the vehicles used be done. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.

		Wet jet shall be provided for grinding and stone cutting. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask. For indoor air quality the ventilation provisions as per National Building Code of India.
	6 (a)	The location of the DG set and exhaust pipe height shall be as per the provisions of the CPCB norms.
Green Cover	7	A minimum of 1 tree for every 80 sq.mt. of land should be planted and maintained. The existing trees will be counted for this purpose. Preference should be given to planting native species.
	7 (a)	Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of 3 trees for every 1 tree that is cut) shall be done and maintained.
Top Soil Preservation and Reuse	8	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
Transport	9	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. 1. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. 2. Traffic calming measures. 3. Proper design of entry and exit points. 4. Parking norms as per local regulation.
Environment Management Plan	10	An environmental management plan (EMP) shall be prepared and implemented to ensure compliance with the environmental conditions specified in item number 1 to 9 above. A dedicated Environment Monitoring Cell with defined functions and responsibility shall be put in place to implement the EMP. The environmental cell shall ensure that the environment infrastructure like Sewage Treatment Plant, Landscaping, Rain Water Harvesting, Energy efficiency and conservation, water efficiency and conservation, solid waste management, renewable energy etc. are kept operational and meet the required standards. The environmental cell shall also keep the record of environment monitoring and those related to the environment infrastructure.

APPENDIX-XV

Accreditation of Environmental Auditors (Qualified Building Auditors)

The Ministry of Environment, Forest and Climate Change (MoEF&CC), through qualified agencies shall accredit the Qualified Building Environment Auditors (QBEAs). The Qualified Building Environment Auditors could be a firm / organization or an individual expert, who fulfills the requirements. The Ministry will implement this process of accreditation through Quality Council of India (QCI), National Productivity Council or any other organization identified by the Government. The organizations like Indian Green Building Council, Bureau of Energy Efficiency etc. can also be associated in the process of accreditation, training, and renewal. The environmental consultants accredited by the QCI for building sector will be qualified as QBEAs. The QBEAs will meet the following criteria. The accrediting agency can improvise on these criteria.

Qualifications of the Auditor:

a. Education: Architect (Degree or Diploma), Town Planners (Degree), Civil Engineer / Mechanical Engineer (Degree or Diploma), PG in Environmental Science or any other qualification as per the scheme of the accreditation.

Training:

b. Mandatory training to be given by the accreditation body or their approved training providers. This will be as per the scheme of the accreditation.

Experience:

c. At least 3 years of work experience in the related field or building sector Environment Impact Assessment consultants accredited by QCI or any other experience criteria as per the scheme of the accreditation.

Infrastructure and equipment:

d. As per the scheme of the accreditation

Renewal:

e. The accreditation will be valid for 5 years and will be renewed as per the process developed under the accreditation scheme.

Accountability/Complaint redressal mechanism: Any complaints regarding the quality of the work of QBEAs shall be made to the accreditation body. The accreditation body shall evaluate the complaint and take appropriate action including black listing or cancellation of the accreditation with wide public notice. This will be in addition to the action at the level of local authority for penalty and blacklisting. The Ministry can also take such action in case of specific complaint or feedback.

APPENDIX-XVI

Environmental Cell at the level of Local Authority:

An Environmental Cell shall be setup at the local authority level to support compliance and monitoring of environmental conditions in buildings. The Cell shall also provide assistance in environmental planning and capacity building within their jurisdiction. The responsibility of this cell would be monitoring the implementation of this notification and providing an oversight to the Third-Party Auditing process. The cell will operate under the local authority.

Constitution of the cell:

The cell will comprise of at least 3 dedicated experts in following fields:

a. Waste management (solid and liquid)

b. Water conservation and management

c. Resource efficiency including Building materials

d. Energy Efficiency and renewable energy

e. Environmental planning including air quality management.

f. Transport planning and management.

The Cell shall induct at least two outside experts as per the requirements and background of dedicated experts. Existing environmental cells at the level of local authority can be co-opted and trained for this Cell.

Financial Support:

An additional fee may be charged along with processing fee for building permission for integrating environmental conditions and it's monitoring. The local authority can fix and revise this additional fee from time to time. The amount of this fee shall be deposited in a separate bank account, and used for meeting the requirement of salary /emoluments of experts and running the system of online application, verifications and the Environmental Cell.

Functions of the Cell:

1. The cell shall be responsible for assessing and appraising the environmental concerns of the area under their jurisdiction where building activities are proposed. The Cell can evolve and propose additional environmental conditions as per requirements. These conditions may be area specific and shall be notified in advance from time to time. These additional conditions shall be approved following a due consultation process. These environmental conditions will be integrated in building permissions by the sanctioning authority.

2. Develop and maintain an online system for application and payment of fees. The Cell shall maintain an online database of all applications received, projects approved, the compliance audit report, random inspections made. The Cell shall maintain a portal for public disclosure of project details including self-certification and compliance audit reports filed by the Qualified Building Environment Auditors for public scrutiny of compliance of environmental conditions by the project.

3. Monitoring the work of Environmental Audit process carried by the Qualified Building Auditors.

4. The Cell shall review the applications; finalize the additional environmental conditions if required within 30 days of the submission of the application to the local authority.

5. The Cell shall adopt risk based random selection of projects for verifying on site for certification of QBA. compliance of environmental conditions and five yearly audit report.

6. The Cell shall recommend to the local authority for financial penalty for non- compliance of environmental conditions by the project proponent.

7. The Cell shall recommend to the accrediting body and the local authority against any Qualified Building Environment Auditor, if any lapse is found in their work.]

MINISTRY OF ENVIRONMENT, FOREST AND CLIMATE CHANGE

NOTIFICATION

New Delhi, the 14th November, 2018

S.O. 5733(E).—In exercise of the powers conferred by section 23 of the Environment (Protection) Act, 1986 (29 of 1986), the Central Government hereby delegates the power to local bodies such as Municipalities, Development Authorities, District Panchayatsas the case may be, to ensure the compliance of the environmental conditions as specified in the Appendix in respect of building or construction projects with built-up area ≥20,000 sq. mtrs. To 50,000 sq. mtrs. and industrial sheds, educational institutions, hospitals and hostels for educational institutions≥20,000 sqmupto 1,50,000 sqm along with building permission and to ensure that the conditions specified in Appendix are complied with, before granting the occupation certificate/completion certificate.

APPENDIX

Environmental Conditions for Buildings and Constructions

(Category: Building or Construction projects or Area Development projects and Townships ≥ 20,000 to <50,000 Square meters as well as for industrial sheds, educational institutions, hospitals and hostels for educational institutions from 20,000 sq. m to<1,50,000 sq. m)

S. No.	MEDIUM	ENVIRONMENTAL CONDITIONS
(1)	(2)	(3)
1	Topography and Natural Drainage	The natural drain system shall be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site. No construction is allowed on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
2	Water Conservation, Rain Water Harvesting and Ground Water Recharge	A complete plan for rain water harvesting, water efficiency and conservation should be prepared and implemented. Use of water efficient appliances should be promoted with low flow fixtures or sensors. The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Bye-laws, 2016. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority. All recharge should be limited to shallow aquifer.

2(a)		At least 20 per cent of the open spaces as required by the local building bye- laws shall be pervious. Use of Grass pavers, paver blocks, landscape etc. with at least 50 per cent opening in paving which would be considered as pervious surface.
3	Waste Management	Solid waste: Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Sewage: Onsite sewage treatment of capacity of treating 100 per cent waste water to be installed. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organisation (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013. The provisions of the Solid Waste (Management) Rules 2016 and the e-waste (Management) Rules 2016, and the Plastics Waste (Management) Rules 2016 shall be followed.
3 (a)		All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
3(b)		Organic waste compost/ Vermiculture pit with a minimum capacity of 0.3 kg per person per day must be installed.
4	Energy	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC. Outdoor and common area lighting shall be Light Emitting Diode (LED). Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
4 (a)		Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1 per cent of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
4 (b)		Solar water heating shall be provided to meet 20 per cent of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.
4 (c)		Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20 per cent of the construction material quantity. These include fly ash

		bricks, hollow bricks, Autoclaved Aerated Concrete (AAC), Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials. Fly ash should be used as building material in the construction as per the provisions of the Fly Ash Notification, S.O. 763(E) dated 14th September, 1999 as amended from time to time.
5	Air Quality and Noise	Roads leading to or at construction sites must be paved and blacktopped (i.e. metallic roads). No excavation of soil shall be carried out without adequate dust mitigation measures in place. No loose soil or sand or Construction & Demolition Waste or any other construction material that causes dust shall be left uncovered. Wind-breaker of appropriate height i.e. 1/3rd of the building height and maximum up to 10 meters shall be provided. Water sprinkling system shall be put in place. Dust mitigation measures shall be displayed prominently at the construction site for easy public viewing. Grinding and cutting of building materials in open area shall be prohibited. Construction material and waste should be stored only within earmarked area and road side storage of construction material and waste shall be prohibited. No uncovered vehicles carrying construction material and waste shall be permitted. Construction and Demolition Waste processing and disposal site shall be identified and required dust mitigation measures be notified at the site Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. Wet jet shall be provided for grinding and stone cutting. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask. For indoor air quality the ventilation provisions as per National Building Code of India.
5 (a)		The location of the Genset and exhaust pipe height shall be as per the provisions of the statutory norms notified by Ministry of Environment, Forest and Climate Change The Genset installed for the project shall follow the emission limits, noise limits and general conditions notified by Ministry

		of Environment, Forest and Climate Change vide GSR 281(E) dated 7th March 2016 as amended from time to time.
6	Green Cover	A minimum of 1 tree for every 80 sq.mt. of land should be planted and maintained. The existing trees will be counted for this purpose. Preference should be given to planting native species.
6 (a)		Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of 3 trees for every 1 tree that is cut) shall be done and maintained.
7	Top Soil Preservation and reuse	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
8	Transport	The building plan shall be aligned with the approved comprehensive mobility plan (as per Ministry of Housing and Urban Affairs best practices guidelines (URDPFI).

[F. No 3-49/2017-IA.III-Pt]

JIGMET TAKPA, Jt. Secy.

***Note:** The principal notification was published in the Gazette of India, Extraordinary, Part II, Section 3, Sub-section (ii) *vide* number S.O. 1533 (E), dated the 14th September, 2006 and subsequently amended *vide* the following numbers: -

1. S.O. 1949 (E) dated the 13th November, 2006;
2. S.O. 1737 (E) dated the 11th October, 2007;
3. S.O. 3067 (E) dated the 1st December, 2009;
4. S.O. 695 (E) dated the 4th April, 2011;
5. S.O. 156 (E) dated the 25th January, 2012;
6. S.O. 2896 (E) dated the 13th December, 2012;
7. S.O. 674 (E) dated the 13th March, 2013;
8. S.O. 2204 (E) dated the 19th July 2013;
9. S.O. 2555 (E) dated the 21st August, 2013;
10. S.O. 2559 (E) dated the 22nd August, 2013;
11. S.O. 2731 (E) dated the 9th September, 2013;
12. S.O. 562 (E) dated the 26th February, 2014;
13. S.O. 637 (E) dated the 28th February, 2014;
14. S.O. 1599 (E) dated the 25th June, 2014;
15. S.O. 2601 (E) dated the 7th October, 2014;
16. S.O. 2600 (E) dated the 9th October, 2014
17. S.O. 3252 (E) dated the 22nd December, 2014;
18. S.O. 382 (E) dated the 3rd. February, 2015;
19. S.O. 811 (E) dated the 23rd. March, 2015;
20. S.O. 996 (E) dated the 10th April, 2015;
21. S.O. 1142 (E) dated the 17th April, 2015;
22. S.O. 1141 (E) dated the 29th April, 2015;
23. S.O. 1834 (E) dated the 6th July, 2015;
24. S.O. 2571 (E) dated the 31st August, 2015;
25. S.O. 2572 (E) dated the 14th September, 2015;

26. S.O. 141 (E) dated the 15th January, 2016;
27. S.O. 190 (E) dated the 20th January, 2016;
28. S.O. 648 (E) dated the 3rd March, 2016;
29. S.O. 2269(E) dated the 1st July, 2016;
30. S.O. 3518 (E) dated 23rd November 2016;
31. S.O. 3999 (E) dated the 9th December, 2016;
32. S.O. 4241(E) dated the 30th December, 2016;
33. S.O. 3611(E) dated the 25th July, 2018;
34. S.O. 3977 (E) dated the 14th August, 2018;
35. S.O. 5733 (E) dated the 14th November, 2018;
36. S.O. 5736 (E) dated the 15th November, 2018;
37. S.O. 5845(E) dated the 26th November, 2018;
38. S.O. 345(E) dated the 17th January, 2019;
39. S.O. 1960(E) dated the 13th June, 2019;
40. S.O. 236(E) dated the 16th January, 2020;
41. S.O. 751(E) dated the 17th February, 2020;
42. S.O. 1223(E), dated the 27th March, 2020;
43. S.O. 1224(E), dated the 28th March, 2020;
44. S.O.1562 (E), dated the 21st May, 2020;
45. S.O. 3636(E), dated the 15th October, 2020;
46. S.O. 3752(E), dated the 20th October, 2020;
47. S.O. 4254(E), dated the 27th November, 2020;
48. S.O. 221(E), dated the 18th January, 2021;
49. S.O. 908(E), dated the 2nd March, 2021; and
50. S.O. 1247(E), dated the 18 March, 2021

*****

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ENVIRONMENTAL CLEARANCE

PARIVESH

(Pro-Active and Responsive Facilitation by Interactive, and Virtuous Environmental Single-Window Hub)

Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment Authority(SEIAA), Punjab)

To,

The AUTHORIZED SIGNATORY
OMAXE CHANDIGARH EXTENSION DEVELOPERS
SCO 139 140 SECTOR 8 C CHANDIGARH -110019

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/PB/MIS/62162/2014 dated 15 Jul 2021. The particulars of the environmental clearance granted to the project are as below.

1.	**EC Identification No.**	**EC22B039PB195668**
2.	**File No.**	SEIAA/PB/MIS/05
3.	**Project Type**	Expansion
4.	**Category**	B1
5.	**Project/Activity including Schedule No.**	8(b) Townships and Area Development projects.
6.	**Name of Project**	OMAXE CHANDIGARH EXTENSION
7.	**Name of Company/Organization**	OMAXE CHANDIGARH EXTENSION DEVELOPERS
8.	**Location of Project**	Punjab
9.	**TOR Date**	09 Dec 2014

The project details along with terms and conditions are appended herewith from page no 2 onwards.

Date: 19/01/2022

(e-signed)
Rajesh Dhiman, IAS
Member Secretary
SEIAA - (Punjab)

Note: A valid environmental clearance shall be one that has EC identification number & E-Sign generated from PARIVESH.Please quote identification number in all future correspondence.

This is a computer generated cover page.

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This has reference to your online proposal no. SIA/PB/MIS/62162 /2014 dated 15.07.2021 for environmental clearance to the above-mentioned project.

2) State Environment Impact Assessment Authority, Punjab has examined the proposal of expansion of a township project namely "Omaxe Chandigarh Extension" located at Kansala, Ranimajra, Dhodemajra, Rasoolpur, Salamatpur, Paraul, Bharonjian, Ghandouli, Bhagat Majra, Saini Majra, Bansepur, Paintpur, Chahar Majra, Sanglan, in Mullanpur (LPA), Punjab. The project is covered under category 'B1' of activity 8(b); 'Townships and Area Development projects' as per the schedule appended to the EIA Notification 14.09.2006 and its subsequent amendments and requires appraisal at State level.

3) Ministry of Environment, Forest & Climate Change, New Delhi has granted Terms of Reference (TOR) vide letter no. 21-94/2020-IA.III dated 10.12.2020 to the project proponent.

4) The proposal has been appraised as per the procedure prescribed under the provisions of EIA Notification 14.09.2006 on the basis of mandatory documents enclosed with online application viz Form-2, EIA, EMP, Conceptual Plan, Certified Compliance Report of earlier Environmental Clearance, Compliance of TOR and additional documents and subsequent presentation /clarifications made by the project proponent and his consultant to the observations of SEIAA and SEAC.

5) This is an Expansion project. The details of the project, as per the application and documents/ presentation submitted by the project proponent and also as informed during the meetings of SEAC/SEIAA are as under:

<table>
<tr><th>Sr. No.</th><th>Item</th><th>Details</th></tr>
<tr><td rowspan="3">1.</td><td>Name and Location of the project</td><td>"Omaxe Chandigarh Extension" located at Kansala, Ranimajra, Dhodemajra, Rasoolpur, Salamatpur, Paraul Bharonjian, Ghandouli, Bhagat Majra, Saini Majra, Bansepur, paintpur, chahar majra, sanglan, in Mullanpur (LPA), District SAS Nagar, Punjab.</td></tr>
<tr><td>Project/activity</td><td>8 (b) Township and Area Development project</td></tr>
<tr><td>Category as per EIA Notification, 2006</td><td>Category B1</td></tr>
<tr><td>2.</td><td>Classification/Land use pattern as per Master Plan</td><td>Residential zone as per the Master Plan of Mullanpur Distt. SAS Nagar.</td></tr>
<tr><td>3.</td><td colspan="2">Details of Change of Land Use
<table>
<tr><td>Sr. No.</td><td>Description</td><td></td><td>AREA (ACRES)</td></tr>
<tr><td>A</td><td>CLU Granted</td><td></td><td></td></tr>
</table></td></tr>
</table>

1	C.L.U. accorded vide letter no. 3368 CTP(Pb)/SP-432(m) dated 21-04-2009			102.283
2	C.L.U. accorded vide letter no. 4156 CTP(Pb)/SP-432(m) dated 28-05-2010			9.585
3	C.L.U. accorded vide letter no. 8648 CTP(Pb)/SP-432(m) dated 13-12-10			21.166
4	C.L.U. accorded vide letter no. 4613 CTP(Pb)/SP-432(m) dated 29-06-2011			208.442
5	C.L.U. accorded vide letter no. 5531 ctp(pb)/Sp-432(m) dated 05-08-2011			162.060
6	C.L.U. accorded vide letter no. 5829 CTP(Pb)/SP-432(m) dated 19-08-2011			43.445
7	C.L.U. accorded vide letter no. 7048 CTP(Pb)/SP-432(m) dated 18-10-2011			28.340
8	C.L.U. accorded vide letter no. 4143 CTP(Pb)/SP-432(m) dated 13-08-2012			69.868
9	C.L.U. accorded vide letter no. 4063 CTP(Pb)/SP-432(m) dated 19-07-2013			70.680
10	C.L.U. accorded vide letter no.1142 CTP(Pb)/SP-432(m) dated 04-03-2016			11.866
11	C.L.U. Accorded Vide Letter No.1243 CTP(Pb)/SP-432(M) Dated 30-03-2017			37.351
12	C.L.U. Accorded vide letter no.2985 CTP(Pb)/SP-432(m) dated 10-07-2017			28.020
13	C.L.U. Accorded vide letter no.4925 CTP(Pb)/SP-432(m) dated 08-11-2017			29.732
14	C.L.U. Accorded vide letter no. 2453 CTP(Pb)/SP-432(m) dated 21-07-2020			2.338
15	C.L.U. Accorded vide letter no. 2775 CTP(Pb)/SP-432(m) dated 13-08-2020			11.674
16	C.L.U. Accorded vide letter no. 2217 CTP(Pb)/SP-432(m) dated 20-04-2021			31.542
	Total CLU granted		(A)	868.392
B	Area exempted from CLU			
1	5.286 ac. left from scheme as per CTP (Pb) order		B1	5.286
2	Surrendered to govt. vide letter no. 2678, dated 16.1.15 (for STP of GMADA)		B2	0.388
3	Land exchanged and are not part of CLU granted		B3	2.5438
4	Area not taken in scheme but CLU granted (as per detail given)		B4	75.751
	Total (B=B1+B2+B3+B4)		(B)	83.969
C	Scheme area (C=A-B)		(C)	784.423
D	Area of revenue rastas proposed for govt. acquisition		6.177	21.188
	Area proposed under govt. acquisition (critical gap)		15.012	
E	Overall scheme area (E=C+D)		(E)	805.611
F	Area reserve under future expansion (FE)		(F)	37.739

	G	Area reserve for group housing	(G)	55.125

4.	Cost of the project	Rs. 550 Crores
5.	Total Plot area, Built up Area and Green area	

Description	Previous EC	Additional	Total after expansion
Land (Acres)	592.463	213.148	805.611
Built-up area (sqm)	289325	1884325	2145325
Green area (sqm)			328367.159

6.	Latitude & Longitude	30°48'21.74"N and 76°43'26.58"E 30°47'51.55"N and 76°42'33.41"E 30°47'20.59"N and 76°42'59.54"E 30°47'35.04"N and 76°43'51.78"E 30°47'46.48"N and 76°43'15.81"E
7.	Project Details	

S.N.	DECSRIPTION	AREA (ACRES)
A	Residential Plotted Development	
1	Plots	177.157
2	Villas (Dwelling Units)	9.034
3	Floors (G+2 / S+3) (Dwelling Units)	50.883
4	FLOORS (S+4) (Dwelling units)	22.001
	Total (A)	259.075
B	Group Housing &	
1	Group Housing-1 (The Lake)	
1a	Part-A	25.960
1b	Part-B	16.345
2	Group Housing-2 (The Resort)	12.820
	Total (B)	55.125
C	Mixed Land Development (C)	22.260
D	Commercial	
1	Commercial (Scos, Booths, Milk Booths, Petrol Pump)	13.169
2	Beacon Street (Commercial)	7.688
3	New Commercial	41.034
	Total (D)	61.892
E	Others	
1	Amenities (Institutions , Health , Community, Religious & Information Centre)	31.338
2	EWS	41.400
3	Green Area (Parks)	81.141

4	Utility Area (STP, ESS, Water Works & Oht)	4.176
5	Roads, Pavements And Open Areas	211.466
6	Area Reserve Under Future Expansion (FE)	37.739
	Total (E)	407.260
	Grand Total (A+B+C+D+E)	805.611

8. Estimated Population: 118885 Persons

Sr. No.	Description	Acres	Nos.	Person	Population	Built up area (sq.mt.)
I	Population of Project for providing services/ infrastructure					
A	Residential Plotted Development					
1	Plots	177.157	2954	15	44310	248500.000
2	Villas (Dwelling Units)	9.034	122	5	610	46979.847
3	Floors (G+2 / S+3) (Dwelling Units)	50.883	851	15	12765	345342.423
4	Floors (S+4) (Dwelling units)	22.001	380	20	7600	240574.010
	Total (A)	259.075	4307		65285	881396.280
B	Group Housing &					
1	Group Housing-1 (The Lake)					
1a	Part-A (25.96 Acre already sanctioned)	25.960		As per actual	6785	314361.575
1b	PART-B (16.345 acre)	16.345		450	7355	128214.411
2	Group Housing-2 (The Resort)	12.820		As per actual	3560	137296.649
	Total (B)	55.125			17700	579872.635
C	Mixed Use Development					
1	Mixed Use Development (C)	22.260		450	10017	123447.004
D	Commercial					
1	Commercial (SCOS, Booths, Milk Booths, Petrol Pump)	13.169		100	1317	53293.659
2	Beacon Street (Commercial)	7.688		100	769	167223.728
3	New Commercial	41.034		100	4103	316165.227
	Total (D)	61.892			6189	536682.614
E	Others					
1	Amenities (Institutions , Health , Community, Religious & Information Centre)	31.338		100	3134	23926.781
2	EWS	41.400		400	16560	
	Total (E)	72.738			19694	23926.781
	Grand Total (A+B+C+D+E)	471.089			118885	2145325.314

9.	Water Requirements & source during Operation Phase	Break up of water requirement	Source
		Fresh Water: 10094 KLD Flushing Water: 5116 KLD Total water demand: 15210 KLD	Ground Water Treated Wastewater from STP

<table>
<tr><td>10.</td><td>Disposal Arrangement of Waste water</td><td>Total @ 12168 KLD waste water will be generated, which will be treated in different STPs of capacity installed for the different phases with total treatment capacity of 13 MLD (500KLD X 6no., 1000KLD X 4 no., 2500KLD X 2no.). At present 3 STPs of capacity 1000KLD, 100KLD and 50KLD have already been installed. The disposal of treated wastewater is given as under:
<table>
<tr><td>Sr. No.</td><td>Season</td><td>For Flushing purposes (KLD)</td><td>Green Area sqm (KLD)</td><td>MC Sewer if any (KLD)</td></tr>
<tr><td>1.</td><td>Summer</td><td>5116</td><td>1806</td><td>5246</td></tr>
<tr><td>2.</td><td>Winter</td><td>5116</td><td>492</td><td>6560</td></tr>
<tr><td>3.</td><td>Rainy</td><td>5116</td><td>164</td><td>6888</td></tr>
</table></td></tr>
<tr><td>11.</td><td>Rain water recharging detail</td><td>1301305 m3/year rain water will be collected and 80 no. of recharging pits will be provided to recharge the rooftop rainwater of buildings after treatment through oil & Grease traps.</td></tr>
<tr><td>12.</td><td>Solid waste generation and its disposal</td><td>a) 45690 kg/day
b) Solid wastes will be appropriately segregated (at source. by providing bins) into recyclable, Bio-degradable Components, and non- biodegradable
a) Biodegradable waste will be composted by use of Mechanical Composter of adequate capacity.
b) Recyclable waste will be recycled through authorized recyclers.
c) Inert waste will be disposed at own cost to approved dumping site.</td></tr>
<tr><td>13.</td><td>Hazardous Waste & E-waste</td><td>Cat 5.1 @ 150 Lt./Annum
Used oil from DG sets will be sold to registered recyclers and E-waste will be disposed off as per the E-waste (Management) Amendment Rules, 2018.</td></tr>
<tr><td>14.</td><td>Energy Requirements & Saving</td><td>a) 30 MW energy will be required for the project which will be met from PSPCL.
b) Total DG sets of capacity 4000 KVA shall be installed equipped with Canopy and adequate Stack Heights.
c) 6932 KWHD energy will be saved by provision of 5000 LED lights, 500 solar lights in Common areas and Solar Heater of capacity 100 ltr/day</td></tr>
</table>

6) The project proponent has submitted online application bearing proposal no. FP/PB/Others/6166/2021 on 24.12.2021 to the Chief Wildlife Warden, Punjab for obtaining Clearance from National Board for Wildlife. As per the information submitted by Project Proponent, the proposal does not require approval/clearance under the Forest Act, 1980.

7) The SEAC, constituted under the provision of the EIA Notification, 2006 and comprising of Experts Members/domain experts in various fields, has examined the proposal submitted by the project proponent in desired form along with the EMP report prepared and submitted by the Consultant accredited by the QCI/NABET on behalf of the project proponent in its various meetings (204th, 205th& 208th) and lastly in its 210th meeting held on 24.12.2021. The SEAC noted that the project proponent has given undertaking that the data and information given in the application and enclosures are true to the best of his knowledge and belief and no information has been suppressed in the report. If any part of data/information submitted is found to be false/misleading at any stage, the project may be rejected and Environmental Clearance given, if any, may be revoked at the risk and cost of the project proponent.

8) The Committee noted that the project proponent has provided adequate and satisfactory clarifications to the observations raised by it. Therefore, the Committee decided to forward the case to the SEIAA with the recommendation to grant Environmental Clearance for expansion of a township project namely "Omaxe Chandigarh Extension" having total land area of 805.611 acres and built-up area of 2145325.314 sqm located at Kansala, Ranimajra, Dhodemajra, Rasoolpur, Salamatpur, Paraul, Bharonjian, Ghandouli, Bhagat Majra, Saini Majra, Bansepur, Paintpur, Chahar Majra, Sanglan, in Mullanpur (LPA), District SAS Nagar, Punjab by M/s Omaxe New Chandigarh Developers Pvt. Ltd. as per the details mentioned in the Form-2 (online form), EIA, EMP, conceptual plan and subsequent presentations /clarification made by the project proponent and his consultant.

9) The case was lastly considered by SEIAA in its 197th meeting held on 06.01.2022 wherein SEIAA observed that the case stands recommended by SEAC. The Authority looked into all the aspects of the project proposal in detail including various complaints against it and was satisfied with the same (as recorded in detail in the proceedings of its 197th meeting held on 06.01.2022). Therefore, the Authority decided to accept the recommendation of SEAC and grant the Environmental Clearance for expansion of a township project namely "Omaxe Chandigarh Extension" having total land area of 805.611 acres and built-up area of 2145325.314 sqm located at Kansala, Ranimajra, Dhodemajra, Rasoolpur, Salamatpur, Paraul, Bharonjian, Ghandouli, Bhagat Majra, Saini Majra, Bansepur, Paintpur, Chahar Majra, Sanglan, in Mullanpur (LPA), District SAS Nagar, Punjab by M/s Omaxe New Chandigarh Developers Pvt. Ltd. subject to certain additional conditions as agreed by the project proponent and other conditions as proposed by SEAC in addition to the proposed measures.

10) Accordingly, SEIAA, Punjab hereby accords Environmental Clearance to the aforesaid project under the provisions of EIA Notification dated 14.09.2006 and its subsequent amendments subject to proposed measures and strict compliance of terms and conditions as follows:

I) Additional Conditions:

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

ii) The project proponent shall submit detailed Corporate Environmental Responsibility (CER) plan of Rs. 3.3 crores including the timelines for its implementation within period of 2 months after assessing the need-based requirement of the locals residing in the vicinity of the project under the Environmental Management Plan (EMP) of the proposed project to SEIAA Punjab for approval. The Plan will be implemented within a time period of 3 years. Efforts should be made to prioritise activities which are directly beneficial for the Environment in preference to those which are of a social nature and can be undertaken under the CSR budget of the company. Upon approval, the CER Plan will be included in and form a part of the Environmental Management Plan (EMP) of the project. The CER Plan will be implemented within a time period of 2 years.

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

iv) Wildlife Clearance to be obtained by the Project Proponent from the NBWL as applicable w.r.t Sukhna Wildlife Sanctuary. The grant of Environmental Clearance does not imply that wildlife clearance has been granted to the project. Their proposal for the clearance will be considered by the respective authorities on merits and decision taken. The investment made in the project, if any, based on environmental clearance so granted, in anticipation of the clearance from the NBWL shall be entirely at the cost and risk of the project proponent and neither SEIAA Punjab nor the Ministry of Environment and Forests shall be responsible in this regard in any manner.

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

II) Statutory compliances:

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

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

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

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

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

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

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

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

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

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

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

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

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

III) Air quality monitoring and preservation

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

IV) Water quality monitoring and preservation

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

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

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

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

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

Sr. No.	Season	For Flushing purposes (KLD)	Green Area (KLD)	MC Sewer if any (KLD)
1.	Summer	5116	1806	5246
2.	Winter	5116	492	6560
3.	Rainy	5116	164	6888

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

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

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

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

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

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

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

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

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

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

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

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

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

xv) All recharge should be limited to shallow aquifer.

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

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

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

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

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

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

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

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

V) Noise monitoring and prevention

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

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

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

VI) Energy Conservation measures

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

ii) Outdoor and common area lighting shall be LED.

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

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

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

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

VII) Waste Management

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

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

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

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

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

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

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

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

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

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

VIII) Green Cover

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

ii) At least single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure planting of 42000 trees (@1 tree/80 Sqm of Total Land Area) in the project area at the identified location, as per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years. The plants shall be protected and maintained by the project proponent or Residents Welfare Association, as the case may be, even after three years. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines.

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

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

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

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

IX) Transport

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

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

b) Traffic calming measures.

c) Proper design of entry and exit points.

d) Parking norms as per local regulations.

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

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

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

X) Human health issues

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

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

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

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

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

XI) Environment Management Plan

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

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

iii) Action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year-wise funds earmarked for environmental protection measures shall be kept in separate accounts and will not be diverted for any other purpose. The project proponent shall spend the minimum amount of Rs. 1454 Lacs towards the capital cost and Rs. 18.5 Lacs/annum towards recurring cost in the construction phase of the project including the environmental monitoring cost and shall spend the minimum amount of Rs. 61 Lacs/annum towards the recurring cost in operation phase of the project including the environmental monitoring cost as per the details given as under:

Sr. No.	Particulars	Construction Phase		Operation Phase
		Capital Cost (Rs in Lac)	Recurring Cost (Rs in Lac)	Recurring Cost (Rs in Lac)
1.	Medical Cum First Aid	1.00	1.5	-
2.	Toilets for sanitation system	8.0	3.0	-

3.	Wind breaking curtains	15.0	4.0	-
4.	Sprinklers for suppression of dust	15.0	3.0	-
5.	Sewage Treatment Plant	850.0	-	20.0
6.	Solid Waste segregation & disposal	120.0	-	25.0
7.	Green Belt including grass coverage	80.0	-	7.0
8.	Rain Water Harvesting System	35.0	-	3.0
9	Environment Monitoring	-	7.0	6.0
10	CER Activities	330	-	-
	TOTAL	**1454.0**	**18.5**	**61.0**

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

XII) Validity

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

XIII) Miscellaneous

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

ii) The project proponent shall comply with the conditions of Change of Land Use issued by the Competent Authority.

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

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

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

vi) The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the Ministry of Environment, Forest and Climate Change (Parivesh Portal).

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

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

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

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

xi) No further expansion or modifications in the plant shall be carried out without prior approval of the SEIAA. Any change in the proposal requires amendment in the Environmental Clearance.

xii) The Regional Office of the MoEF&CC and the Punjab Pollution Control Board shall monitor compliance of the stipulated conditions. Members of SEIAA/SEAC may also undertake visits to ascertain compliance of EC conditions. The project authorities should extend full cooperation to the officer(s) of the Regional Office of the MoEF&CC, PPCB and Members of SEIAA/SEAC deputed for this purpose and ensure submission of the requisite data / information/monitoring reports to the designated authorities.

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

11) The SEIAA reserves the right to stipulate additional conditions, if found necessary at subsequent stages and the project proponent shall implement all the said conditions in a time bound manner. SEIAA may revoke or suspend the environmental clearance if implementation of any of the above conditions is not found to be satisfactory.

12) Concealing factual data or submission of false/fabricated data and failure to comply with any of the conditions mentioned above may result in withdrawal of this clearance and attract action under the provisions of Environment (Protection) Act, 1986.

13) 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.

14) The above conditions will be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, the Hazardous Waste (Management, Handling and Transboundary Movement) Rules, 2016, the Public Liability Insurance Act, 1991 read with subsequent amendments therein.

15) This issues with the approval of the Competent Authority.

(Rajesh Dhiman, IAS)
Member Secretary, SEIAA

Copy to: -

1. The Secretary to Govt. of India, Ministry of Environment and Forest, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi
2. The Secretary, Department of Science, Technology & Environment, Government of Punjab, Chandigarh.
3. The Regional Officer, Ministry of Environment, Forest and Climate Change, Integrated Regional Office, Bays No. 24-25, Sector 31-A, Dakshin Marg, Chandigarh-160030.The detail of the authorized Officer of the project proponent is as under:

    a) Name of the applicant : Sh. Daleep Moudgil, Authorized Signatory
    b) Mobile No. : 98159-03092
    c) Email Id : mukeshbhati@omaxe.com; daleepmoudgil@omaxe.com ;
    d) Email ID of Env. Consultant : jalvayuconsultants@gmail.com

4. The Deputy Commissioner, SAS Nagar.
5. The Member Secretary, Central Pollution Control Board, Parivesh Bhawan, East Arjun Nagar, Delhi
6. The Member Secretary, Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala, 147001
7. The Secretary, Punjab Water Regulation and Development Authority, SCO 149-152, Sector 17-C, Chandigarh-160017.
8. The Chief Town Planner, Department of Town & Country Planning, 6th Floor, PUDA Bhawan, Phase-8, Mohali.

9. Monitoring Cell, Ministry of Environment, Forest and Climate Change, Indira Paryavaran Bhawan, Jor Bagh Road, New Delhi-110003
10. Parivesh Portal/Record File.

(Rajesh Dhiman, IAS)
Member Secretary, SEIAA
E-mail: seiaapb2017@gmail.com

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY PUNJAB
Ministry of Environment and Forests, Government of India

O/O Punjab Pollution Control Board,
Vatavaran Bhawan, Nabha Road,
Patiala – 147 001
Telefax:- 0175-2215636

No. SEIAA/M.S./2014/ 1230 Dated 6.2.14

To

M/s Omaxe Chandigarh Extension Developers Pvt. Ltd.,
SCO 143-144, Ist Floor, Sector 8-C,
Madhya Marg, Chandigarh.

Subject: **Application for obtaining Environmental Clearance for developing an Integrated Residential Township namely "Chandigarh Extension" in the revenue estate of Village Kansala, Rani Majra, Dhode Majra, Rasoolpur, Parol, Bharounjian, Salamatpur, Bhagar Majra, District Mohali by M/s Omaxe Chandigarh Extension Developers Pvt. Ltd.**

This has reference to your application for obtaining environmental clearance under EIA notification dated 14.09.2006 for developing an Integrated Residential Township namely "Chandigarh Extension" in the revenue estate of Village Kansala, Rani Majra, Dhode Majra, Rasoolpur, Parol, Bharounjian, Salamatpur, Bhagar Majra, District Mohali and subsequent presentation given before the State Level Expert Appraisal Committee (SEAC) 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, and the additional clarifications furnished in response to the observations of the SEAC.

It is inter-alia noted that the proposal involves the total project area is 461.675 acres, in which an Integrated Residential Township namely "Chandigarh Extension" consisting of 2719 plots, EWS in 23.94 acres, commercial area in 17.02 acres, public building in 21.79 acres and green area of 45.31 acres will be developed. 154.21 acres of area will be provided for roads, parking,

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pavements and other open space. The permission for change of land use has been granted from the Department of Town & Country Planning, Punjab for an area measuring 644.499 acres. The estimated population of the residential complex will be 49669 persons. The layout plan has been approved by the Competent Authority vide letter no. 339 CTP (Pb)/MP-4131 dated 25.01.2012. The total water consumption will be 6552 KLD, out of which 1427 KLD will be met through recycling of treated wastewater and remaining 5125 KLD will be met from groundwater. About 5242 KLD of wastewater will be generated, which will be treated in a STP of capacity 6000 KLD. The STP shall consist of screen chamber, oil & grease trap, sewage collection-cum-equalization tank, SAFF reactor & secondary tube settler (clarifier), clear water tank, dual media filter, ultra-violet & treated water storage tank and sludge drying beds. At the outlet of STP about 5242 KLD of treated wastewater will be available, out of which 2266 KLD will be used for gardening purpose, 1427 KLD will be used for flushing and remaining 1549 KLD will be discharged into sewer during summer season. In winter season, 275 KLD will be used for gardening purpose, 1427 KLD will be used for flushing and remaining 3540 KLD will be discharged into sewer. In rainy season, 1427 KLD will be used for flushing and remaining 3815 KLD will be discharged into sewer. The CGWB vide letter no. 317 dated 04.02.2014 has recommended the case of the promoter company to CGWA for abstraction of groundwater. Green belt will be developed in an area of 45.33 acres, which will be irrigated with treated wastewater. Permission has been granted by the GMADA vide no. 5887 dated 27.12.2011 to the effect that the project is part of Master Plan of Mullanpur, SAS Nagar and while designing the trunk sewer, which is under consideration of GMADA, discharge from the project shall be taken care of. It has also been mentioned in the letter that as and when the sewer is laid down by GMADA, the

total discharge from the project will be disposed off in the trunk sewer after its treatment through STP to be installed by the project proponent.

About 19528 kg/day of solid waste will be generated at full occupancy, which will be segregated at source. Permission has been obtained from GMADA vide no. 5886 dated 27.12.2011 to the effect that the solid waste to be generated from the project shall be collected at single collection point, from where it will be taken care of by GMADA/M.C. Mohali.

The total power consumption will be 17 MW, which will be provided by PSPCL and D.G sets will be installed as standby arrangement of power supply. These DG sets will be provided with the proper acoustic enclosures to contain the sound pressure levels within the norms fixed by the Ministry of Environment & Forests.

52 no. rain water harvesting pits will be provided to recharge rainwater to be collected from roof top into groundwater. The run-off to be generated from other areas will be discharged into storm water drain already existing in the vicinity of project site.

During construction phase, Rs.15 lacs will be incurred for implementation of EMP and Rs. 10.50 lacs/annum will be incurred on account of recurring charges. Rs. 6.64 crores has already been paid in Social Infrastructure Fund & Social Security Fund and Rs.40 lacs will further be utilized for the activities to be undertaken under Corporate Social Responsibility program. During operation phase, Rs.762 Lacs will be incurred for implementation of EMP and Rs. 29 lacs/annum will be incurred on account of recurring charges. Rs.7.05 Crores will be utilized for the activities to be undertaken under Corporate Social Responsibility programme.

The case was considered by the SEAC in its 48th meeting held on 11.06.2011 and in its 66th meeting held on 11.01.2013 and the observations were conveyed to the project proponent from time to time. Thereafter, the project proponent submitted the reply to the observations raised by the SEAC. The case was considered by the SEAC in its 68th meeting held on 18.03.2013 and finalized the 'Terms of Reference'. Thereafter, the project proponent submitted the EIA study report vide letter dated 01.08.2013. The case was considered by the SEAC in its 74th meeting held on 14.08.2013 and in 75th meeting held on 25.09.2013 and the observations were conveyed to the project proponent. The case was lastly considered by the SEAC in its 85th meeting held on 26.12.2013 and 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 for developing an Integrated Residential Township namely "Chandigarh Extension" in an area of 461.675 acres, (consisting of 2719 plots, EWS in 23.94 acres, commercial area in 17.02 acres, public building in 21.79 acres and green area of 45.31 acres) in the revenue estate of Village Kansal, Rani Majra, Dhode Majra, Rasoolpur, Parol, Bharounjian, Salamatpur, Bhagar Majra, District Mohali, subject to certain conditions.

The case was considered by the SEIAA in its 56th meeting held on 04.01.2014 and raised certain observations. The project proponent submitted the reply of the same. Lastly, the case was considered by the SEIAA in its 63rd meeting held on 05.02.2014 and the SEIAA observed that the case stands recommended by SEAC and the Committee awarded **'Silver Grading'** to the project proposal. The SEIAA looked into the details of the case and was satisfied with the same. Therefore, the Authority decided to grant environmental clearance for developing an Integrated Residential Township namely "Chandigarh

Extension" in an area of 461.675 acres, (consisting of 2719 plots, EWS in 23.94 acres, commercial area in 17.02 acres, public building in 21.79 acres and green area of 45.31 acres) in the revenue estate of Village Kansal, Rani Majra, Dhode Majra, Rasoolpur, Parol, Bharounjian, Salamatpur, Bhagar Majra, District Mohali, subject to the following conditions:

PART A – Specific conditions

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

v) 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.

vi) 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.

vii) 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.

viii) 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.

ix) 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.

x) 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 (This condition is applicable only if the project is within 100 Km of Thermal Power Station).

xi) Ready mixed concrete should be used in building construction as far as possible.

xii) Water demand during construction should be reduced by use of premixed concrete, curing agents and other best practices.

xiii) Separation of drinking water supply and treated sewage supply should be done by the use of different colours.

xiv) 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.

xv) 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.

xvi) 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.

xvii) 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. Operation Phase

i) 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. The discharge of treated sewage shall conform to the norms and standards prescribed by Punjab Pollution Control Board for such discharges. The project proponent shall discharge not more than 3815 KLD of treated wastewater into sewer during rainy season.

ii) 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.

iii) Adequate & appropriate pollution control measures should be provided to control fugitive emissions to be emitted within the complex.

iv) Adequate treatment facility for drinking water shall be provided, if required.

v) Rainwater harvesting for roof run-off should be implemented. Before recharging the roof run-off, pretreatment must be done to remove suspended matter, oil and grease. However, no run off from gardens/green area/roads/pavements shall be connected with the ground water recharging system.

vi) The solid waste generated should be properly collected and segregated. The recyclable solid waste shall be sold out to the authorized vendors and inerts 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) Hazardous waste/E-waste should be disposed off as per Rules applicable and with the necessary approval of the Punjab Pollution Control Board.

viii) 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.

ix) 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.

x) Incremental pollution loads on the ambient air quality, noise and water quality should be periodically monitored after commissioning of the project.

xi) 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.

xii) 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.

xiii) 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.

xiv) Environmental Management Cell shall be formed during operation phase which will supervise and monitor the environment related aspects of the project.

PART B – General Conditions:

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.

iii) 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.

iv) 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 and the SPCB/SEIAA.

v) 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/State Level Environment Impact Assessment Authority.

vi) 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.

vii) Separate distribution pipelines be laid down for use of treated effluent / raw water for horticultural/gardening purposes with different colour coding.

viii) 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.

ix) 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.

x) 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.

xi) 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.

xii) The project proponent shall obtain permission from CGWA for abstraction of 5125 KLD of groundwater.

xiii) The project proponent shall comply with the conditions imposed in the permission for change of land use (CLU) by the Department of Town & Country Planning, Punjab vide No. 3368 dated 21.04.2009 No. 4156 dated 28.05.2010 No. 8648 dated 12.12.2010 No. 4613 dated 29.06.2011 No. 5531 dated 05.08.2011 No. 5829 dated 19.08.2011 No. 7048 dated 18.10.2011 and No. 4143 dated 13.08.2012.

xiv) 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.

xv) 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; $PM_{2.5}$, PM_{10}, SO_2, NO_x, 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.

xvi) The project proponent shall adhere to the commitments made in the Environment Management Plan and Corporate Social Responsibility. Rs.15.00 lacs will be utilized for following activities under Corporate Social Responsibility.

- Arrangement for youth of the area in vocational courses.
- Health camps will be organized in the area.
- Books and bags will be distributed in the schools of Village Bharonjia.
- Widening of road in the vicinity of the project.
- The management will give preference in the job to nearby area people.
- Sapling will be distributed in the area.
- The Director of Company will be responsible for implementation of CSR

xvii) The State Environment Impact Assessment Authority 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.

xviii) 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. 1231-41 **Dated** 6.2.14

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.
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 project proponent is as under:

   a) Name of the applicant — M/s DLF Universals Ltd.,
   b) Fax Number — 0172-4607737
   c) E-mail — www.dlf.in

7. The Chief Town Planner, Pb., Department of Town & Country Planning, 6th 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 the environmental clearance on the web site of the State Level Environment Impact Assessment Authority.
10. The Executive Engineer, GMADA, Mohali.

Member Secretary (SEIAA)

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Annexure R-2

Chandigarh Extension Omaxe

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY PUNJAB,
GOVERNMENT OF INDIA
MINISTRY OF ENVIRONMENT, FORESTS AND CLIMATE CHANGE

VATAVARAN BHAWAN,
NABHA ROAD,
PATIALA-147001
Telefax- 0175-2215802

Registered

No. SEIAA/2015/ 1878 Dated 25-3-15

To

M/s Omaxe Chandigarh Extension Developers Pvt. Ltd.,
SCO 143-144, Ist Floor,
Sector 8-C,
Madhya Marg,
Chandigarh.

Subject: **Environmental Clearance under EIA notification dated 14.09.2006 for expansion of an Integrated Residential Township namely "Chandigarh Extension" in the revenue estate of Village Kansal, Rani Majra, Dhode Majra, Rasoolpur in Mullanpur (LPA), District Mohali by M/s Omaxe Chandigarh Extension Developers Pvt. Ltd.**

This has reference to your application and subsequent presentation given before the State Level Expert Appraisal Committee (SEAC) 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, 2006 on the basis of the mandatory documents enclosed with the application viz., Form-1, 1-A & conceptual plan and the additional clarifications furnished in response to the observations of the SEAC.

It is inter-alia noted that the proposal involves expansion of an Integrated Residential Township namely "Chandigarh Extension" in the revenue estate of Village Kansal, Rani Majra, Dhode Majra, Rasoolpur in Mullanpur (LPA), District Mohali. The total area of the project is 592.463 acres having total builtup area 2,89,325 sqm (after expansion). The total expected population will be 77,642. The layout plan has been approved by Chief Town Planner, Punjab vide Letter No. 3269 CTP(Pb)-MPM-131 dated 10-06-2014. The permission for change of land use has been granted by Department of Town & Country Planning Punjab vide letter no. 3368/CTP (Pb)/SP-432(M) dated 21.04.2009 for an area measuring 113.513 acres, vide letter no. 4156/CTP (Pb)/SP-432(M) dated 28.05.2010 for an area

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measuring 123.97 acres, vide letter no. 8648/CTP (Pb)/SP-432(M) dated 13.12.2010 for an area measuring 21.166 acres, vide letter no. 4613/CTP (Pb)/SP-432(M) dated 29.06.2011 for an area measuring 208.442 acres, vide letter no. 5531/CTP (Pb)/SP-432(M) dated 05.08.2011 for an area measuring 179.35 acres, vide letter no. 5829/CTP (Pb)/SP-432(M) dated 19.08.2011 for an area measuring 43.445 acres, vide letter no. 7048/CTP (Pb)/SP-432(M) dated 18.10.2011 for an area measuring 28.34 acres, vide letter no. 4143/CTP (Pb)/SP-432(M) dated 13.08.2012 for an area measuring 69.868 acres and vide letter no. 4063/CTP (Pb)/SP-432(M) dated 19.07.2013 for an area measuring 70.68 acres.

Total water requirement for the project will be 10111 KLD, out of which 6827 KLD will be met from own tubewell and remaining 3284 KLD will be met from treated wastewater. GMADA vide Memo no. 5887 dated 27.12.2011 has issued a letter wherein it has been mentioned that the GMADA will account for the sewage load from the project while designing the trunk sewer, the total discharge from the project will be disposed of in the trunk sewer after its treatment through STP, to be installed by the project proponent. The total wastewater generation from the project will be 8089 KLD, which will be treated in a STP of 8.5 MLD capacity to be installed within the project premises. The project proponent has proposed to use 2573 KLD of treated wastewater for flushing purpose, 711 KLD for irrigation of green area and remaining 4805 KLD will be discharged to MC sewer in summer season. In winter season, 2573 KLD of treated wastewater will be used for flushing purpose, 194 KLD will be used for irrigation of green area and remaining 5322 KLD will be discharged to MC sewer. In rainy season, 2573 KLD of treated wastewater will be used for flushing purpose and remaining 5516 KLD will be discharged to MC sewer. The green area will be developed in an area measuring 31.955 acres. About 18705 cum/year rain water will be recharged into the groundwater using rain water harvesting wells. A three layer green buffer comprising of shrubs, plants of medium height and plants of bigger height will be provided around STP and MSW storage area.

The total quantity of solid waste to be generated from the proposed project has been estimated as 30235 Kg/Day, which will be segregated into bio-degradable and non-biodegradable waste as per the MSW Rules, 2000. The bio-degradable waste will be composted at site and non-biodegradable would be sent

to approved dumping site. The recyclable waste would be sold to the recyclers. GMADA vide Memo no. 5886 dated 27.12.2011 has issued a letter, wherein it has been mentioned that the quantity of garbage likely to be generated from the project will be collected at a single point from where it will be taken care of GMADA. The e-waste will be handled and managed as per the E-waste (Management & Handling) Rules, 2011. The used oil from the D.G. sets will be sold out to the registered recyclers as per the provisions of the Hazardous Waste (Management, Handling & Transboundary Movement), Rules, 2008. The total load of electricity required for proposed project will be 21 MW which will be supplied by PSPCL. The project proponent has proposed to install DG sets, for backup power supply.

Mr. Mukesh Bhatti, AGM of the promoter company will be responsible for implementation of Environment Management Plan for 5 years. During construction phase, Rs.22 lacs will be incurred for implementation of EMP as capital cost and Rs.18.90 Lacs will be incurred as recurring cost. During operation phase, Rs. 10.48 Croes will be incurred for implementation of EMP as capital cost and Rs.38.90 Lacs will be incurred as recurring cost. The Association of the residents or GMADA who so ever takes over the project will be responsible for implementation of EMP after the lapse of the period for which the project proponent is responsible.

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

- Training programe to the youth in mobile/computer reparing-Rs.10 Lacs.
- Cleaning of ponds in the nearby villages- Rs.15 Lacs.
- Toilet for girls in the nearby schools- Rs. 10 Lacs.
- The company has already paid Rs. 2042 Lacs in social infrastructure fund and social security fund.

The case was considered by the SEAC in its 97th meeting held on 28.07.2014 wherein the ToRs were issued to the project proponent vide letter no. 2479 dated 14.08.2014. The case was lastly considered by the SEAC in its 108th meeting held on 06.02.2015, wherein, the Committee observed that the project proponent has provided adequate and satisfactory clarifications of the observations raised by it, therefore, the Committee awarded **'Silver Grading'** to the project

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proposal and decided to forward the case to the SEIAA with the recommendation to grant environmental clearance to the project proponent under EIA notification dated 14.09.2006 subject to certain conditions in addition to the proposed measures.

Thereafter, the case was considered by the SEIAA in its 80th meeting held on 28.02.2015. The SEIAA observed that the case stands recommended by SEAC and the Committee awarded **'Silver Grading'** to the project proposal. The Authority looked into all the aspects of the project proposal in detail and was satisfied with the same.

Therefore, the Authority decided to grant environmental clearance for expansion of the Integrated residential township namely "Chandigarh Extention" in an area of 592.463 acres having total built up area 2,89,325 sqm (after expansion) in the revenue estate of Village Kansal, Rani Majra, Dhode Majra, Rasoolpur in Mullanpur (LPA), District Mohali 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 (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) Separation of drinking water supply and treated sewage supply should be done by the use of different colours.

(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.

III. Operation Phase

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 4805 KLD wastewater into sewer during summer season, 5322 KLD wastewater into sewer during winter season and 5516 KLD wastewater into sewer during rainy season.

iii) 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, Punjab before the project is commissioned for operation.

iv) 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.

v) 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.

vi) Adequate & appropriate pollution control measures should be provided to control fugitive emissions to be emitted within the complex.

vii) Adequate treatment facility for drinking water shall be provided, if required.

viii) 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.

ix) 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 and State Level Environment Impact Assessment Authority, Punjab within three months.

x) 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.

xi) 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, the SPCB and SEIAA, Punjab in three months time.

xii) Environmental Management Cell shall be formed during operation phase which will supervise and monitor the environment related aspects of the project.

xiii) 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.

xiv) Separation of drinking water supply and treated sewage supply should be done by the use of different colors.

xv) 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.

IV. 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 get it renewed from time to time and a copy of the same shall be submitted to the Ministry of Environment & Forests and State Level Environment Impact Assessment Authority, Punjab.

ii) The project proponent shall discharge not more than 4805 KLD wastewater into sewer during summer season, 5322 KLD wastewater into sewer during winter season and 5516 KLD wastewater into sewer during rainy season.

iii) The project proponent shall obtain permission for abstraction of ground water from the CGWA and will comply with conditions imposed by the CGWA.

iv) 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.

v) 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.

vi) Rainwater harvesting for roof run-off should be implemented. Before recharging the roof run-off, pretreatment must be done to remove suspended matter, oil and grease. However, no run off from gardens/green area/roads/pavements shall be connected with the ground water recharging system.

vii) The solid waste generated should be properly collected and segregated. The recyclable solid waste shall be sold out to the authorized vendors and inert shall be sent to disposal facility.

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.

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.

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 comply with conditions imposed by the Competent Authority while granting permission vide letter no. 3368/CTP (Pb)/SP-432(M) dated 21.04.2009 for an area measuring 113.513 acres, vide letter no. 4156/CTP (Pb)/SP-432(M) dated 28.05.2010 for an area measuring 123.97 acres, vide letter no. 8648/CTP (Pb)/SP-432(M) dated

13.12.2010 for an area measuring 21.166 acres, vide letter no. 4613/CTP (Pb)/SP-432(M) dated 29.06.2011 for an area measuring 208.442 acres, vide letter no. 5531/CTP (Pb)/SP-432(M) dated 05.08.2011 for an area measuring 179.35 acres, vide letter no. 5829/CTP (Pb)/SP-432(M) dated 19.08.2011 for an area measuring 43.445 acres, vide letter no. 7048/CTP (Pb)/SP-432(M) dated 18.10.2011 for an area measuring 28.34 acres, vide letter no. 4143/CTP (Pb)/SP-432(M) dated 13.08.2012 for an area measuring 69.868 acres and vide letter no. 4063/CTP (Pb)/SP-432(M) dated 19.07.2013 for an area measuring 70.68 acres for CLU.

vii) 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.

viii) The State Environment Impact Assessment Authority 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) 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) 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

i) 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.

ii) 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.

iii) Officials from the Regional Office of Ministry of Environment & Forests, Chandigarh, State Level Environment Impact Assessment Authority, State Level Expert Appraisal Committee, Punjab, 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.

iv) 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; $PM_{2.5}$, PM_{10}, SO_2, NO_x, 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.

v) 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.

vi) 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.

vii) 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.

IV 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 project proponent shall comply with conditions imposed by the CGWA.

iii) 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; $PM_{2.5}$, PM_{10}, SO_2, NO_x, 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.

iv) 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.

v) 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.

vi) 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.

vii) 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.

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) 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. 1879-87 **Dated** 25.3.15

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.
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. Daleep Moudgil

   b) Contact Number : 0172-4033454/55

c) Email : chandigarhextnsales@omaxe.com

7. The Chief Town Planner, Department of Town & Country Planning, 6th 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)

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Annexure R-2_5

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No.21-94/2020-IA.III

Goverment of India

Minister of Enviroment,Forest and Climate Change

Impact Assessment Division

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Indira Paryavaran Bhavan,
Vayu Wing,3rd Floor,Aliganj,
Jor Bagh Road,New Delhi-110003
10 Dec 2020

To,

M/s OMAXE CHANDIGARH EXTENSION DEVELOPERS
SCO 139 140 SECTOR 8 C CHANDIGARH,
New Delhi-110019
Delhi

Tel.No.11-41897617; Email:mukeshbhati@omaxe.com

Sir/Madam,

This has reference to the proposal submitted in the Ministry of Environment, Forest and Climate Change to prescribe the Terms of Reference (TOR) for undertaking detailed EIA study for the purpose of obtaining Environmental Clearance in accordance with the provisions of the EIA Notification, 2006. For this purpose, the proponent had submitted online information in the prescribed format (Form-1) along with a Pre-feasibility Report. The details of the proposal are given below:

1. Proposal No.:	IA/PB/MIS/185919/2020
2. Name of the Proposal:	Omaxe Chandigarh extension
3. Category of the Proposal:	INFRA-2
4. Project/Activity applied for:	8(b) Townships and Area Development projects.
5. Date of submission for TOR:	08 Dec 2020

In this regard, under the provisions of the EIA Notification 2006 as amended, the Standard TOR for the purpose of preparing environment impact assessment report and environment management plan for obtaining prior environment clearance is prescribed with public consultation as follows:

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8(b): STANDARD TERMS OF REFERENCE FOR CONDUCTING ENVIRONMENT IMPACT ASSESSMENT STUDY FOR TOWNSHIP/ AREA DEVELOPMENT PROJECTS INFORMATION TO BE INCLUDED IN EIA/EMP REPORT

1) Examine details of land use as per Master Plan and land use around 10 km radius of the project site. Analysis should be made based on latest satellite imagery for land use with raw images.

2) Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/ villages and present status of such activities.

3) Examine baseline environmental quality along with projected incremental load due to the project.

4) Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic and health.

5) Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area.

6) Submit the details of the trees to be felled for the project.

7) Submit the present land use and permission required for any conversion such as forest, agriculture etc.

8) Submit Roles and responsibility of the developer etc for compliance of environmental regulations under the provisions of EP Act.

9) Ground water classification as per the Central Ground Water Authority.

10) Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart.

11) Rain water harvesting proposals should be made with due safeguards for ground water quality. Maximize recycling of water and utilization of rain water. Examine details.

12) Examine soil characteristics and depth of ground water table for rainwater harvesting.

13) Examine details of solid waste generation treatment and its disposal.

14) Examine and submit details of use of solar energy and alternative source of energy to reduce the fossil energy consumption.

15) DG sets are likely to be used during construction and operational phase of the project. Emissions from DG sets must be taken into consideration while estimating the impacts on air environment. Examine and submit details.

16) Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analysed with measures for preventing traffic congestion and providing faster trouble free system to reach different destinations in the city.

17) A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.

18) Examine the details of transport of materials for construction which should include source and availability.

19) Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.

20) Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.

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Item No 204.09: Application for obtaining expansion in Environmental Clearance under EIA notification dated 14.09.2006 for the expansion of a township project namely "Omaxe Chandigarh Extension" located at Kansala, Ranimajra, Dhodemajra, Rasoolpur, Salamatpur, Raul, Bharonjian, Ghandouli, Bhagat Majra, Saini Majra, Bansepur, paintpur, chahar majra, sanglan, in Mullanpur (LPA),Punjab, by M/s Omaxe New Chandigarh Developers Pvt. Ltd. (Proposal No. SIA/PB/MIS/62162/2014).

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

Now the project proponent has submitted an application for obtaining expansion in Environmental Clearance for the expansion of the earlier project. After expansion, the land area will be 805.611 acres and built up area will increase by 1884325 sqm and the total built up area will become 2145325 sqm.

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

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

The meeting was attended by the following:

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

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

Sr. no.	Item	Details

TRUE COPY

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

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

No</td></tr>
<tr><td>8.</td><td>Classification/Land use pattern as per Master Plan</td><td>Residential, mix land use as per CLU submitted.</td></tr>
<tr><td>9.</td><td>Cost of the project</td><td>550 Cr.</td></tr>
<tr><td>10.</td><td>Total Plot area, Built up Area and Green area</td><td>
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<tr><td colspan="4">"Table A"</td></tr>
<tr><td>Description</td><td>OLD</td><td>Addition</td><td>Total</td></tr>
<tr><td>Land</td><td>592.463 Acres</td><td>213.148 Acres</td><td>805.611 Acres</td></tr>
<tr><td>Built-up area</td><td>289325 Sqm</td><td>1884325 Sqm</td><td>2145325 Sqm</td></tr>
<tr><td colspan="3">Green area</td><td>237550 Sqm.</td></tr>
</table>
</td></tr>
<tr><td>11.</td><td>Population (when fully operational)</td><td>124915 persons</td></tr>
<tr><td>12.</td><td>Water Requirements & source in Construction Phase</td><td>20-30 KLD
met by STP with in the project</td></tr>
<tr><td>13.</td><td colspan="2">Break up of Water Requirements & source in Operation Phase (Summer, Rainy, Winter):
<table>
<tr><th>Sr. No.</th><th>Season</th><th>Total Water (KLD)</th><th>Fresh water (KLD)</th><th>Flushing (KLD)</th><th>Green Area (KLD)</th></tr>
<tr><td>1</td><td>Summer</td><td>15779</td><td>13467</td><td>2312</td><td>1565</td></tr>
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<tr><td>3</td><td>Rainy</td><td>15779</td><td>13467</td><td>2312</td><td>142</td></tr>
</table>
</td></tr>
<tr><td>14.</td><td>Source of Water</td><td>• Ground water (tube well)
• Treated waste water will be used in the construction (STP installed within project)
• The permission from the PWRDA has been applied.
• Recirculation of treated water.</td></tr>
<tr><td>15.</td><td>Treatment & Disposal</td><td>At present 3 STPs of capacity 1000KLD, 100KLD and 50KLD have been installed to treat the wastewater generated from</td></tr>
</table>

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

Used oil from DG sets will be sold to registered recyclers and E-waste will be disposed off as per the E-waste (Management) Amendment Rules, 2018.</td></tr>
<tr><td>20.</td><td>Energy Requirements & Saving</td><td>a) 30 MW from PSPCL.
b) 6x 240 KVA, 4x500 KVA
Energy Saving measures:
• Solar Light 500 No = 3750 KWHD
• Common area (5000) light bulbs(60W) replaced with LED 15 W = 2700 KWHD
• Energy Saving @2200 KWH annually with 100 liters solar heated water use/day
• Energy Saved for use of 8000 lit hot water/day 8000 x2200/100 = 176000 KWH/year = 482 KWHD</td></tr>
</table>

<table>
<tr><td></td><td></td><td>• Total Energy saved/day = 6932 KWHD</td></tr>
<tr><td>21.</td><td>Environment Management Plan along with Budgetary break up phase wise and responsibility to implement</td><td>During construction phase GM will be responsible and during operation phase, GM Will be responsible for implementation of the EMP.
<table><tr><td>Description</td><td>Capital Cost (Rs)</td><td>recuring Cost (Rs)</td></tr><tr><td>Construction</td><td>1022 lac</td><td>18.50</td></tr><tr><td>Operation</td><td></td><td>53.0</td></tr></table></td></tr>
<tr><td>22.</td><td>Certified Compliance report from regional office of MoEF& CC</td><td>Submitted</td></tr>
</table>

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

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

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

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

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

TRUE COPY

Item No 205.10:Application for obtaining expansion in Environmental Clearance under EIA notification dated 14.09.2006 for the expansion of a township project namely "Omaxe Chandigarh Extension" located at Kansala, Ranimajra, Dhodemajra, Rasoolpur, Salamatpur, Raul, Bharonjian, Ghandouli, Bhagat Majra, Saini Majra, Bansepur, paintpur, chahar majra, sanglan, in Mullanpur (LPA),Punjab, by M/s Omaxe New Chandigarh Developers Pvt. Ltd. (Proposal No. SIA/PB/MIS/62162/2014).

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

Now the project proponent has submitted an application for obtaining expansion in Environmental Clearance for the expansion of the earlier project. After expansion, the land area will be 805.611 acres and built up area will increase by 1884325 sqm and the total built up area will become 2145325 sqm.

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

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

The meeting was attended by the following:

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

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

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TRUE COPY

no.		
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3.	Project/activity covered under item of scheduled to the EIA Notification, 14.09.2006	8 B (Expansion)
4.	Whether the project is in critical polluted area or not.	None
5.	If the project involves diversion of forest land. If yes, a) Extent of the forest land. b) Status of the forest clearance.	CLU already obtained.
6.	a) Is the project covered under PLPA,1900, if No but located near to PLPA area then the project proponent is required to submit NOC from the concerned DFO to the effect that project area does not fall under the provision of PLPA Act, 1900. b) Is the project covered under PLPA, 1900, if yes then Status of the NOC w.r.t PLPA,1900.	No
7.	If the project falls within 10 km of ecosensitive area/ National park/Wild Life Sanctuary. If yes, a) Name of ecosensitive area/ National park/Wild Life Sanctuary and distance from the project site. b) Status of clearance from National	No No

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22	Certified Compliance	Submitted

	report from regional office of MoEF& CC	

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

Sr. no.	Observation	Reply
1.	The Project Proponent shall submit compliance of the observations made by the MoEF while sending the certified compliance report.	The Project Proponent agreed to the same.
2.	As per the condition of the earlier Environmental Clearance granted to the Project Proponent, the Environmental Clearance was subject to final order of the Hon'ble Supreme Court of India in the matter of Goa foundation Vs. Union of India in writ petition (Civil) no. 460 of 2004 as may be applicable to this project and decisions of any competent Court, to the extent applicable. The Project Proponent is required to submit proper reply to this condition.	The Project Proponent sought some time to submit reply to the same.
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SEAC also observed that the Hon'ble NGT has recently passed order on 02.07.2021 in OA no. 980/2019 in which the project proponent is one of the respondents. SEAC observed that the matter requires in depth deliberations.

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

Now, the Project Proponent vide letter dated 30.07.2021 has submitted the point wise reply of the observations raised by the SEAC and is attached as **(Annexure- A).**

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

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

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

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

1. That the Project Proponent added around 60 acres of land in the area for which earlier Environment Clearance was obtained and started construction of seven different projects in newly added land. Out of 7 projects, excavation was completed in 1 project, plotted development (Roads, sewerage etc.) completed in 2 projects, external structure development completed in 2 projects and external structure upto 9th floor completed in 2 projects.
2. The complainant has highlighted that the STP installed by the Project Proponent for treating the wastewater from the present population (1500 residential apartments) is not operational and untreated wastewater is discharged into the River Siswan.
3. The Project Proponent has installed 2 no. RMC plants at villages Bharounjian and village Ranimajra without obtaining statutory approval from Punjab Pollution Control Board.

4. The Project Proponent has also not taken adequate measures for storage of construction material lying at the site in compliance of Construction and Demolition Waste Management Rules, 2016. The Project Proponent has not obtained separate Environment Clearance for the project namely "The Lake" without obtaining separate Environment Clearance, as the same was not included in the Environment Clearance application of the "Chandigarh Extension".

5. The complainant has requested not to grant expansion in the Environment Clearance to M/s Omaxe New Chandigarh Developers Pvt. Ltd and initiate action under the provision of EIA Notification 14.09.2006 due to aforesaid violation.

Copy of the representation is attached as Annexure-C of the agenda.

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

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

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

Annexure-A

S. No	Proposal Details			Company/Proponent Name	Category	Location			Date of EC Granted	Visit Duty (Members)
1	Proposal no.	:	SIA/PB/MIS/53933/2016	ELDECO INFRASTRUCTURES AND PROPERTIES LTD	INFRA -2	State	:	Punjab	23-11-16	Sh. S.K. Gupta
	File no.	:	SEIAA/PB/NCP/EC/EXPN/2016/3			District	:	Ludhiana		
	Proposal Name	:	Expansion of Estate One Residential Colony at Village Rajpura Hussainpura and Bhatian District Ludhiana Eldeco Infrastructure & Properties Ltd			Village	:	Ludhiana (West)		
3	Proposal no.	:	SIA/PB/NCP/63304/2017	UNITED BUILDERS	INFRA -1	State	:	Punjab	03-05-17	Sh. Sunil Mittal
	File no.	:	SEIAA/PB/NCP/EC/2017/5			District	:	SAS Nagar		
	Proposal Name	:	LA - PRISMA			Village	:	Derabassi		
5	Proposal no.	:	SIA/PB/NCP/42238/2016	SANDWOODS INFRATECH PROJECTS PRIVATE LTD	INFRA -1	State	:	Punjab	10-06-16	Dr. Pawan Krishan
	File no.	:	SEIAA/PB/BC/EC/2016/16			District	:	SAS Nagar		
	Proposal Name	:	Sandwoods Infratech Project Private Limited			Village	:	Baddi		
7	Proposal no.	:	SIA/PB/NCP/62959/2017	MAYA BUILDERS	INFRA -1	State	:	Punjab	03-05-17	Sh. Sunil Mittal
	File no.	:	SEIAA/PB/NCP/EC/2017/8			District	:	SAS Nagar		
	Proposal Name	:	GREEN LOTUS SAKSHAM			Village	:	Derabassi		
9	Proposal no.	:	SIA/PB/NCP/81182/2018	NK AND KK INFRADEVELOPERS PVT LIMITED	INFRA -1	State	:	Punjab	22-08-19	Dr. P.M.S. Bedi
	File no.	:	SEIAA/PB/NCP/EC/2018/19			District	:	SAS Nagar		
	Proposal Name	:	THE EARLWOOD			Village	:	Kharar		
11	Proposal no.	:	SIA/PB/NCP/71644/2017	PUNJAB LEGISLATURE CO OPERATIVE HOUSE BUILDING SOCIETY LTD	INFRA -1	State	:	Punjab	29-01-18	Dr. Pawan Krishan
	File no.	:	SEIAA/PB/NCP/2017/EC/29			District	:	SAS Nagar		
	Proposal Name	:	PUNJAB LEGISLATORS FLATS			Village	:	S.A.S.Nagar (Mohali)		
13	Proposal no.	:	SIA/PB/NCP/50084/2016	AMAZING REAL ESTATE PVT LTD	INFRA -1	State	:	Punjab	28-06-16	Sh. Sunil Mittal
	File no.	:	SEIAA/PB/BLDG CONST/EC/2016/11			District	:	SAS Nagar		
	Proposal	:	JOYNEST MOH 1			Village	:	Derabas		

	Name					e		si		
15	Proposal no.	:	SIA/PB/NCP/75616/2018	GUPTA BUILDERS AND PROMOTERS PVT LIMITED	INFRA -1	State	:	Punjab	07-09-18	Sh. Sunil Mittal
	File no.	:	SEIAA/PB/NCP/EC/2018/14			Distric t	:	SAS Nagar		
	Proposal Name	:	GBP TIME SQUARE			Villag e	:	Derabas si		
17	Proposal no.	:	SIA/PB/NCP/53252/2016	SEKHON CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED	INFRA -1	State	:	Punjab	21-07-16	Sh. S.K.Gupta
	File no.	:	SEIAA/PB/NCP/BC/EC/2016/22			Distric t	:	Ludhian a		
	Proposal Name	:	DELTA TOWER			Villag e	:	Ludhian a (West)		
19	Proposal no.	:	SIA/PB/NCP/71433/2017	A G I INFRA LIMITED	INFRA -1	State	:	Punjab	26-02-18	Dr. P.M.S. Bedi
	File no.	:	SEIAA/PB/NCP/2017/EC/2017			Distric t	:	Jalandha r		
	Proposal Name	:	AGI Palace			Villag e	:	Jalandha r - I		
21	Proposal no.	:	SIA/PB/NCP/71464/2017	MALWA PROJECTS PVT LTD	INFRA -1	State	:	Punjab	21-03-18	Sh. A.K. Gupta
	File no.	:	SEIAA/PB/NCP/2017/EC/21			Distric t	:	SAS Nagar		
	Proposal Name	:	ESCON PRIMERA			Villag e	:	Derabas si		
23	Proposal no.	:	SIA/PB/NCP/42930/2016	HERO REALTY LIMITED	INFRA -1	State	:	Punjab	28-06-16	Sh. K.L. Malhotra
	File no.	:	SEIAA/PB/BC/EC/2016/14			Distric t	:	SAS Nagar		
	Proposal Name	:	Group Housing Project Site No. 1 "Hero Homes" located at Sector-88, Distt. SAS Nagar (Mohali), Punjab By M/s. Hero Realty Pvt. Ltd.			Villag e	:	S.A.S.Na gar (Mohali)		
25	Proposal no.	:	SIA/PB/NCP/53111/2016	CURO INDIA PVT LTD	INFRA -1	State	:	Punjab	28-06-16	
	File no.	:	SEIAA/PB/NCP/BC/EC/2016/21			Distric t	:	SAS Nagar		
	Proposal Name	:	"Curo North Square" at Village Mullanpur Garibdass, Distt. SAS Nagar (Mohali), Punjab by M/s. Curo India Pvt.Ltd.			Villag e	:	S.A.S.Na gar (Mohali)		
27	Proposal no.	:	SIA/PB/NCP/59653/2016	GUPTA BUILDERS AND PROMOTERS PVT LIMITED	INFRA -1	State	:	Punjab	23-01-17	Sh. A.K. Gupta
	File no.	:	SEIAA/PB/NCP/EC/2016/36			Distric t	:	SAS Nagar		
	Proposal Name	:	GBP CINEPOLIS			Villag e	:	Derabas si		
29	Proposal no.	:	SIA/PB/NCP/58465/2016	CREDO ASSETS PRIVATE LIMITED	INFRA -1	State	:	Punjab	23-11-16	Sh. P.S. Bhogal
	File no.	:	SEIAA/PB/NCP/EC/2016/32			Distric t	:	SAS Nagar		

	Proposal Name	:	Group Housing Project "City Of Dreams - II" located at Village Sante Majra, Sector-116, Kharar, Distt. SAS Nagar (Greater Mohali), Pb.			**Village**	:	Kharar		
31	**Proposal no.**	:	SIA/PB/NCP/74916/2018	HARMONY COLONISERS PVT LTD	INFRA -1	**State**	:	Punjab	07-09-18	Sh. A.K.Gupta
	File no.	:	SEIAA/PB/NCP/EC/2018/10			**District**	:	SAS Nagar		
	Proposal Name	:	IMPERIAL APARTMENTS			**Village**	:	Derabassi		
33	**Proposal no.**	:	SIA/PB/NCP/74967/2018	GK RESIDENCY PVT LTD	INFRA -1	**State**	:	Punjab	02-04-19	Dr. P.M.S. Bedi
	File no.	:	SEIAA/PB/NCP/EC/2018/16			**District**	:	SAS Nagar		
	Proposal Name	:	CITY OF DREAMS 115			**Village**	:	Kharar		
35	**Proposal no.**	:	SIA/PB/NCP/59654/2016	GUPTA BUILDERS AND PROMOTERS	INFRA -1	**State**	:	Punjab	23-01-17	
	File no.	:	SEIAA/PB/NCP/EC/2016/35	PVT LIMITED		**District**	:	SAS Nagar		
	Proposal Name	:	GBP CAMELLIA BUSINESS CENTER			**Village**	:	Kharar		
37	**Proposal no.**	:	SIA/PB/NCP/63176/2017	PUNJAB STATE POWER CORPORATION LIMITED PATIALA	INFRA -1	**State**	:	Punjab	03-05-17	Dr. Pawan Krishan
	File no.	:	SEIAA/PB/NCP/EC/2017/9			**District**	:	Patiala		
	Proposal Name	:	Proposed construction of Multistoreyed integrated corporate office complex at Badungar, Patiala by Punjab State Power Corporation Limited.			**Village**	:	Patiala		
39	**Proposal no.**	:	SIA/PB/NCP/56497/2016	A B ALOCOBEV P LIMITED	INFRA -1	**State**	:	Punjab	22-08-16	Sh. P.S. Bhogal
	File no.	:	SEIAA/PB/NCP/BC/EC/2016/23			**District**	:	SAS Nagar		
	Proposal Name	:	HOMELAND MALL			**Village**	:	S.A.S.Nagar (Mohali)		
41	**Proposal no.**	:	SIA/PB/NCP/63459/2017	LUDHIANA IMPROVEMENT TRUST	INFRA -1	**State**	:	Punjab	03-05-17	Sh. S.K. Gupta
	File no.	:	SEIAA/PB/NCP/EC/2017/11			**District**	:	Ludhiana		
	Proposal Name	:	Atal Apartments at Shaheed Karnail Singh Nagar, Pakhowal Road, Ludhiana, Punjab by Ludhiana , Improvement Trust.			**Village**	:	Ludhiana (West)		

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Item No 208.03: Application for obtaining expansion in Environmental Clearance under EIA notification dated 14.09.2006 for the expansion of a township project namely "Omaxe Chandigarh Extension" located at Kansala, Ranimajra, Dhodemajra, Rasoolpur, Salamatpur, Raul, Bharonjian, Ghandouli, Bhagat Majra, Saini Majra, Bansepur, paintpur, chahar majra, sanglan, in Mullanpur (LPA),Punjab, by M/s Omaxe New Chandigarh Developers Pvt. Ltd. (Proposal No. SIA/PB/MIS/62162/2014).

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

Now the project proponent has submitted an application for obtaining expansion in Environmental Clearance for the expansion of the earlier project. After expansion, the land area will be 805.611 acres and built up area will increase by 1884325 sqm and the total built up area will become 2145325 sqm.

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

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

The meeting was attended by the following:

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

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

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

<table>
<tr><td></td><td>area/ National park/Wild Life Sanctuary. If yes,
a) Name of ecosensitive area/ National park/Wild Life Sanctuary and distance from the project site.
b) Status of clearance from National Board for Wild Life (NBWL).</td><td>No

No</td></tr>
<tr><td>8.</td><td>Classification/Land use pattern as per Master Plan</td><td>Residential, mix land use as per CLU submitted.</td></tr>
<tr><td>9.</td><td>Cost of the project</td><td>550 Cr.</td></tr>
<tr><td>10.</td><td>Total Plot area, Built up Area and Green area</td><td>
<table>
<tr><td colspan="4">"Table A"</td></tr>
<tr><td>Description</td><td>OLD</td><td>Addition</td><td>Total</td></tr>
<tr><td>Land</td><td>592.463 Acres</td><td>213.148 Acres</td><td>805.611 Acres</td></tr>
<tr><td>Built-up area</td><td>289325 Sqm</td><td>1884325 Sqm</td><td>2145325 Sqm</td></tr>
<tr><td colspan="3">Green area</td><td>237550 Sqm.</td></tr>
</table>
</td></tr>
<tr><td>11.</td><td>Population (when fully operational)</td><td>124915 persons</td></tr>
<tr><td>12.</td><td>Water Requirements & source in Construction Phase</td><td>20-30 KLD
met by STP with in the project</td></tr>
<tr><td>13.</td><td colspan="2">Break up of Water Requirements & source in Operation Phase (Summer, Rainy, Winter):
<table>
<tr><th>Sr. No.</th><th>Season</th><th>Total Water (KLD)</th><th>Fresh water (KLD)</th><th>Flushing (KLD)</th><th>Green Area (KLD)</th></tr>
<tr><td>1</td><td>Summer</td><td>15779</td><td>13467</td><td>2312</td><td>1565</td></tr>
<tr><td>2</td><td>Winter</td><td>15779</td><td>13467</td><td>2312</td><td>512</td></tr>
<tr><td>3</td><td>Rainy</td><td>15779</td><td>13467</td><td>2312</td><td>142</td></tr>
</table>
</td></tr>
<tr><td>14.</td><td>Source of Water</td><td>• Ground water (tube well)
• Treated waste water will be used in the construction (STP installed within project)
• The permission from the PWRDA has been applied.
• Recirculation of treated water.</td></tr>
<tr><td>15.</td><td>Treatment & Disposal arrangements of waste</td><td>At present 3 STPs of capacity 1000KLD, 100KLD and 50KLD have been installed to treat the wastewater generated from</td></tr>
</table>

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

Used oil from DG sets will be sold to registered recyclers and E-waste will be disposed off as per the E-waste (Management) Amendment Rules, 2018.</td></tr>
<tr><td>20.</td><td>Energy Requirements & Saving</td><td>a) 30 MW from PSPCL.
b) 6x 240 KVA, 4x500 KVA
Energy Saving measures:
• Solar Light 500 No = 3750 KWHD
• Common area (5000) light bulbs(60W) replaced with LED 15 W = 2700 KWHD
• Energy Saving @2200 KWH annually with 100 liters solar heated water use/day
• Energy Saved for use of 8000 lit hot water/day 8000 x2200/100 = 176000 KWH/year = 482 KWHD
• Total Energy saved/day = 6932 KWHD</td></tr>
</table>

<table>
<tr><td>21.</td><td>Environment Management Plan along with Budgetary break up phase wise and responsibility to implement</td><td>During construction phase GM will be responsible and during operation phase, GM Will be responsible for implementation of the EMP.
<table><tr><td>Description</td><td>Capital Cost (Rs)</td><td>recuring Cost (Rs)</td></tr><tr><td>Construction</td><td>1022 lac</td><td>18.50</td></tr><tr><td>Operation</td><td></td><td>53.0</td></tr></table></td></tr>
<tr><td>22.</td><td>Certified Compliance report from regional office of MoEF& CC</td><td>Submitted</td></tr>
</table>

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

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

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

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

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

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

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

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

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

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

1. That the Project Proponent added around 60 acres of land in the area for which earlier Environment Clearance was obtained and started construction of seven different

projects in newly added land. Out of 7 projects, excavation was completed in 1 project, plotted development (Roads, sewerage etc.) completed in 2 projects, external structure development completed in 2 projects and external structure upto 9th floor completed in 2 projects.

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

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

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

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

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

The meeting was attended by the following:

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

The Committee was informed that after receiving the first representation from Sh. Sandeep Singh through Advocate Sh. S.S. Sehgal on 07.08.21, another representation

dated 27.08.21 was received from Sh. Sandeep Singh through Advocate Sh. S.S. Sehgal through email on 31.08.21, wherein it was submitted that the builder has developed a total of 6,48,510 sq.m. built up area as against the permitted 2,89,325 sqm. of built-up area to be developed in 592.463 acres. The built up area of 6,48,510 sqm includes a huge group housing project namely, "The Lake" measuring 3,04,049 sqm alone, with details as under:

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

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

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

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

Sr. No.	Name of the Project	Construction Status as stated by the complainant	Reference No. marked by the Complainant in the layout Plan	Construction Status as verified during visit on 08.09.21	Status as per drawing no. 3269 CTP (Pb)-MPM-131 dated 10.06.2014 on the basis of which environmental clearance was granted.
1.	Beacon Street (Commercial)	Excavation completed	1	Excavation to a depth of about 3 meter to 4 meter was found done. No excavation/ construction activity was observed under progress at the site. The site was surrounded by wild growth of plants.	Site area not mentioned in the above drawing.
2.	Stilt + 4 (Salamatpur)	External Structure Development Completed	2	Construction of 4 Blocks (Stilt +4) was under progress	Site area not mentioned in the above drawing.
3.	Resort A	High rise construction and development. External structure upto 9 floors.	3	Construction regarding group housing was under progress at site	Site area not mentioned in the above drawing.
4.	Resort-B	High rise construction and development. External structure upto 9 floors.	4	Construction regarding group housing was under progress at site	Site area not mentioned in the above drawing.
5.	Stilt + 4 (Ranimajra)	External Structure Development Completed	5	Construction regarding group housing was under progress at site	Site area not mentioned in the above drawing.
6.	Plotted Phase-2 Area	Excavation completed. Plotted development (Roads,	6	The site was found levelled. Sewer line was found laid and roads were found constructed. No other civil	Site area not mentioned in the above drawing.

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

The Committee concluded as under:

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

6. For further verification of the built up area of the project w.r.t. the approved drawings/ environmental clearance granted, may be got verified from the Chief Town Planner, Punjab/ the authorities of GMADA.

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

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

The matter list for further consideration on 04.01.22.

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

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

In view of the position explained above, the Committee after detailed deliberations decided to defer the case to the next meeting of SEAC.

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Item No 209.06: Application for obtaining expansion in Environmental Clearance under EIA notification dated 14.09.2006 for the expansion of a township project namely "Omaxe Chandigarh Extension" located at Kansala, Ranimajra, Dhodemajra, Rasoolpur, Salamatpur, Raul, Bharonjian, Ghandouli, Bhagat Majra, Saini Majra, Bansepur, paintpur, chahar majra, sanglan, in Mullanpur (LPA),Punjab, by M/s Omaxe New Chandigarh Developers Pvt. Ltd. (Proposal No. SIA/PB/MIS/62162/2014).

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

Now the project proponent has submitted an application for obtaining expansion in Environmental Clearance for the expansion of the earlier project. After expansion, the land area will be 805.611 acres and built up area will increased by 1884325 sqm and the total built up area will become 2145325 sqm.

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

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

The meeting was attended by the following:

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

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

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

<table>
<tr><td></td><td>area/ National park/Wild Life Sanctuary. If yes,
a) Name of ecosensitive area/ National park/Wild Life Sanctuary and distance from the project site.
b) Status of clearance from National Board for Wild Life (NBWL).</td><td>No

No</td></tr>
<tr><td>8.</td><td>Classification/Land use pattern as per Master Plan</td><td>Residential, mix land use as per CLU submitted.</td></tr>
<tr><td>9.</td><td>Cost of the project</td><td>550 Cr.</td></tr>
<tr><td>10.</td><td>Total Plot area, Built up Area and Green area</td><td>
<table>
<tr><td colspan="4">"Table A"</td></tr>
<tr><td>Description</td><td>OLD</td><td>Addition</td><td>Total</td></tr>
<tr><td>Land</td><td>592.463 Acres</td><td>213.148 Acres</td><td>805.611 Acres</td></tr>
<tr><td>Built-up area</td><td>289325 Sqm</td><td>1884325 Sqm</td><td>2145325 Sqm</td></tr>
<tr><td colspan="3">Green area</td><td>237550 Sqm.</td></tr>
</table>
</td></tr>
<tr><td>11.</td><td>Population (when fully operational)</td><td>124915 persons</td></tr>
<tr><td>12.</td><td>Water Requirements & source in Construction Phase</td><td>20-30 KLD
met by STP with in the project</td></tr>
<tr><td>13.</td><td colspan="2">Break up of Water Requirements & source in Operation Phase (Summer, Rainy, Winter):
<table>
<tr><th>Sr. No.</th><th>Season</th><th>Total Water (KLD)</th><th>Fresh water (KLD)</th><th>Flushing (KLD)</th><th>Green Area (KLD)</th></tr>
<tr><td>1</td><td>Summer</td><td>15779</td><td>13467</td><td>2312</td><td>1565</td></tr>
<tr><td>2</td><td>Winter</td><td>15779</td><td>13467</td><td>2312</td><td>512</td></tr>
<tr><td>3</td><td>Rainy</td><td>15779</td><td>13467</td><td>2312</td><td>142</td></tr>
</table>
</td></tr>
<tr><td>14.</td><td>Source of Water</td><td>• Ground water (tube well)
• Treated waste water will be used in the construction (STP installed within project)
• The permission from the PWRDA has been applied.
• Recirculation of treated water.</td></tr>
<tr><td>15.</td><td>Treatment & Disposal arrangements of waste water in Construction Phase</td><td>At present 3 STPs of capacity 1000KLD, 100KLD and 50KLD have been installed to treat the wastewater generated from the current population. The wastewater generated during the construction will be treated in the same STPs.</td></tr>
</table>

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

Used oil from DG sets will be sold to registered recyclers and E-waste will be disposed off as per the E-waste (Management) Amendment Rules, 2018.</td></tr>
<tr><td>20.</td><td>Energy Requirements & Saving</td><td>a) 30 MW from PSPCL.
b) 6x 240 KVA, 4x500 KVA
Energy Saving measures:
• Solar Light 500 No = 3750 KWHD
• Common area (5000) light bulbs(60W) replaced with LED 15 W = 2700 KWHD
• Energy Saving @2200 KWH annually with 100 liters solar heated water use/day
• Energy Saved for use of 8000 lit hot water/day 8000 x2200/100 = 176000 KWH/year = 482 KWHD
• Total Energy saved/day = 6932 KWHD</td></tr>
</table>

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<table>
<tr><td>21.</td><td>Environment Management Plan along with Budgetary break up phase wise and responsibility to implement</td><td>During construction phase GM will be responsible and during operation phase, GM Will be responsible for implementation of the EMP.
<table><tr><th>Description</th><th>Capital Cost (Rs)</th><th>recuring Cost (Rs)</th></tr><tr><td>Construction</td><td>1022 lac</td><td>18.50</td></tr><tr><td>Operation</td><td></td><td>53.0</td></tr></table></td></tr>
<tr><td>22.</td><td>Certified Compliance report from regional office of MoEF& CC</td><td>Submitted</td></tr>
</table>

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

1. The Project Proponent shall submit compliance of the observations made by the MoEF while sending the certified compliance report.
2. As per the condition of the earlier Environmental Clearance granted to the Project Proponent, the Environmental Clearance was subject to final order of the Hon'ble Supreme Court of India in the matter of Goa foundation Vs. Union of India in writ petition (Civil) no. 460 of 2004 as may be applicable to this project and decisions of any competent Court, to the extent applicable. The Project Proponent is required to submit proper reply to this condition.
3. The Project Proponent shall submit details w.r.t. No. of Towers to be constructed, No. of stories in each tower, details of flats on each floor such as 3BHK/4BHK etc., the basis of estimating the population, calculation of water requirement and wastewater generation with treatment and disposal arrangements.
4. The project proponent shall submit the detailed plan for the collection, segregation, treatment and disposal of Municipal Solid Waste in compliance of Solid Waste Management Rules, 2016.
5. The Project Proponent shall mark the location of the STPs in the layout plan as proposed by him.

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

After detailed deliberations, SEAC decided to defer the case till the next meeting of SEAC subject to submission of reply by the Project Proponent. The latest Hon'ble NGT order

dated 02.07.2021 shall be circulated to all the members of SEAC through e-mail so that the said order can be deliberated in depth in the next meeting.

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

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

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

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

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

1. That the Project Proponent added around 60 acres of land in the area for which earlier Environment Clearance was obtained and started construction of seven different projects in newly added land. Out of 7 projects, excavation was completed in 1 project, plotted development (Roads, sewerage etc.) completed in 2 projects, external structure development completed in 2 projects and external structure upto 9th floor completed in 2 projects.
2. The complainant has highlighted that the STP installed by the Project Proponent for treating the wastewater from the present population (1500 residential apartments) is not operational and untreated wastewater is discharged into the River Siswan.
3. The Project Proponent has installed 2 no. RMC plants at villages Bharounjian and village Ranimajra without obtaining statutory approval from Punjab Pollution Control Board.
4. The Project Proponent has also not taken adequate measures for storage of construction material lying at the site in compliance of Construction and Demolition Waste Management Rules, 2016. The Project Proponent has not obtained separate Environment Clearance for the project namely "The Lake" without obtaining separate

Environment Clearance, as the same was not included in the Environment Clearance application of the "Chandigarh Extension".

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5. The complainant has requested not to grant expansion in the Environment Clearance to M/s Omaxe New Chandigarh Developers Pvt. Ltd and initiate action under the provision of EIA Notification 14.09.2006 due to aforesaid violation.

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

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

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

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

The meeting was attended by the following:

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

The Committee was informed that after receiving the first representation from Sh. Sandeep Singh through Advocate Sh. S.S. Sehgal on 07.08.21, another representation dated 27.08.21 was received from Sh. Sandeep Singh through Advocate Sh. S.S. Sehgal through email on 31.08.21, wherein it was submitted that the builder has developed a total of 6,48,510 sq.m. built up area as against the permitted 2,89,325 sqm. of built-up area to be developed in 592.463 acres. The built up area of 6,48,510 sqm includes a huge group housing project namely, "The Lake" measuring 3,04,049 sqm alone, with details as under:

Sr. No.	Name of Project	Location in the Omaxe Township	Total Built up area (Sqm.)
1.	The Lake	Village Bharounjian	3,04,049.154
2.	Silver Birch	Village Ranimajra & Kansala	1,19,644
3.	Ambrossia	Village Ranimajra & Kansala	35,347
4.	Cassia	Village Ranimajra & Kansala	92,290
5.	Celestia Grand Floors	Village Ranimajra & Kansala	17,352

6.	Celestia Royal Floors	Village Ranimajra & Kansala	58,023
7.	Mullberry Villas	Village Kansala	21,806
		Total Built up Area	**6,48,511.154**

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

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

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

Sr. No.	**Name of the Project**	**Construction Status as stated by the complainant**	**Reference No. marked by the Complainant in the layout Plan**	**Construction Status as verified during visit on 08.09.21**	**Status as per drawing no. 3269 CTP (Pb)-MPM-131 dated 10.06.2014 on the basis of which environmental clearance was granted.**
1.	Beacon Street (Commercial)	Excavation completed	1	Excavation to a depth of about 3 meter to 4 meter was found done. No excavation/ construction activity was observed under progress at the site. The site was surrounded by wild growth of plants.	Site area not mentioned in the above drawing.

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2.	Stilt + 4 (Salamatpur)	External Structure Development Completed	2	Construction of 4 Blocks (Stilt +4) was under progress	Site area not mentioned in the above drawing.
3.	Resort A	High rise construction and development. External structure upto 9 floors.	3	Construction regarding group housing was under progress at site	Site area not mentioned in the above drawing.
4.	Resort-B	High rise construction and development. External structure upto 9 floors.	4	Construction regarding group housing was under progress at site	Site area not mentioned in the above drawing.
5.	Stilt + 4 (Ranimajra)	External Structure Development Completed	5	Construction regarding group housing was under progress at site	Site area not mentioned in the above drawing.
6.	Plotted Phase-2 Area	Excavation completed. Plotted development (Roads, sewerage etc.) completed. Construction of external structure upto 2 floors on same plots started	6	The site was found levelled. Sewer line was found laid and roads were found constructed. No other civil construction was observed under progress.	Site area not mentioned in the above drawing.
7	Paintpur Plotted area	Excavation completed. Plotted development (Roads, sewerage etc.) completed and construction started on same plots.	7	The site was found levelled. But, sewer line was found laid in some parts. One small stretch of RCC road and one small stretch of another road (upto sub-base/ loose stone metal laid on the sub-base) was observed laid.	Site area not mentioned in the above drawing.

The Committee concluded as under:

1. The project proponent has carried out development activities beyond the approved drawing No. 3269 CTP (PB)-MPM-131 dated 10.06.14 on the basis of which Environmental Clearance was granted.
2. Both the STPs of 500 KLD and 100 KLD were in operation during the visit. A part of the untreated effluent and the STP of 500 KLD was being discharged into Siswan drain through an overflowing terminal manhole of the sewer line. The effluent from STP of 10 KLD was not found being discharged into any drain.

3. The project proponent has not obtained consents to operate for the existing two RMC Plants
4. The project proponent is required to take adequate measures for the management of C&D waste at site and has not obtained authorization under the Construction and Demolition Waste Management Rules, 2016.
5. Construction in the project namely, "The Lake" was under progress. Though this project is marked as Group Housing in 25.012 acres in Part-D of the layout Plan approved vide no. 3269 CTP (PB) MPM -131 dated 10.06.14 but clarification from SEIAA / SEAC is required as to whether the built up area of this project is included or not in the EC granted to the project proponent vide no. SEIAA/2015/1878 dated 25.03.15.
6. For further verification of the built up area of the project w.r.t. the approved drawings/ environmental clearance granted, may be got verified from the Chief Town Planner, Punjab/ the authorities of GMADA.

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

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

The matter list for further consideration on 04.01.22.

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

give effect to law, in exercise of their statutory powers. IA No. 166/2021 stands disposed of accordingly.

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

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

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

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

The relevant contents of the report are reproduced as under:

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

Sr. no.	***Report sought by SEIAA***	***Reply of the Board***
1.	*Whether Project Proponent has started the construction of the project in the expansion area for which application of ToRs submitted by the Project Proponent.*	***Yes, the Project Proponent has carried out development activities beyond the approval drawing no. 3269 CTP (Pb)-MPM- 131 dated 10.06.2014*** *on the basis of which Environment Clearance was granted.*
2.	*Whether project 'Beacon Street' is part of the expansion project as mentioned in the complaint.*	***Yes, the proposed project i.e. 'Beacon Street' is a part of the expansion project.***
3.	*Whether expansion project, is in violation of the provisions of EIA Notification 14.09.2006.*	***Yes, the Project Proponent has carried out development activities beyond the approval drawing no. 3269 CTP (Pb) - MPM- 131 dated 10.06.2014*** *on the basis of which the Environment Clearance was granted.*

4.	*Whether site of the expansion project, is meeting with the siting guidelines framed of the Punjab Pollution Control Board for such type of project.*	*As per the boundary limits site shown by the representative of the promoter company during the visit, there is no MAH Industry/ Cement Plant/grinding Unit/ Rice Sheller/ Saila Plant/ Stone Crushing/ Screening-cum-washing Unit/ Hot Mix Plant within a radius of 500m from the boundary of the proposed site of the project.* *However, there are 3 brick kiln of Vill- Parol, which are within the 500m radius of the project. It is pertinent to mention here that out of these three, one brick kiln i.e. M/s Universal Brick Kiln, Parol, Kharar falls within the 100m radius of the project site.* *As such the promoter company shall develop 15m wide green belt of broad leaf trees towards the brick kiln, so as to attenuate the air pollution being generated from the brick kiln. The promoter company shall also get the same earmarked in the revised layout plan of the project.*
5.	*Physical structures within 500m radius of the site including the status of industries, if any.*	*There is mostly commercial and residential development in the 500m radius of the project. However, there are 3 brick kiln of Vill- Parol, which are within 500m radius of the project. It is pertinent to mention here that out of these three, one brick kiln i.e. M/s Universal Brick kiln, Parol, Kharar falls within the 100m radius of the project site.*
6.	*Status of consent issued to existing project under Air act, 1981 and Water act, 1974 (validity of consents, project site area, built up area etc.)*	*Consent to operate under the Water act, 1974 and Air act, 1981 granted on 07.09.2021, both were expired on 31.12.2020, which were further extended upto 31.03.2022, for independent Floors & Villas (Dwelling Unit) @ 1200 no. having total land area of 592 acres.*

Deliberations during 209th meeting of SEAC held on 27.11.2021.

The meeting was attended by the following:

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

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

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

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

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

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

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ANNEXURE R-2/10

Proceedings of Joint meeting

Proceedings of joint meeting of the Chairpersons and Member Secretaries of SEIAA / SEAC, Punjab held on 03.12.2021 (Friday) in the Conference Hall no. 1 (Room No 311), 2nd Floor of MGSIPA at 3:00 pm, MGSIPA Complex, Sector-26, Chandigarh to discuss the various issues relating to application of expansion of township project namely "Omaxe Chandigarh Extension" submitted by M/s Omaxe New Chandigarh Developers Pvt. Ltd.

The meeting was attended by the following members:

1) Sh. Hardeep Singh Gujral,
Chairman, SEIAA

2) Sh. Yogesh Gupta,
Chairman, SEAC

3) Sh. Rajesh Dhiman, IAS
Member Secretary, SEIAA

4) Sh. Pardeep Garg,
Member Secretary, SEAC

Er. Parveen Saluja, Environmental Engineer SEIAA also attended the meeting.

1.0 Various Inter-Related Matter

A joint Meeting of the Chairpersons and Member Secretaries of SEIAA / SEAC, Punjab was held on 03.12.2021 to discuss the various issues relating to application for expansion of township project namely "Omaxe Chandigarh Extension" submitted by M/s Omaxe New Chandigarh Developers Pvt. Ltd on 15.07.2021. Joint Committee was apprised regarding various inter-related matters with the said application as under: -

1. Complaints dated 07.08.2021, 27.08.2021 and 23.10.2021 made by Sh. Sandeep Singh against M/s Omaxe New Chandigarh Developers Pvt Ltd to SEIAA Punjab and other authorities;
2. OA No 222/2021 instituted by Sh. Sandeep Singh Vs Union of India & Ors. in this regard in the Hon'ble NGT against M/s Omaxe New Chandigarh Developers Pvt Ltd and others;
3. Interim report dated 23.09.2021 by 2-member Committee of PPCB appointed by State Government on the subject;
4. Constitution of a 5-member committee by Hon'ble NGT vide its orders dated 13.09.2021 and the interim reports of the Committee / other authorities appointed by this 5 - member Committee;
5. Orders dated 22.11.2021 of the Hon'ble Supreme Court whereby further proceedings in OA No 222/2021 in the Hon'ble NGT have been stayed;

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6. Representation dated 03.12.2021 of M/s Omaxe New Chandigarh Developers Pvt Ltd. addressed to SEIAA regarding issue instruction to SEAC w.r.t to further processing the case of grant of EC for expansion project of 805.611 acres submitted by them presently pending with SEIAA / SEAC in light of the foregoing complaints, enquiries and court cases.

2.0 Case History:

Members of the Joint Committee were apprised of the relevant background and history of the case as under:

1. M/s Omaxe New Chandigarh Developers Pvt Ltd was granted Environmental Clearance by SEIAA, Punjab, for expansion of their Project *"Integrated Residential Township namely Chandigarh Extension"* in an area of 592.463 acres on 25.03.2015.

2. M/s Omaxe New Chandigarh Developers Pvt Ltd applied for further expansion for this Project for a total area of 805.611 acres on 15th July, 2021.

3. SEAC commenced examination of the application of Omaxe New Chandigarh Developers Pvt Ltd for expansion of its project from 592.463 acres to 805.611 acres in its 204th meeting held on 20.07.2021. Meanwhile, complaints dated 07.08.2021 and 27.08.2021 were received from Sh. Sandeep Singh addressed to State Government, SEIAA, SEAC and PPCB alleging that M/s Omaxe New Chandigarh Developers Pvt Ltd had committed large scale violations in the EC granted for its expansion project of 592.463 acres. The complainant alleged that several areas / pockets which were not included in this EC as per approved Layout Plan had been developed and that the overall built-up area permitted in the EC had also been exceeded by a large extent. A number of other allegations regarding irregularities in operation of STP's, RMC plants, debris disposal etc (mainly relating to the PPCB) were also made in the complaint. Complainant prayed that strict action be taken against M/s Omaxe New Chandigarh Developers Pvt Ltd regarding the alleged violations including stopping of construction, revocation of earlier EC, refusal of expansion EC, prosecution etc. Copies of the complaints were sent to Ms Omaxe New Chandigarh Developers Pvt Ltd by SEIAA vide its letters no 4734 dated 02.09.2021 and 4780 dated 28.09.2021 and the company was asked to submit its reply to the same which was submitted by them vide their letters dated 14.09.2021 and 11.11.2021. M/s Omaxe New Chandigarh Developers Pvt Ltd submitted that no violations had been committed by them and all development / construction undertaken by them was strictly in accordance with their concept plan and as per the EC granted to them. They further alleged that the complaints were motivated and at the behest of their business rivals.

4. It was brought to notice that State Government had appointed a 2 - member Committee of PPCB officials to enquire into the complaints. SEIAA / SEAC therefore decided that the application submitted by M/s Omaxe New Chandigarh Developers Pvt Ltd for grant of EC

for expansion of their Project may be kept pending till receipt of enquiry report from the 2 - member Committee.

5. Sh. Sandeep Singh, complainant, in the meanwhile also instituted OA No 222 of 2021 in the Hon'ble NGT on substantially the same grounds and same prayers as in his earlier 2 complaints. Hon'ble NGT vide its orders dated 13.09.2021 appointed a 5 - member Committee to enquire into the allegations raised in the OA and submit its report in 02 months time. Hon'ble NGT vide these orders, however, declined the applicant's prayer to halt the construction being carried out by M/s Omaxe New Chandigarh Developers Pvt Ltd during the pendency of the OA. SEIAA / SEAC decided that the application submitted by M/s Omaxe New Chandigarh Developers Pvt Ltd for grant of EC for expansion of their Project may be kept pending till receipt of enquiry report from the 5 - member NGT appointed Committee.

6. The 5 -member committee constituted on the directions of the Hon'ble NGT commenced functioning. It heard both the applicant / complainant and M/s Omaxe New Chandigarh Developers Pvt Ltd and also deputed its members to conduct site visits besides seeking ground report in respect of the alleged violations from concerned Naib Tehsildar, Majri (Revenue Department). The 5 - member committee also prepared an interim report dated 22.11.2021. Naib Tehsildar along with Revenue Patwaris checked the area and submitted their report dated 18.11.2021 on the basis of Revenue record. Another sub-committee appointed by the 5 - member NGT Committee to enquire into allegations regarding the STP and RMC plants etc. visited the site on 13.11.2021 but its report is yet awaited.

7. Member Secretary, SEAC informed that complaint dated 23.10.2021 made by Sh. Sandeep Singh against M/s Omaxe was not received by the SEAC. Further, it was informed that the case of M/s Omaxe was considered by SEAC in its various meetings held on 20.07.2021, 21.08.2021, 02.11.2021 and 27.11.2021 wherein, SEAC raised certain observations to the project proponent w.r.t digitally earmarking by using GIS the boundary of 592.463 acres & 805.611 acres along with other components including details of 14 projects mentioned by the complainant as per the revenue records (Jamabandi/Hadbast/Khasra/Khatauni nos) to which the Project Proponent assured to submit the same after making necessary corrections.

8. On appeal filed by M/s Omaxe New Chandigarh Developers Pvt Ltd against the orders dated 13.09.2021 of the Hon'ble NGT passed in OA No 222/2021(Sandeep Singh vs. Union of India & Ors) , the Hon'ble Supreme Court vide its orders dated 22.11.2021 has stayed the operation of the orders of the Hon'ble NGT.

9. M/s Omaxe New Chandigarh Developers Pvt Ltd has submitted representation attaching the report of the Naib Tehsildar Majri and requesting that the pending EC for their

expansion project for an area of 805.611 acres may be processed and granted by SEIAA / SEAC in light of the report of the Naib Tehsildar Majri.

3.0 Decisions of Joint Committee

After detailed deliberations, the following decisions were taken unanimously by the Joint Committee of Chairpersons and Member Secretaries of SEIAA / SEAC, Punjab:

1. That the expansion application of M/s Omaxe New Chandigarh Developers Pvt Ltd. for grant of EC is required to be examined and processed on merit after ascertaining the factual position regarding the complaints made against the Project Proponent. Committee noted that no stay or bar on the processing of the EC application has been issued by any court of law and the same cannot, therefore, be kept indefinitely pending till the final outcome of all the court cases.

2. That in order to save time, SEIAA/SEAC would not conduct fresh enquiry in the matter and report of 5 -member NGT Committee (and other officers / authorities to which the 5 - member Committee had assigned fact finding duties) would be procured by SEIAA and considered by SEIAA / SEAC for appraising the expansion proposal.

3. That the main allegations in the complaint are that 14 projects have been started/constructed by M/s Omaxe New Chandigarh Developers Pvt. Ltd. outside the boundary of 596.435 acres for which the expansion EC dated 25.03.2015 was granted. The location of these 14 projects should be examined by using GIS data and the report of the Revenue Department submitted by M/s Omaxe Chandigarh Extension vide letter no. 2021-27 dated 03.12.2021.

4. That in case any further clarifications are required, the same may be obtained from the PPCB / Revenue Department / Town Planning Department / GMADA etc.

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

Meeting ended with a vote of thanks to the Chair.

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PUNJAB

PUNJAB POLLUTION CONTROL BOARD
ਪੰਜਾਬ ਪ੍ਰਦੂਸ਼ਣ ਰੋਕਥਾਮ ਬੋਰਡ

No. 3972 Dated: 2/12/21

To

M/s Omaxe New Chandigarh Developers Pvt. Ltd.,
1st Floor, Indian Trade Tower,
Chandigarh Siswan Road, Mullanpur.

Subject : **Report of Naib Tehsildar, Majri dated 18.11.2021 : in OA no. 222 of 2021.**

Reference: **Your letter dated 2.12.2021.**

As per the directions given by MS, SEIAA, in the subject cited matter, please find enclosed herewith the report of the Naib Tehsildar, Majri dated 18.11.2021 alongwith Annexures 1 & 2, for information.

D.A. : As above.

Environmental Engineer

REGIONAL OFFICE, PLOT NO. 55, PHASE-2, SAS NAGAR.
ਖੇਤਰੀ ਦਫਤਰ, ਪਲਾਟ ਨੰਬਰ 55, ਫੇਜ਼ 2, ਐਸ ਏ ਐਸ ਨਗਰ
Phone: 0172-5013300 E-mail : eenodal@yahoo.in Web: www.ppcb.punjab.gov.in

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ਸ੍ਰੀਮਾਨ ਜੀ,

ਅੱਜ ਆਮਦਾ ਹੁਕਮ ਨਾਇਬ ਤਹਿਸੀਲਦਾਰ ਮਾਜਰੀ ਨੰ.1637 ਮਿਤੀ 15-11-2021 ਓਮੈਕਸ ਕੰਪਨੀ ਦੇ ਰਕਬੇ ਦੀ ਪੜਤਾਲ ਕਰਨ ਸਬੰਧੀ ਕਾਨੂੰਨਗੋ ਹਲਕਾ ਮਾਜਰੀ,ਕਾਨੂੰਨਗੋ ਹਲਕਾ ਮੁਲਾਂਪੁਰਗ਼ਰੀਬਦਾਸ, ਪਟਵਾਰੀ ਹਲਕਾ ਭੜੈਂਜੀਆਂ ,ਰਾਣੀਮਾਜਰਾ,ਪੈਂਤਪੁਰ,ਚਾਹੜਮਾਜਰਾ, ਕੰਸਾਲਾ,ਸਮੇਤ ਰਿਕਾਰਡ ਵਾ ਸਮਾਨ ਪੈਮਾਇਸ਼ਹਾਜਰ ਹਨ ।ਰਕਬਾ ਓਮੈਕਸ ਕੰਪਨੀ ਦੇ ਕਨਸੈਪਚੂਅਲ ਪਲਾਨ ਅਤੇ ਇਸ ਅਧੀਨ ਆਉਂਦੇ ਪਿੰਡਾਂ ਦੇ ਨਕਸ਼ਿਆ (ਲੱਠਿਆਂ) ਮੁਤਾਬਿਕ ਦੇਖੇ ਗਏ ਜੋ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹਨ :-

(1) ਪਿੰਡ ਭੜੈਂਜੀਆਂ ਹ.ਨੰ. 160 ਨੰਬਰਾਨ ਖਸਰਾ 280,281,282,283,284,286,293,646/292,645/292,287 ਮੌਕੇ ਪਰ ਖਾਲੀ ਹਨ ਜਿਨਾਂ ਵਿੱਚ ਮਤਾਬਿਕ ਰਿਕਾਰਡ ਗੈਰ ਮੁਮਕਿਨ ਭੱਠਾ ਸੀ,ਪਰੰਤੂ ਇਹ ਰਕਬਾ ਕਨਸੈਪਚੂਅਲ ਪਲਾਨ ਦਾ ਹਿੱਸਾ ਨਹੀਂ ਹੈ ।ਜਿਸ ਦੀ ਨਕਲ ਗਿਰਦਾਵਰੀ ਨਾਲ ਨੱਥੀ ਹੈ ।

(2) ਪਿੰਡ ਸਲਾਮਤਪੁਰ ਹ.ਨੰ. ਨੰਬਰਾਨ ਖਸਰਾ 11//3/2,8,9,12/2,13 ਰਕਬਾ 3.47 ਏਕੜ ਹੈ।ਜਿਸ ਤੇ ਚਾਰ ਮੰਜਿਲਾ ਫਲੈਟ ਬਣੇ ਹੋਏ ਹਨ।

(3) ਪਿੰਡ ਰਾਣੀਮਾਜਰਾ ਹ.ਨੰ.85 ਨੰਬਰ ਖਸਰਾ 7//1/2,2,8/2,9,10/1,11,12/1,12/2,12/3, 7//12/4,13 ਜਿਸ ਦਾ ਰਕਬਾ 4.62 ਏਕੜ ਹੈ। ਇਸ ਰਕਬੇ ਤੇ ਕੰਪਨੀ ਵਲੋਂ ਹਾਊਸਿੰਗ ਗਰੁੱਪ ਹੈ। ਜੋ ਨਕਸ਼ੇ ਉੱਤੇ ਗੁਲਾਬੀ ਰੰਗ ਨਾਲ ਦਰਸਾਇਆ ਗਿਆ ਹੈ।

(4) ਪਿੰਡ ਰਾਣੀਮਾਜਰਾ ਹ.ਨੰ.85 ਦੇ ਨੰਬਰਾਨ ਖਸਰਾ 2//21/2,3//25/2,10//5/2,6/1,11//1,9,10 ਤੇ ਵੀ ਗਰੁੱਪ ਹਾਊਸਿੰਗ ਬਣੀ ਹੋਈ ਹੈ।

(5) ਪਿੰਡ ਢੇਡੇਮਾਜਰਾ ਹ.ਨੰ. ਨੰ.ਖਸਰਾ 7//19/2,20-21/2,22/1,22/2,23,11//2 ਉਕਤ ਪਿੰਡ ਅਤੇ ਇਸ ਪਿੰਡ ਦਾ ਰਕਬਾ 5 ਏਕੜ ਹੈ। ਜਿਸ ਤੇ ਗਰੁੱਪ ਹਾਊਸਿੰਗਬਣੀ ਹੋਈ ਹੈ।

(6) ਪਿੰਡ ਰਾਣੀਮਾਜਰਾ ਹ.ਨੰ.85 ਨੰਬਰ ਖਸਰਾ 3//21/2,4//25/1/2,25/2,10//1/1 ਜਿਸ ਦਾ ਰਕਬਾ 1.72 ਏਕੜ ਹੈ। ਜਿਸ ਉੱਤੇ ਚਾਰ ਮੰਜਿਲਾ ਫਲੈਟ ਉਸਾਰੀ ਅਧੀਨ ਹਨ।

(7) ਪਿੰਡ ਰਾਣੀਮਾਜਰਾ ਹ.ਨੰ.85 ਨੰਬਰ ਖਸਰਾ 10//12/1, 19/3, 22/1, 13//2, 3/1, 8/2, 9, ਰਕਬਾ 3.75 ਏਕੜ ਹੈ।ਇਸ ਰਕਬੇ ਤੇ ਚਾਰ ਮੰਜਿਲਾ ਫਲੈਟ ਬਣੇ ਹੋਏ ਹਨ।

(8) ਪਿੰਡ ਪੈਂਤਪੁਰ ਹ.ਨੰ. 5,10,11,12,13,28,30 ਜਿਸ ਰਕਬਾ 5.63 ਏਕੜ ਹੈ ।ਇਹ ਰਕਬਾ ਪਲਾਟਾ ਅਧੀਨ ਹੈ,ਜੋ ਮੌਕਾ ਪਰ ਖਾਲੀ ਹੈ । ਜੋ ਨਾਲ ਨੱਥੀ ਨਕਸ਼ੇਵਿੱਚ ਗੁਲਾਬੀ ਰੰਗ ਨਾਲ ਦਰਸਾਇਆ ਗਿਆ ਹੈ।

(9) ਪਿੰਡ ਭੜੈਂਜੀਆਂ ਹ.ਨੰ. ਨੰਬਰ ਖਸਰਾ 650/3,647/34, 654/41, 658/47, 48/1, 48/2, 653/41, 648/34, 647/35,651/36,37 ਵਾ

(10) ਪਿੰਡ ਰਸੂਲਪੁਰ ਹ.ਨੰ. ਨੰਬਰ ਖਸਰਾ 6//14/2,15/1,15/2, 16/1/2, 16/2/1,16/2/2, 6//17/1, 25/1/1, 15/1/3, 25/2/9,22, 21/121/2, 21/3, 19/3, 20/1 ਵਾ

(11) ਪਿੰਡ ਕੰਸਾਲਾ ਹ.ਨੰ. ਨੰਬਰ ਖਸਰਾ 34//5/1, 6, 35//22/2, 22/3, 22/4, 40//2/1, 2/2, ਵਾ

(12) ਪਿੰਡ ਰਾਈ ਮਾਜਰਾ ਹ.ਨੰ.85 ਨੰਬਰ ਖਸਰਾ 8//8, 13/1, 13/2, 13/3, 12/2, 19/1, 20, 21, 11/3, 11/1, 9//17, 6, 15//16/1, 14//20/1, 20/2, 19/1, 19/2, 22/1, 21/2/2, 21/2/1

(13) ਪਿੰਡ ਘੰਡੋਲੀ ਹ.ਨੰ. 1//22/1, 22/2, 2//9/1, 8,13/2, 13/3, 2//12, 3//13/1,8, 7, 6/2, 18, 4//151/1, 16/1, 16/2, 16/1/1, 17/1, 17/2, 18/1, 24/1, 24/2, 5//3, 4/1, 7/1,6//3/1, 26/1, 25/3, 7//1/1, 2/1, 2//21/5/2,22/1 7//4/2/2, 4/2/1, 7//8/1, 8/2, 14/1, 12/2, 12/1, 19, 7//17/2, 15/2 16/2/2, 25/3,10//13,14/1, 6/2, 15, 14/2, 17, 30, 10//10, 9//9, 14//1/1, ½, 10/2, 11, 20,

(14) ਪਿੰਡ ਬਾਸੇਪੁਰ ਹ.ਨੰ. 8//19/2, 18/2, 20/2, 20/1, 22/2/2,12//10/1, 12/1/1, 6, 7, 14/1,3/1, 4/2, 5/1, 5/2, 9//25/3, 24/2,10//21/1, 11//1/1

(15) ਪਿੰਡ ਸੈਣੀਮਾਜਰਾ ਹ.ਨੰ. 17//23/2, 24/1, 24/2, 22//4, 7/1,7/2, 25//3/2, 8/1, 7/2/2, 14

(16) ਪਿੰਡ ਪੈਂਤਪੁਰ ਹ.ਨੰ. 208, 204, 206, 226, 209,

(17) ਪਿੰਡ ਚਾਹੜਮਾਜਰਾ ਹ.ਨੰ. 10//6, 15 ਜੋ ਕਿ ਕੁਲ ਰਕਬਾ 85.5 ਏਕੜ ਹੈ। ਜਿਸ ਨੂੰ ਨਾਲ ਨੱਥੀ ਨਕਸੇ ਵਿੱਚ ਹਰੇ ਰੰਗ ਨਾਲ ਦਰਸਾਇਆ ਗਿਆ ਹੈ, ਇਹ ਰਕਬਾ ਮੌਕਾ ਪਰ ਖਾਲੀ ਹੈ।

(18) ਇਹ ਕਿ ਕਮੇਟੀ ਨੇ ਇਕ ਕਨਸੈਪਚੂਆਲ ਪਲਾਨ 592.463 ਏਕੜ ਮਿਤੀ 8-10-2014 ਜਿਸਦੇ ਹਿਸਾਬ ਨਾਲ ਉਮੈਕਸ ਕੰਪਨੀ ਨੂੰ ਇਨਵਾਇਰਮੈਂਟ ਕਲੀਅਰਸ ਮਿਤੀ 25-3-2015 ਪ੍ਰਦਾਨ ਹੋਈ ਸੀ ਦੇ ਹਿਸਾਬ ਨਾਲ ਕਪੰਨੀ ਦਾ ਡਿਵੈਲਪਮੈਂਟ ਪੜਤਾਲ ਕਰਨ ਦਾ ਹੁੱਕਮ ਦਿੱਤਾ ਸੀ। ਇਹ ਕਿ ਕਨਸੈਪਚੂਆਲ ਪਲਾਨ 592.463 ਏਕੜ ਮਿਤੀ 8-10-2014 ਦੇ ਮੁਤਾਬਿਕ ਪੜਤਾਲ ਕੀਤੀ ਗਈ।

(19) ਸ਼ਿਕਾਇਤਕਰਤਾ ਵੱਲੋ ਕੰਪਨੀ ਖਿਲਾਫ ਇਹ ਆਰੋਪ ਲਗਾਇਆ ਗਿਆ ਹੈ ਕਿ ਉਹਨਾ ਨੇ ਪ੍ਰਦਾਨਿਤ conceptual plan ਤੋ ਬਾਹਰ ਜਾ ਕੇ ਅਨਅਧਿਕਾਰਿਤ ਪਲਾਟਾਂ ਦੀ ਉਸਾਰੀ ਕੀਤੀ ਗਈ ਹੈ।ਮੌਕ ਉਪਰ field staff ਨਾਲ ਜਦੋ ਨਿਮਨਹਸਤਾਖਰ ਨੇ ਮੌਕੇ ਦਾ ਮੁਆਇਨਾ ਕੀਤਾ। ਮੁਆਇਨਾ ਕਰਨ ਉਪਰੰਤ ਜਿਹੜੀਆ ਉਸਾਰੀਆ ਬਾਰੇ ਸ਼ਿਕਾਇਕਰਤਾ ਨੇ ਸ਼ਿਕਾਇਤ ਕੀਤੀ ਸੀ ਉਹਨਾ ਨੂੰ ਪ੍ਰਦਾਨਿਤ conceptual plan ਅਤੇ lay out plan ਨਾਲ ਮੁਕਾਬਲਾ ਕੀਤਾ ਗਿਆ ਇਹਨਾ ਉਸਾਰੀਆ ਨੂੰ ਪ੍ਰਦਾਨਿਤ conceptual plan ਉਪਰ 7 ਪਾਕੇਟਾ ਵਿਚ ਦਿਖਾਇਆ ਗਿਆ ਹੈ 1 ਨੰ ਪਾਕੇਟ ਹਾਲੇ ਤੱਕ ਡਿਵੈਲਪ ਨਹੀ ਹੋਈ ਹੈ ਅਤੇ ਇਹ 592.463 ਦਾ ਹਿਸਾ ਨਹੀ ਹੈ ਗਿਰਦਾਵਰੀ ਮੁਤਾਬਿਕ ਉਥੇ ਇੰਟਾ ਦਾ ਭੱਠਾ ਸੀ। ਪਾਕੇਸ ਨੰ 2 ਤੋ 7 ਤੱਕ ਉਸਾਰੀ conceptual plan ਮੁਤਾਬਿਕ ਹੋਈ ਹੈ ਜਿਸ ਨੂੰ ਨਿਮਨਹਸਤਾਖਰ ਨੇ conceptual plan ਮੁਤਾਬਿਕ ਤਸਦੀਕ ਕਰ ਦਿੱਤਾ ਹੈ।

(20) ਕਮੇਟੀ ਵਲੋ ਹਦਾਇਤ ਕੀਤੀ ਗਈ ਸੀ ਕਿ ਮੌਕੇ ਉਪਰ ਮੌਜੂਦ ਪਲਾਟਾ ਦੀ ਗਿਣਤੀ ਕਰਕੇ ਦੱਸਿਆ ਜਾਵੇ। Field ਵਿੱਚ ਮੌਕਾ ਮੁਲਾਇਜਾ ਕਰਨ ਤੇ ਬਾਅਦ conceptual plan ਮੁਤਾਬਕ 3248 ਪਲਾਟ ਹੀ ਡਿਵੈਲਪ ਕੀਤੇ ਗਏ ਹਨ ਅਤੇ ਕੁੱਝ ਰਕਬਾ ਹਾਲੇ ਉਸਾਰੀ ਅਧੀਨ ਹੈ ਜਿਸ ਨੂੰ ਕਿ ਨਕਸੇ ਵਿਚ ਹਰੇ ਰੰਗ ਨਾਲ ਦਿਖਾਇਆ ਗਿਆ ਹੈ। ਇਹ ਨਕਸਾ annexure-2 ਨੂੰ ਨਿਮਨਹਸਤਾਖਰ ਨੇ ਤਸਦੀਕ ਕਰ ਦਿੱਤਾ ਹੈ।

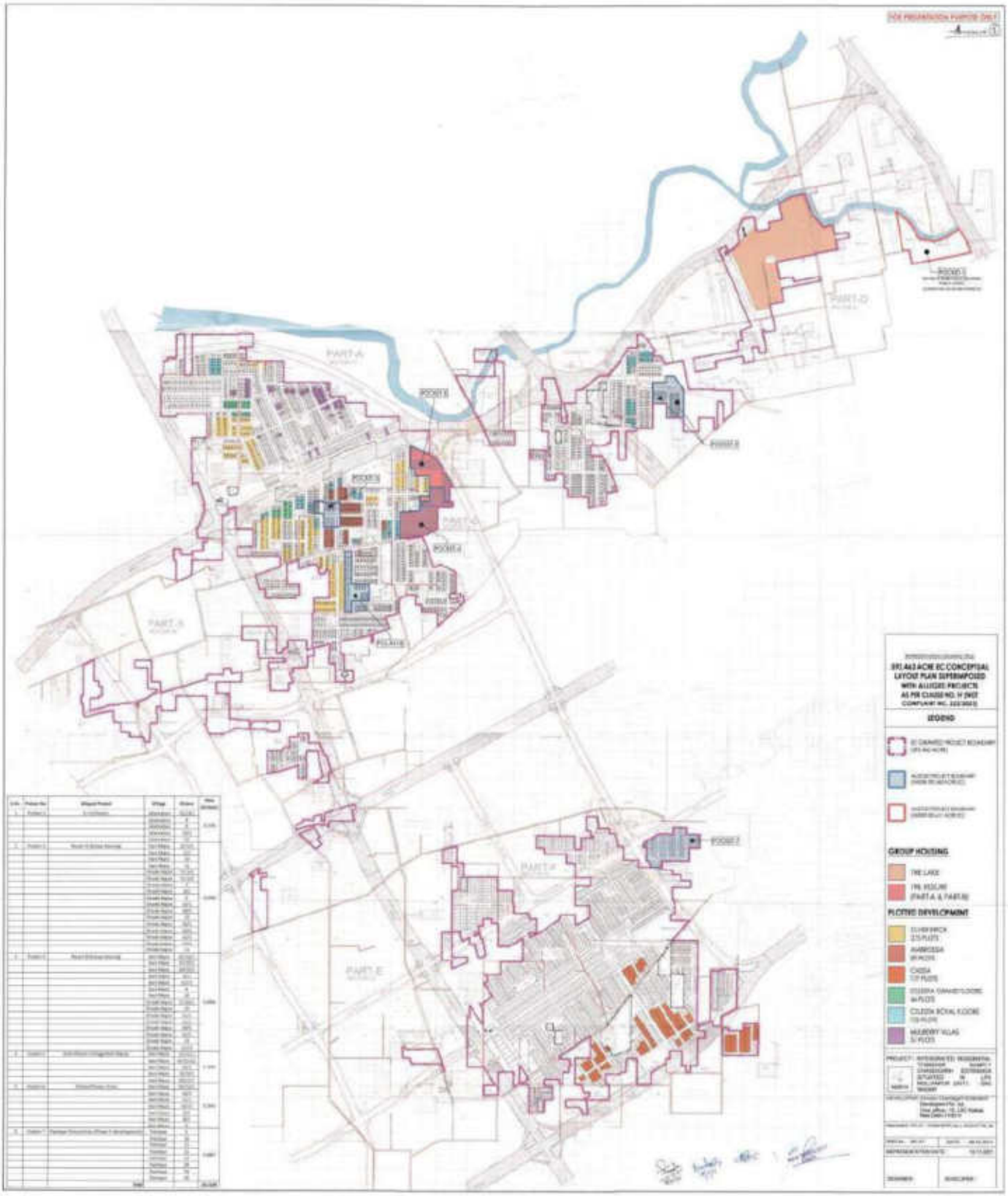
ਕਮੇਟੀ ਦੀ ਹਦਾਇਤ ਅਨੁਸਾਰ ਉਪਰੋਕਤ ਰਿਪੋਰਟ ਆਪ ਜੀ ਦੀ ਜਾਣਕਾਰੀ ਅਤੇ ਲੋੜੀਦੀ ਕਾਰਵਾਈ ਹਿੱਤ ਪੇਸ਼ ਹੈ ਜੀ।

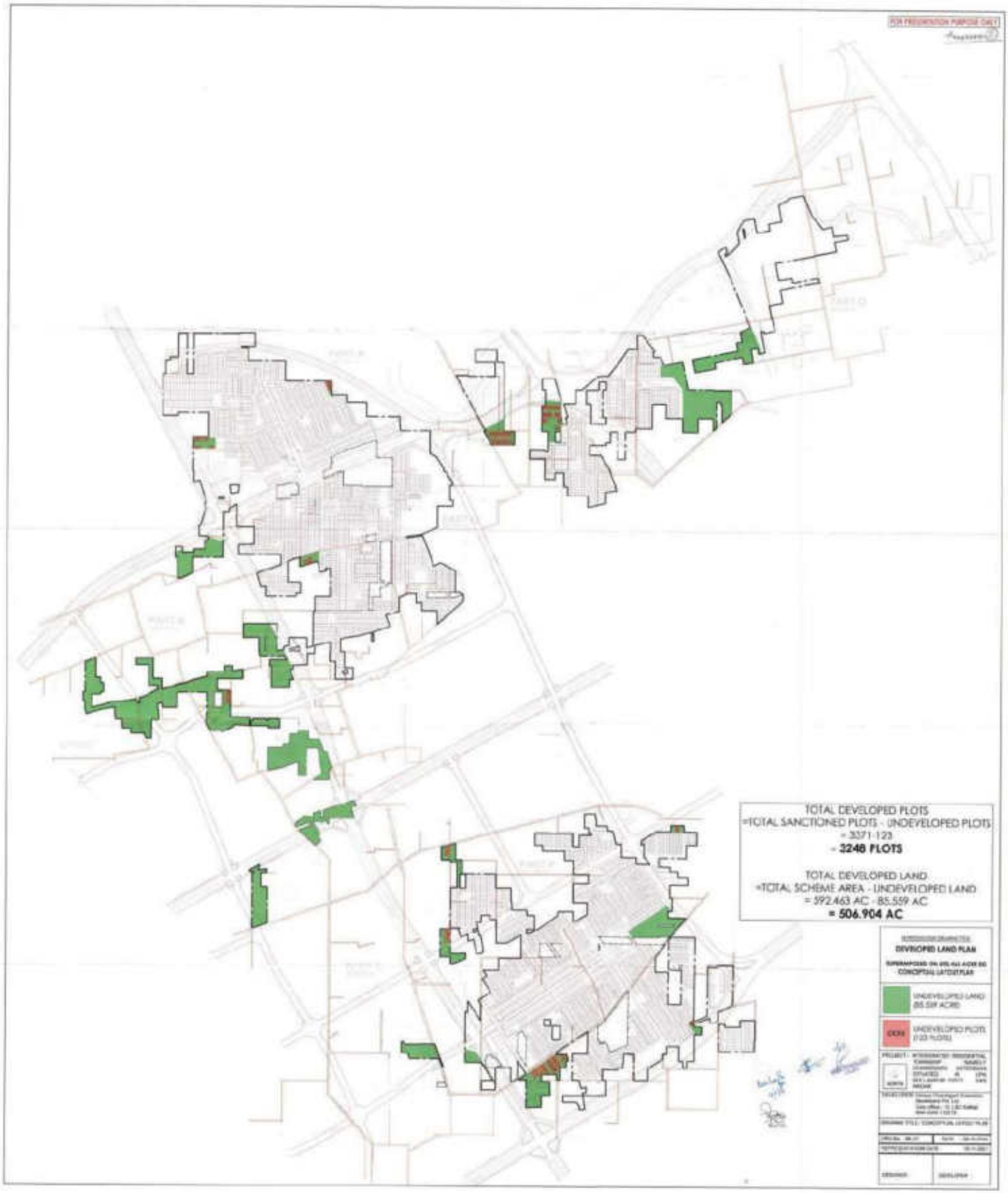
Baljinder Singh
Mullanpur 18/11/2021

18/11/21

NAIB TEHSILDAR
RAJRI

18/11/21


FOR PRESENTATION PURPOSE ONLY
SRI AKG ACME EC CONCEPTUAL LAYOUT PLAN SUPERIMPOSED WITH ALLIGED PROJECTS AS PER CLAUSE NO. V (NOT CONFLICT WITH EC 22/2021)
LEGEND
GROUP HOUSING
THE LAKE
THE RESORT (PART-A & PART-B)
PLOTTED DEVELOPMENT
CHERRYBECK (215 PLOTS)
AMBROSIA (81 PLOTS)
CADDA (131 PLOTS)
CEDERA (SEMI-DETACHED) (84 PLOTS)
CEDERA (ROW) (128 PLOTS)
MULBERRY VILLAS (51 PLOTS)
PART-A
PART-B
PART-C
PART-D
PART-E
POCKET-1
POCKET-2
POCKET-3
POCKET-4
POCKET-5
POCKET-6


TOTAL DEVELOPED PLOTS
=TOTAL SANCTIONED PLOTS - UNDEVELOPED PLOTS
= 3371-123
= 3248 PLOTS
TOTAL DEVELOPED LAND
=TOTAL SCHEME AREA - UNDEVELOPED LAND
= 592.463 AC - 85.559 AC
= 506.904 AC
DEVELOPED LAND PLAN

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ANNEXURE R-2/12

Annexure-R-2_12

Omaxe New Chandigarh Developers Pvt. Ltd.

Corporate Office : 10 LSC, Kalkaji, New Delhi – 110 019
Tel.: 011-41896680, 81,82,83 Fax : 41896653
(Formerly M/s Omaxe Chandigarh Extension Developers Private Limited)

OCED/Mullanpur/DM/2021-29

10th December, 2021

SEIAA/SEAC
Received on 542
Date 10/12/2021
PUNJAB

The Chairman,
SEIAA, Punjab
O/o Ministry of Environment, Forest & Climate Change,
Sector 26, Chandigarh.

Subject: Regarding revised Environment clearance of Mega Project namely Omaxe Chandigarh Extension being developed by M/s Omaxe New Chandigarh Developers Pvt. Ltd. (formerly Omaxe Chandigarh Extension Developers Pvt. Ltd.) Area 805.611 acres

Dear Sir,

This has reference to the above mentioned subject and our letter no. OCED/Mullanpur/DM/2021-27 dated 3rd December, 2021 vide which we have submitted the report given by Tehsildar, Majri, duly certified by Environment Engineer, who is the coordinator of the committee.

Further, we would like to mention that have received a copy of the clarifications from Tehsildar Majri duly certified by Environmental Engineer Punjab Pollution Control Board who is the coordinator of the committee which we are submitting to your office for your records please.

in view of the above, ***You are once again requested to kindly issue the instruction to SEAC, Punjab to take up our case for revised environment clearance on an area of 805.611 acres and forward the case to SEIAA, Punjab for issue of environment clearance and oblige.***

14/12/21

Thanking you.
Yours faithfully.

for **Omaxe New Chandigarh Developers Pvt. Ltd.**

Authorized Signatory
Encl.: as above Two Set of Report

Member Secy SEAC

23

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PUNJAB POLLUTION CONTROL BOARD
ਪੰਜਾਬ ਪ੍ਰਦੂਸ਼ਣ ਰੋਕਥਾਮ ਬੋਰਡ

No. 4037 Dated: 9/12/2021

To

M/s Omaxe New Chandigarh Developers Pvt. Ltd.,
1st Floor, Indian Trade Tower,
Chandigarh Siswan Road, Mullanpur.

Subject : **Amended Report of Naib Tehsildar, Majri.**

Reference : **Project Proponent request to MS, SEIAA dated 9.12.2021.**

In reference to above, as per the directions received from MS, SEIAA-cum-Member Joint Committee in the OA no. 222 of 2021, please find enclosed herewith the amended report of Naib Tehsildar, Majri, for information.

D.A. : As above.

Environmental Engineer

ਦੱਲ

ਮੈਂਬਰ ਸਫ਼ੱਤ (ਸੀਮਾ) NEE-2 6/12 E.E (R.O) Nahali
-ਕਮ- ਮੈਂਬਰ ਜੁਮਾਇੰਟ ਕਮੇਟੀ (OA-222 of 2021)

6/12

ਸ੍ਰੀਮਾਨ ਜੀ,

ਬੇਨਤੀ ਹੈ ਕਿ ਪੱਤਰ ਨੰਬਰ 1637 ਮਿਤੀ 15-11-2021 ਦੀ ਲਗਾਤਾਰਤਾ ਵਿਚ ਕੁਝ ਟਾਈਪ ਵਿਚ ਗਲਤੀਆ ਹੋਣ ਕਰਕੇ ਓਮੈਕਸ ਕੰਪਨੀ ਦੇ ਰਕਬੇ ਦੀ ਪੜਤਾਲ ਸਬੰਧੀ ਜੋ ਰਿਪੋਰਟ ਮਿਤੀ 18-11-2021 ਨੂੰ ਕੀਤੀ ਗਈ ਹੈ ਉਸ ਵਿਚ ਹੇਠ ਲਿਖੀਆ ਗਲਤੀਆ ਦਰੁਸਤ ਕਰਕੇ ਰਿਪੋਰਟ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਹੈ :

(1) ਪਿੰਡ ਭੜੋਜੀਆ ਹਦਬਸਤ ਨੰਬਰ 160 ਖਸਰਾ ਨੰਬਰ 285 ਸਹੀ ਵਾ ਦਰੁਸਤ ਪੜਿਆ ਜਾਵੇ।

(2) ਪਿੰਡ ਸਲਾਮਤਪੁਰ ਹਦਬਸਤ ਨੰਬਰ 162 ਸਹੀ ਵਾ ਦਰੁਸਤ ਪੜਿਆ ਜਾਵੇ।

(3) ਪਿੰਡ ਰਾਣੀਮਾਜਰਾ ਹਦਬਸਤ ਨੰਬਰ 85 ਦੀ ਥਾਂ ਪਿੰਡ ਢੰਡੇਮਾਜਰਾ ਹਦਬਸਤ ਨੰਬਰ 164 ਵਿੱਚ ਖਸਰਾ ਨੰਬਰ 7//1/1,10/2 ਸਹੀ ਵਾ ਦਰੁਸਤ ਪੜਿਆ ਜਾਵੇ।

ਅਤੇ ਪਿੰਡ ਰਾਣੀਮਾਜਰਾ ਹਦਬਸਤ ਨੰਬਰ 85 ਨੰਬਰ ਖਸਰਾ 2//1/1,1/2,10, 11 ਨੂੰ ਰਿਪੋਰਟ ਵਿੱਚ ਸਾਮਲ ਸਮਝਿਆ ਜਾਵੇ।

(4) ਪਿੰਡ ਰਾਣੀਮਾਜਰਾ ਹਦਬਸਤ ਨੰਬਰ 85 ਵਿਚ ਜੋ ਕਿ ਪਹਿਲਾ ਹੀ ਦਰੁਸਤ ਹੈ।

(5) ਪਿੰਡ ਢੰਡੇਮਾਜਰਾ ਹਦਬਸਤ ਨੰਬਰ 164 ਨੰਬਰ ਖਸਰਾ 7//21/1 ਵਿੱਚ ਸਹੀ ਵਾ ਦਰੁਸਤ ਪੜਿਆ ਜਾਵੇ। ਉਕਤ ਪਿੰਡ ਰਾਣੀਮਾਜਰਾ ਅਤੇ ਢੰਡੇਮਾਜਰਾ ਦਾ ਰਕਬਾ 5 ਏਕੜ ਹੈ।

(6) ਪਿੰਡ ਰਾਣੀਮਾਜਰਾ ਹਦਬਸਤ ਨੰਬਰ 85 ਵਿੱਚ ਨੰਬਰ ਖਸਰਾ 3//21/2 ਦੀ ਥਾਂ ਤੇ 3//21/1 ਅਤੇ 9//5/2 ਸਹੀ ਵਾ ਦਰੁਸਤ ਪੜਿਆ ਜਾਵੇ।

(7) ਪਿੰਡ ਰਾਣੀਮਾਜਰਾ ਹਦਬਸਤ ਨੰਬਰ 85 ਜੋ ਪਹਿਲਾ ਹੀ ਦਰੁਸਤ ਹੈ।

(8) ਪਿੰਡ ਪੈਤਪੁਰ ਹਦਬਸਤ ਨੰਬਰ 166 ਨੰਬਰ ਖਸਰਾ 29 ਰਿਪੋਰਟ ਵਿਚ ਸਹੀ ਵਾ ਦਰੁਸਤ ਪੜਿਆ ਜਾਵੇ।

(9) ਪਿੰਡ ਭੜੋਜੀਆ ਹਦਬਸਤ ਨੰਬਰ 160 ਵਿੱਚ ਖਸਰਾ ਨੰਬਰ 650/35,652/36 ,38 ਸਹੀ ਵਾ ਦਰੁਸਤ ਪੜਿਆ ਜਾਵੇ।

ਅਤੇ ਪਿੰਡ ਸਲਾਮਤਪੁਰ ਹਦਬਸਤ ਨੰਬਰ 162 ਨੰਬਰ
ਖਸਰਾ6//22,23,11//7/1,7/2,6,15,14/2/1,14/2/2,14/1/2/2,14/1/1/2,14/1/2/1.14/1/1/1,17,12//9/2.10/1,10/2,11/1,11/2,12/1,20/1/1,20/1/2 ਜਿਸ ਨੂੰ ਨਾਲ ਨੱਥੀ ਨਕਸੇ ਵਿਚ ਹਰੇ ਰੰਗ ਨਾਲ ਦਰਸਾਇਆ ਗਿਆ ਹੈ। ਇਹ ਰਕਬਾ ਮੌਕੇ ਪਰ ਖਾਲੀ ਹੈ।

(10) ਪਿੰਡ ਰਸੂਲਪੁਰ ਹਦਬਸਤ ਨੰਬਰ 163 ਜੋ ਪਹਿਲਾ ਹੀ ਸਹੀ ਵਾ ਦਰੁਸਤ ਹੈ।

(11) ਪਿੰਡ ਕੰਸਾਲਾ ਹਦਬਸਤ ਨੰਬਰ 157 ਜੋ ਪਹਿਲਾ ਹੀ ਸਹੀ ਵਾ ਦਰੁਸਤ ਹੈ।

(12) ਪਿੰਡ ਰਾਣੀਮਾਜਰਾ ਹਦਬਸਤ ਨੰਬਰ 85 ਜੋ ਪਹਿਲਾ ਹੀ ਸਹੀ ਵਾ ਦਰੁਸਤ ਹੈ।

(13) ਪਿੰਡ ਧੰਡੋਲੀ ਹੁਦਬਸਤ ਨੰਬਰ 169 ਵਿੱਚ ਜੋ ਨੰਬਰ ਖਸਰਾ 4//151/1 ਲਿਖਿਆ ਹੋਇਆ ਹੈ ਉਸ ਨੂੰ 4//15/1/1 ਸਹੀ ਵਾ ਦਰੁਸਤ ਪੜਿਆ ਜਾਵੇ।

(14) ਪਿੰਡ ਬਾਸੇਪੁਰ ਹਦਬਸਤ ਨੰਬਰ 168 ਜੋ ਪਹਿਲਾ ਹੀ ਸਹੀ ਵਾ ਦਰੁਸਤ ਹੈ।

(15) ਪਿੰਡ ਸੈਣੀਮਾਜਰਾ ਹਦਬਸਤ ਨੰਬਰ 167 ਜੋ ਪਹਿਲਾ ਹੀ ਸਹੀ ਵਾ ਦਰੁਸਤ ਹੈ।

(16) ਪਿੰਡ ਪੈਤਪੁਰ ਹਦਬਸਤ ਨੰਬਰ 166 ਜੋ ਪਹਿਲਾ ਹੀ ਸਹੀ ਵਾ ਦਰੁਸਤ ਹੈ।

(17) ਪਿੰਡ ਚਾਹੜਮਾਜਰਾ ਹਦਬਸਤ ਨੰਬਰ 19 ਵਿੱਚ ਨੰਬਰ ਖਸਰਾ 10//14/2,7,ਸਹੀ ਵਾ ਦਰੁਸਤ ਪੜਿਆ ਜਾਵੇ। ਇਹ ਕਿ ਲੜੀ ਨੰਬਰ 9 ਤੋ 17 ਤਕ ਦਾ ਕੁੱਲ ਰਕਬਾ 85.5 ਏਕੜ ਹੈ।

(18) ਲੜੀ ਨੰਬਰ 18 ਜੋ ਪਹਿਲਾ ਹੀ ਸਹੀ ਵਾ ਦਰੁਸਤ ਹੈ।

(19) ਲੜੀ ਨੰਬਰ 19 ਜੋ ਪਹਿਲਾ ਹੀ ਸਹੀ ਵਾ ਦਰੁਸਤ ਹੈ।

(20) ਲੜੀ ਨੰਬਰ 20 ਜੋ ਪਹਿਲਾ ਹੀ ਸਹੀ ਵਾ ਦਰੁਸਤ ਹੈ ਜੋ ਕਿ ਇਸ ਸਬੰਧੀ ਜੋ ਪਹਿਲਾ ਰਿਪੋਰਟ ਭੇਜੀ ਗਈ ਹੈ ਉਸ ਵਿਚ ਦਰੁਸਤੀ ਕਰਕੇ ਦੁਬਾਰਾ ਰਿਪੋਰਟ ਭੇਜੀ ਜਾਂਦੀ ਹੈ।

NAIB TEHSILDAR
MAJRI

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

The following were present:

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

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Item No. 01: Confirmation of the proceedings of 209th meeting of State Level Expert Appraisal Committee held on 27.11.2021. **350**

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

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

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

Item no. 210.01: Regarding conducting SEAC meetings at least once in 15 days. **351**

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

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

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

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

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

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

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

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

1.0 Deliberations during 210th meeting of SEAC held on 24.12.2021

The meeting was attended by the following:

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

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

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

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

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

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

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

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

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

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

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

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

1.0 Deliberations during 210th meeting of SEAC held on 24.12.2021

The meeting was attended by the following:

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

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

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

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

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

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

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

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

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

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

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

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

1.0 Deliberations during 210th meeting of SEAC held on 24.12.2021

The meeting was attended by the following:

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

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

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

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

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

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

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

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

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

1.0 Deliberations during 201st meeting of SEAC held on 02.06.2021

The meeting was attended by the following:

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

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

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

2.0 Deliberations during 204th meeting of SEAC held on 20.07.2021

The meeting was attended by the following:

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

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

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

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

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

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

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

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

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

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

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

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

2) Any other Category

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

b) 2x 240 KVA, 1x500 KVA

c) Saving measures:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Deliberations during 209th meeting of SEAC held on 27.11.2021

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The meeting was attended by the following:

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

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

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

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

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

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

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

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

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

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

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

Deliberations during 210th meeting of SEAC held on 24.12.2021

The meeting was attended by the following:

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

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

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

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

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

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

Special Condition:

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

I) Statutory compliances:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

II) Air quality monitoring and preservation

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

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

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

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

preferred option. The location of the DG sets may be decided in consultation with Punjab Pollution Control Board.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

III) Water quality monitoring and preservation

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

water storage tanks and make it a part of the environmental management plans / building plans so as to reduce the water consumption/ground water abstraction.

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

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

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

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

xvi) All recharge should be limited to shallow aquifer.

xvii) No ground water shall be used during construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and should be available at site. **375**

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

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

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

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

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

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

IV) Noise monitoring and prevention

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

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

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

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

V) Energy Conservation measures

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

ii) Outdoor and common area lighting shall be LED.

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

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

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

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

VI) Waste Management

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

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

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

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

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

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

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

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

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

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

VII) Green Cover

i) No naturally growing tree should be felled/transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the

concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department.

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ii) At least single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure planting of 354 trees (@1 tree/80 Sqm of Total Land Area) in the project area at the identified location, as per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years. The plants shall be protected and maintained by the project proponent or Residents Welfare Association, as the case may be, even after three years. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines.

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

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

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

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

VIII) Transport

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

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

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

b) Traffic calming measures.

c) Proper design of entry and exit points.

d) Parking norms as per local regulations.

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

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

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

IX) Human health issues

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

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

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

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

v) A First Aid Room shall be provided in the project both during construction and operations of the project. **380**

X) Environment Management Plan

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

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

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

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

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

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

XI) Validity

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

XII) Miscellaneous

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Deliberations during 210th meeting of SEAC held on 24.12.2021

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The meeting was attended by the following:

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

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

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

	then Status of the NOC w.r.t PLPA,1900.	
7.	If the project falls within 10 km of Eco sensitive area/ National park/Wild Life Sanctuary. If yes, a) Name of ecosensitive area/ National park/Wild Life Sanctuary and distance from the project site. b) Status of clearance from National Board for Wild Life (NBWL).	No, Project Proponent has submitted an undertaking that the project does not fall within eco-sensitive zone and distance of the same is more than 18km. No No
8.	Classification/Land use pattern as per Master Plan	Residential, as per the location of the project shown by the Project Proponent in the Zonal Development Plan, SAS Nagar. Further, the Project Proponent has submitted permission for Change of Land Use (CLU) for total land area of **25 acre** located at Village Landran, (Hadbast No. 37), Tehsil & District SAS Nagar. The letter has been issued by Senior Town Planner, Deptt. of Town & Country Planning, Punjab.
9.	Cost of the project	130 Crore
10.	Total Plot area, Built up Area and Green area	Land: 25 Acres (101171 SQM) Built-up area: 106883 SQM Green Area: 13339 SQM
11.	**Area Breakup is given as under:**	

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

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

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

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

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

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

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

Total domestic Water Requirement, Wastewater generation and treatment details:

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

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

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

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

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

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

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

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

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

Special Condition

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

XIII) Statutory compliances:

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

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

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

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

xviii) The project proponent shall obtain Consent to Establish / Operate under the provisions of the Air (Prevention & Control of Pollution) Act, 1981 and the Water

(Prevention & Control of Pollution) Act, 1974 from the Punjab Pollution Control Board.

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

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

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

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

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

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

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

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

XIV) Air quality monitoring and preservation

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

XV) Water quality monitoring and preservation

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

xxxix) All recharge should be limited to shallow aquifer.

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

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

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

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

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

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

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

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

XVI) Noise monitoring and prevention

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

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

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

XVII) Energy Conservation measures

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

viii) Outdoor and common area lighting shall be LED.

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

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

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

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

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

XVIII) Waste Management

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

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

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

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

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

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

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

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

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

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

XIX) Green Cover

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

viii) At least single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure planting of 1265 trees (@1 tree/80 Sqm of Total Land Area) in the project area at the identified location, as per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years. The plants shall be protected and maintained by the project proponent or Residents Welfare Association, as the case may be, even after three years. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines.

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

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

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

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

XX) Transport

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

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

f) Traffic calming measures.

g) Proper design of entry and exit points.

h) Parking norms as per local regulations.

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

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

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

XXI) Human health issues

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

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

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

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

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

XXII) Environment Management Plan

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

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

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

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

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

XXIII) Validity

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

XXIV) Miscellaneous

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

site. ***Therefore, the site of the project is conforming to the sitting guidelines laid down by the Govt. of Punjab, Department of Science Technology and Environment vide order dated 25.07.2008 as amended on 30.10.2009."***

Deliberations during 210th meeting of SEAC held on 24.12.2021

The meeting was attended by the following:

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

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

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

	b) Is the project covered under PLPA, 1900, if yes then Status of the NOC w.r.t PLPA,1900.	
7.	If the project falls within 10 km of Eco sensitive area/ National park/Wild Life Sanctuary. If yes, a) Name of Eco sensitive area/ National park/Wild Life Sanctuary and distance from the project site. b) Status of clearance from National Board for Wild Life (NBWL).	No, a copy of an undertaking stating that the project does not fall within eco-sensitive zone and distance of the same is more than 16.44 km submitted. No No
8.	Classification/Land use pattern as per Master Plan	Residential, as per the location of the project in the Zonal Development Plan, SAS Nagar shown by the Project Proponent. Further, a copy of allotment letter issued by GMADA vide memo no. EO/2021/80645 dated 18.08.2021 for allotting the land of area 26369.1 sqm, (6.516 acres) for construction of Group Housing project submitted.
9.	Cost of the project	285 Crore
10.	Total Plot area, Built up Area and Green area	Land: 26345 Sqm Built-up area: 135913 Sqm Green Area: 7069 Sqm
11.	**i) Residential area details:**	

Residential built up area	**FAR Area in Sq.ft**	**Non-FAR Area in Sq.ft**	**Total Built up area in Sq.ft.**	**No. of Flats**	**Duplex**
Block-1 (4BHK) S+24 (No. of Tower=1)	120671.683	43073.852	163745.535	44	02
Block-1A (4BHK) S+26 (No. of Tower=1)	130786.879	46160.102	176946.981	48	02

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

ii) Commercial Built up area:

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

iii) Area under Basement

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

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

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

12. **Water requirement & Population:**

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

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

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

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

		rooftop rainwater of buildings after treatment through oil & Grease traps
18.	Solid waste generation and its disposal	a)690 kg/day b) Solid wastes will be appropriately segregated (at source. by providing bins) into bio-degradable Components, and non- biodegradable. The recyclable waste would be sold to the recyclers.
19.	Hazardous Waste & E-waste	1) Cat 5.1 Qty 50-100 ltr/annum 2) Any other Category Used oil from DG sets will be sold to registered recyclers and E-waste will be disposed of as per the E-waste (Management) Amendment Rules, 2018.
20.	Energy Requirements & Saving	a) 1900 KW from PSPCL. b) 2x500, 1x 240 KVA, 2x125 KVA c) Saving measures: • Solar Light 20 No = 30 KWHD • Common area (800) lights replaced with LED = 432 KWHD • Solar water heater for the total water required = 500 Ltr • Energy Saving @2200 KWH annually with 100 litres solar heated water use/day • Energy Saved 500 x2200/100= 11000 KWH/year = 30KWH/day • Total Energy saved/day 30+432+30= 492 KWHD
21.	Environment Management Plan along with Budgetary break up phase wise and responsibility to implement given as under: **During construction & Operation phase, Partner will be responsible for implementation of the EMP.**	

Sr. no	**Description**	**Capital Cost (Rs. in Lacs)**	**Recurring cost (Rs. in Lacs)**
Construction Phase			
1.	Medical Cum First Aid	0.50	1.0
2.	Toilets for sanitation	3.0	0.75

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

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

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

Group Housing Project namely "Horizon Belmond" at Sector 88, District SAS Nagar, (Punjab) with proposed built up area of 135913 Sqm and total project area of 26345 Sqm, as per the details mentioned in the Form 1, 1A, EMP & subsequent presentation /clarifications made by the project proponent and his consultant subject to the following standard conditions:- **412**

I) Statutory compliances:

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

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

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

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

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

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

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

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

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

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

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

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

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

II) Air quality monitoring and preservation

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

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

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

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

v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at

least 3 m height or 1/3rd of the building height and maximum up to 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

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

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

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

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

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

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

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

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

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

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

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

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

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

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III) Water quality monitoring and preservation

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sr. No	Nature of the Stream	Color code
a)	Fresh water	Blue
b)	Untreated wastewater from Toilets/ urinal and from Kitchen	Black

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

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

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

xvi) All recharge should be limited to shallow aquifer.

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

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

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

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

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

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

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

IV) Noise monitoring and prevention

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

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

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

V) Energy Conservation measures

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

ii) Outdoor and common area lighting shall be LED.

iii) Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof U-values shall be as per ECBC specifications.

iv) Energy conservation measures like installation of LEDs for lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.

v) Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.

vi) At least 30% of the roof top area shall be used for generating Solar power for lighting in the apartments so as to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher.

VI) Waste Management

i) A certificate from the competent authority handling municipal solid waste, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.

ii) Disposal of muck during construction phase should not create any adverse effect on the neighbouring communities and should be safely disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

iii) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.

iv) Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed for treatment and disposal of the waste.

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v) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.

vi) Any hazardous waste generated during construction phase, shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.

vii) Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.

viii) Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.

ix) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.

x) Used CFLs and TFLs should be properly collected and disposed off or sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VII) Green Cover

i) No naturally growing tree should be felled/transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department.

ii) At least single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure planting of 350 trees (@1 tree/80 Sqm of Total Land Area) in the project area at the identified location, as per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years. The plants shall be protected and maintained by the project proponent or Residents

Welfare Association, as the case may be, even after three years. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines.

iii) Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 saplings of the same species for every tree that is cut) shall be done and the newly planted saplings will be maintained for at least 5 years. Green belt development shall be undertaken as per the details provided in the project document.

iv) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

v) The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.

vi) The green belt along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for commercial land use.

VIII) Transport

i) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.

a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.

b) Traffic calming measures.

c) Proper design of entry and exit points.

d) Parking norms as per local regulations.

ii) Vehicles hired for bringing construction material to the site should be in good condition and should have a valid pollution check certificate, conform to applicable air and noise emission standards and should be operated only during non-peak hours.

iii) A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the

project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

iv) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.

IX) Human health issues

i) All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust masks.

ii) For indoor air quality the ventilation provisions as per National Building Code of India should be followed.

iii) Emergency preparedness plan based on the Hazard identification and Risk Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, creche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

iv) Occupational health surveillance of the workers shall be done on a regular basis.

v) A First Aid Room shall be provided in the project both during construction and operations of the project.

X) Environment Management Plan

i) The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.

ii) A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will report directly to the head of the organization.

iii) Action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year-wise funds earmarked for environmental protection measures shall be kept in separate accounts and will not be diverted for any other purpose. The project proponent shall spend the minimum amount of Rs129.50 Lacs towards the capital cost and Rs. 14.65 Lacs/annum towards recurring cost in the construction phase of the project including the environmental monitoring cost and shall spend the minimum amount of Rs. 21.90 Lacs/annum towards the recurring cost in operation phase of the project including the environmental monitoring cost as per the details given as under:

Sr. No.	**Particulars**	**Construction Phase**		**Operation Phase**
		Capital Cost (Rs in Lac)	**Recurring Cost (Rs in Lac)**	**Recurring Cost (Rs in Lac)**
1.	Medical Cum First Aid	0.50	1.0	-
2.	Toilets for sanitation system	3.0	0.75	-
3.	Wind breaking curtains	14.0	5.0	-
4.	Sprinklers for suppression of dust	3.0	2.0	-
5.	Sewage Treatment Plant	60.0	-	4.5
6.	Solid Waste segregation & disposal	12.0	-	3.5
7.	Green Belt including grass coverage	22.0	-	5.0
8.	Rain Water Harvesting System	15.0	-	2.0
9	Environment Monitoring	-	5.9	6.9
	TOTAL	**129.50**	**14.65**	**21.90**

The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of the environmental management

plan is transferred to the occupier under intimation to SEIAA, Punjab. Year-wise progress of implementation of the action plan shall be reported to the Ministry/Regional Office along with the Six-monthly Compliance Report.

XI) Validity

i) This environmental clearance will be valid for a period of seven years from the date of its issue or till the completion of the project, whichever is earlier.

XII) Miscellaneous

i) The project proponent shall obtain completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab before allowing any occupancy.

ii) The project proponent shall comply with the conditions of CLU, if obtained.

iii) The project proponent shall prominently advertise in at least two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.

iv) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn have to publicly display the same for 30 days from the date of receipt.

v) The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.

vi) The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at Environment Clearance portal and submit a copy of the same to SEIAA.

vii) The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put the same on the website of the company.

viii) The project proponent shall inform the Regional Office as well as SEIAA Punjab, the date of financial closure and final approval of the project by the concerned

authorities, commencing the land development work and start of production operation by the project.

ix) The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.

x) The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during Public Hearing and also those made to SEIAA / SEAC during their presentation.

xi) No further expansion or modifications in the project shall be carried out other than those permitted in this EC without prior approval of SEIAA. In case of deviation or alterations in the project proposal from those submitted to the Ministry/SEIAA for clearance, a fresh reference shall be made to the Ministry/SEIAA, as applicable, to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.

xii) The Regional Office, MoEF&CC, Chandigarh, Punjab Pollution Control Board and SEIAA/ SEAC members nominated for the purpose shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) entrusted with this monitoring by furnishing the requisite data/ information/monitoring reports.

xiii) This Environmental Clearance is granted subject to final outcome of pending related cases in the Hon'ble Supreme Court of India, Hon'ble High Courts, Hon'ble NGT and any other Court of Law as may be applicable to this project.

Item No 210.08: Application for obtaining expansion in Environmental Clearance under EIA notification dated 14.09.2006 for the expansion of a township project namely "Omaxe Chandigarh Extension" located at Kansala, Ranimajra, Dhodemajra, Rasoolpur, Salamatpur, Raul, Bharonjian, Ghandouli, Bhagat Majra, Saini Majra, Bansepur, paintpur, chahar majra, sanglan, in Mullanpur (LPA),Punjab, by M/s Omaxe New Chandigarh Developers Pvt. Ltd. (Proposal No. SIA/PB/MIS/62162/2014).

Earlier the project proponent was granted Environmental Clearance for the expansion of a township project namely "Chandigarh Extension" located at Kansala, Ranimajra, Dhodemajra, Rasoolpur in Mullanpur (LPA). The said EC was granted for total plot area 592.463 acres and total built up area 289325 sqm.

Now the project proponent has submitted an application for obtaining expansion in Environmental Clearance for the expansion of the earlier project. After expansion, the land area will be 805.611 acres and built-up area will increased by 1884325 sqm and the total built up area will become 2145325.314 sqm.

The ToR to the project was issued by the MoEF&CC vide letter no. 21-94/2020-IA.III dated 10.12.2020. The project proponent submitted the Form I, IA and EIA report, other additional documents. They have also deposited the processing fee amounting to Rs. 2,61,000/- through NEFT no. 010206201499/1 Dated 02.06.2020 and Rs. 18,84,325/- vide NEFT No. 0119062114507/0 dated 19.06.2021. Thus, the total fee comes out to be Rs. 21,45,325/- which is adequate as per notification dated 27.06.2019 against the total builtup area of 2145325 sqm. MoEF&CC vide letter no. 5-704/2014 (IRO)/790 dated 16.11.2020 has sent the certified compliance report of the conditions of the previous Environment Clearance which was granted to the Project Proponent.

1.0 Deliberations during 204th meeting of SEAC held on 20.07.2021.

The meeting was attended by the following:

1. Mr. Mukesh Bhati, AVP, on behalf of the Project Proponent.
2. Mr. Deepak Gupta, Environmental Advisor on behalf of the Project Proponent.
3. Sh. Sandeep Singh, FAE, M/s CPTL, Mohali, Environmental Consultant.

SEAC allowed the Environmental Consultant of the Project Proponent to present salient features of the project which he presented as under:

Sr. no.	Item	Details
1.	Online Proposal No.	SIA/PB/MIS/62162/2014 TOR issued by MoEF& CC on Delhi on 10th December 2020
2.	Name and Location of the project	"Omaxe Chandigarh Extension" located at Kansala, Ranimajra, Dhodemajra, Rasoolpur, Salamatpur, Raul, Bharonjian, Ghandouli, Bhagat Majra, Saini Majra, Bansepur, paintpur, chahar majra, sanglan, in Mullanpur (LPA),Punjab.
3.	Project/activity covered under item of scheduled to the EIA Notification, 14.09.2006	8 B (Expansion)
4.	Whether the project is in critical polluted area or not.	None
5.	If the project involves diversion of forest land. If yes, c) Extent of the forest land. d) Status of the forest clearance.	CLU already obtained.
6.	a) Is the project covered under PLPA,1900, if No but located near to PLPA area then the project proponent is required to submit NOC from the concerned DFO to the effect that project area does not fall under the provision of PLPA Act, 1900. b) Is the project covered under PLPA, 1900, if yes then Status of the NOC w.r.t PLPA,1900.	No

<table>
<tr><td>7.</td><td>If the project falls within 10 km of ecosensitive area/ National park/Wild Life Sanctuary. If yes,
c) Name of ecosensitive area/ National park/Wild Life Sanctuary and distance from the project site.
d) Status of clearance from National Board for Wild Life (NBWL)</td><td>No

No

No</td></tr>
<tr><td>8.</td><td>Classification/Land use pattern as per Master Plan</td><td>Residential, mix land use as per CLU submitted.</td></tr>
<tr><td>9.</td><td>Cost of the project</td><td>550 Cr.</td></tr>
<tr><td>10.</td><td>Total Plot area, Built up Area and Green area</td><td>
<table>
<tr><th>Description</th><th>Previous EC</th><th>Additional</th><th>Total after expansion</th></tr>
<tr><td>Land (Acres)</td><td>592.463</td><td>213.148</td><td>805.611</td></tr>
<tr><td>Built-up area (sqm)</td><td>289325</td><td>1884325</td><td>2145325</td></tr>
<tr><td colspan="3">Green area (sqm)</td><td>237550</td></tr>
</table>
</td></tr>
<tr><td>11.</td><td>Population (when fully operational)</td><td>124915 persons</td></tr>
<tr><td>12.</td><td>Water Requirements & source in Construction Phase</td><td>20-30 KLD
met by STP with in the project</td></tr>
<tr><td>13.</td><td colspan="2">Break up of Water Requirements & source in Operation Phase (Summer, Rainy, Winter):
<table>
<tr><th>Sr. No.</th><th>Season</th><th>Total Water (KLD)</th><th>Fresh water (KLD)</th><th>Flushing (KLD)</th><th>Green Area (KLD)</th></tr>
<tr><td>1</td><td>Summer</td><td>15779</td><td>13467</td><td>2312</td><td>1565</td></tr>
<tr><td>2</td><td>Winter</td><td>15779</td><td>13467</td><td>2312</td><td>512</td></tr>
<tr><td>3</td><td>Rainy</td><td>15779</td><td>13467</td><td>2312</td><td>142</td></tr>
</table>
</td></tr>
<tr><td>14.</td><td>Source of Water</td><td>• Ground water (tube well)</td></tr>
</table>

<table>
<tr><td></td><td></td><td>• Treated waste water will be used in the construction (STP installed within project)
• The permission from the PWRDA has been applied.
• Recirculation of treated water</td></tr>
<tr><td>15.</td><td>Treatment & Disposal arrangements of waste water in Construction Phase</td><td>At present 3 STPs of capacity 1000KLD, 100KLD and 50KLD have been installed to treat the wastewater generated from the current population. The wastewater generated during the construction will be treated in the same STPs.</td></tr>
<tr><td>16.</td><td>Disposal Arrangement of Waste water in Operation Phase</td><td>Total =12623 KLD waste water will be generated, which will be treated in different STPs of capacity installed for the different phases with total treatment capacity of 13 MLD (500KLD X 6no., 1000KLD X 4 no., 2500KLD X 2no.). At present 3 STPs of capacity 1000KLD, 100KLD and 50KLD have already been installed. The disposal of treated wastewater is given as under:
<table>
<tr><td>Sr. No.</td><td>Season</td><td>For Flushing purposes (KLD)</td><td>Green Area sqm (KLD)</td><td>MC Sewer if any (KLD)</td></tr>
<tr><td>1.</td><td>Summer</td><td>2312</td><td>1565</td><td>8746</td></tr>
<tr><td>2.</td><td>Winter</td><td>2312</td><td>512</td><td>9799</td></tr>
<tr><td>3.</td><td>Rainy</td><td>2312</td><td>142</td><td>10169</td></tr>
</table></td></tr>
<tr><td>17.</td><td>Rain water recharging detail</td><td>1699723 m3/year rain water will be collected and 80 no. of recharging pits will be provided to recharge the rooftop rainwater of buildings after treatment through oil & Grease traps</td></tr>
<tr><td>18.</td><td>Solid waste generation and its disposal</td><td><table>
<tr><td></td><td>Earlier</td><td>Additional</td><td>Total</td></tr>
<tr><td>MSW</td><td>30235 Kg/day</td><td>17885 Kg/day</td><td>48120 Kg/day</td></tr>
</table>
a)48120 kg/day
b) Solid wastes will be appropriately segregated (at source. by providing bins) into recyclable, Bio-degradable Components, and non- biodegradable</td></tr>
<tr><td>19.</td><td>Hazardous Waste & EWaste</td><td>1) Cat 5.1 Qty 25 ltr.
2) Any other Category

Used oil from DG sets will be sold to registered recyclers and E-waste will be disposed off as per the E-waste (Management) Amendment Rules, 2018</td></tr>
</table>

<table>
<tr><td>20.</td><td>Energy Requirements & Saving</td><td>a) 30 MW from PSPCL.
b) 6x 240 KVA, 4x500 KVA
Energy Saving measures:
• Solar Light 500 No = 3750 KWHD
• Common area (5000) light bulbs(60W) replaced with LED 15 W = 2700 KWHD
• Energy Saving @2200 KWH annually with 100 liters solar heated water use/day
• Energy Saved for use of 8000 lit hot water/day 8000 x2200/100 = 176000 KWH/year = 482 KWHD
• Total Energy saved/day = 6932 KWHD</td></tr>
<tr><td>21.</td><td>Environment Management Plan along with Budgetary break up phase wise and responsibility to implement</td><td>During construction phase GM will be responsible and during operation phase, GM Will be responsible for implementation of the EMP.
<table><tr><th>Description</th><th>Capital Cost (Rs)</th><th>Recuring Cost (Rs)</th></tr><tr><td>Construction</td><td>1022 lac</td><td>18.50 lac</td></tr><tr><td>Operation</td><td></td><td>53.0 lac</td></tr></table></td></tr>
<tr><td>22.</td><td>Certified Compliance report from regional office of MoEF& CC</td><td>Submitted</td></tr>
</table>

During the meeting, SEAC raised following observations to the Project Proponent to which he replied as under:

1. The Project Proponent shall submit compliance of the observations made by the MoEF while sending the certified compliance report.
2. As per the condition of the earlier Environmental Clearance granted to the Project Proponent, the Environmental Clearance was subject to final order of the Hon'ble Supreme Court of India in the matter of Goa foundation Vs. Union of India in writ petition (Civil) no. 460 of 2004 as may be applicable to this project and decisions of any competent Court, to the extent applicable. The Project Proponent is required to submit proper reply to this condition.
3. The Project Proponent shall submit details w.r.t. No. of Towers to be constructed, No. of stories in each tower, details of flats on each floor such as 3BHK/4BHK etc., the basis of estimating the population, calculation of water requirement and wastewater generation with treatment and disposal arrangements.

4. The project proponent shall submit the detailed plan for the collection, segregation, treatment and disposal of Municipal Solid Waste in compliance of Solid Waste Management Rules, 2016.
5. The Project Proponent shall mark the location of the STPs in the layout plan as proposed by him.

SEAC also observed that the Hon'ble NGT has recently passed order on 02.07.2021 in OA no. 980/2019 in which the project proponent is one of the respondents. SEAC observed that the matter requires in depth deliberations.

After detailed deliberations, SEAC decided to defer the case till the next meeting of SEAC subject to submission of reply by the Project Proponent. The latest Hon'ble NGT order dated 02.07.2021 shall be circulated to all the members of SEAC through e-mail so that the said order can be deliberated in depth in the next meeting.

Now, the Project Proponent vide letter dated 30.07.2021 has submitted the point wise reply of the observations raised by the SEAC.

Further, the latest Hon'ble NGT order dated 02.07.2021 was circulated to all the members of SEAC vide e-mail dated 27.07.2021.

The operative part of the said order is given as under:

"We request the committee to look into the issue in respect of village Kansala and give a further supplementary report on the subject as far as possible within two months by e-mail at judicial-ngt@gov.in preferably in the form of searchable PDF/OCR Support PDF and not in the form of image PDF. It will be open to the concerned stakeholder to put forward their respective view point before the committee by way of written representation and/or personal appearance which may be duly considered by the committee. The report of the committee may be placed on the website of the State PCB for being accessed by all the stakeholders for their response to the report before the next date. List for further consideration on 27.10.2021."

Recently, a representation has been received on 7.08.2021 from Sh. Sandeep Singh S/o Sukhpal Singh R/o Village Gandhon Kalan, VPO Rangilpur, Tehsil & District Rupnagar, Punjab, wherein it was informed as under:

1. That the Project Proponent added around 60 acres of land in the area for which earlier Environment Clearance was obtained and started construction of seven different projects in newly added land. Out of 7 projects, excavation was completed in 1 project, plotted development (Roads, sewerage etc.) completed in 2 projects, external

structure development completed in 2 projects and external structure upto 9th floor completed in 2 projects.

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2. The complainant has highlighted that the STP installed by the Project Proponent for treating the wastewater from the present population (1500 residential apartments) is not operational and untreated wastewater is discharged into the River Siswan.
3. The Project Proponent has installed 2 no. RMC plants at villages Bharounjian and village Ranimajra without obtaining statutory approval from Punjab Pollution Control Board.
4. The Project Proponent has also not taken adequate measures for storage of construction material lying at the site in compliance of Construction and Demolition Waste Management Rules, 2016. The Project Proponent has not obtained separate Environment Clearance for the project namely "The Lake" without obtaining separate Environment Clearance, as the same was not included in the Environment Clearance application of the "Chandigarh Extension".
5. The complainant has requested not to grant expansion in the Environment Clearance to M/s Omaxe New Chandigarh Developers Pvt. Ltd and initiate action under the provision of EIA Notification 14.09.2006 due to aforesaid violation.

2.0 Deliberations during 205th meeting of SEAC held on 21.08.2021.

Member Secretary, SEAC apprised the Committee that the above said representation/ complaint dated 7.08.21 was also addressed to Principal Secretary, Department of Science, Technology & Environment, Punjab besides Chairman, SEIAA, Chairman, SEAC and Chairman, PPCB. Further, the Department of Science, Technology & Environment is in the process of constituting a Committee to verify the facts of the complaint.

After deliberations, SEAC decided to defer the case and will be considered after receipt of report of the Committee.

3.0 Deliberations during 208th meeting of SEAC held on 02.11.2021.

The meeting was attended by the following:

1. Mr. Mukesh Bhati, AVP, on behalf of the Project Proponent
2. Mr.Deepak Gupta, Environmental Advisor, on behalf of the Project Proponent.
3. Mr. Sital Singh, M/s CPTL, Mohali, Environmental Consultant

The Committee was informed that after receiving the first representation from Sh. Sandeep Singh through Advocate Sh. S.S. Sehgal on 07.08.21, another representation dated 27.08.21 was received from Sh. Sandeep Singh through Advocate Sh. S.S. Sehgal through email on 31.08.21, wherein it was submitted that the builder has developed a

total of 6,48,510 sq.m. built up area as against the permitted 2,89,325 sqm. of built-up area to be developed in 592.463 acres. The built up area of 6,48,510 sqm includes a huge group housing project namely, "The Lake" measuring 3,04,049 sqm alone, with details as under:

Sr. No.	Name of Project	Location in the Omaxe Township	Total Built up area (Sqm.)
1.	The Lake	Village Bharounjian	3,04,049.154
2.	Silver Birch	Village Ranimajra & Kansala	1,19,644
3.	Ambrossia	Village Ranimajra & Kansala	35,347
4.	Cassia	Village Ranimajra & Kansala	92,290
5.	Celestia Grand Floors	Village Ranimajra & Kansala	17,352
6.	Celestia Royal Floors	Village Ranimajra & Kansala	58,023
7.	Mullberry Villas	Village Kansala	21,806
		Total Built up Area	**6,48,511.154**

Further, "The Lake" Group Housing Project consist of 1344 flats with built up area of 3,04,049 sqm. which is not a part of the 2,89,325 sqm for which EC was granted on 25.03.2015. Further, it was submitted that the Group Housing Project namely, "The Lake" in complete violation of EIA Notification, 2006 and requested that the construction going on at the site is without Environmental Clearance and prayed that the sale purchase of flats/ units may kindly be stopped and the builder may be directed not to handover possession of dwelling units during the pendency of this application.

On the above said representations/ complaints made by Sh. Sandeep Singh on dated 07.08.21 & 27.08.21, the Govt. of Punjab, Department of Science, Technology & Environment vide Memo No. 10/552/2021-STE(5)/298 dated 31.08.21 and Memo No. 10/552/2021-STE(5)/248021 dated 14.09.21 has constituted a Committee of Senior Environmental Engineer and Environmental Engineer, PPCB to inquire into the matter.

The above said Committee submitted its report to Govt. of Punjab, Department of Science, Technology & Environment vide letter No. 5433 dated 23.09.21. The Committee visited the site on 08.09.21 and intimated that the project proponent has carried out development activities beyond the approved drawing no. 3269 CTP (PB)-MPM-131 dated 10.06.14 on the basis of which environmental clearance was granted with details of newly added 7 projects are as under:

Sr. No.	Name of the Project	Construction Status as stated by	Reference No. marked by the Complainant	Construction Status as verified during visit on 08.09.21	Status as per drawing no. 3269 CTP (Pb)-MPM-

		the complainant	**in the layout Plan**		**131 dated 10.06.2014 on the basis of which environmental clearance was granted.**
1.	Beacon Street (Commercial)	Excavation completed	1	Excavation to a depth of about 3 meter to 4 meter was found done. No excavation/ construction activity was observed under progress at the site. The site was surrounded by wild growth of plants.	Site area not mentioned in the above drawing.
2.	Stilt + 4 (Salamatpur)	External Structure Development Completed	2	Construction of 4 Blocks (Stilt +4) was under progress	Site area not mentioned in the above drawing.
3.	Resort A	High rise construction and development. External structure upto 9 floors.	3	Construction regarding group housing was under progress at site	Site area not mentioned in the above drawing.
4.	Resort-B	High rise construction and development. External structure upto 9 floors.	4	Construction regarding group housing was under progress at site	Site area not mentioned in the above drawing.
5.	Stilt + 4 (Ranimajra)	External Structure Development Completed	5	Construction regarding group housing was under progress at site	Site area not mentioned in the above drawing.
6.	Plotted Phase-2 Area	Excavation completed. Plotted development (Roads, sewerage etc.) completed. Construction	6	The site was found levelled. Sewer line was found laid and roads were found constructed. No other civil construction was observed under progress.	Site area not mentioned in the above drawing.

		of external structure upto 2 floors on same plots started			
7	Paintpur Plotted area	Excavation completed. Plotted development (Roads, sewerage etc.) completed and construction started on same plots.	7	The site was found levelled. But sewer line was found laid in some parts. One small stretch of RCC road and one small stretch of another road (upto sub-base/ loose stone metal laid on the sub-base) was observed laid.	Site area not mentioned in the above drawing.

The Committee concluded as under:

1. The project proponent has carried out development activities beyond the approved drawing No. 3269 CTP (PB)-MPM-131 dated 10.06.14 on the basis of which Environmental Clearance was granted.
2. Both the STPs of 500 KLD and 100 KLD were in operation during the visit. A part of the untreated effluent and the STP of 500 KLD was being discharged into Siswan drain through an overflowing terminal manhole of the sewer line. The effluent from STP of 10 KLD was not found being discharged into any drain.
3. The project proponent has not obtained consents to operate for the existing two RMC Plants
4. The project proponent is required to take adequate measures for the management of C&D waste at site and has not obtained authorization under the Construction and Demolition Waste Management Rules, 2016.
5. Construction in the project namely, "The Lake" was under progress. Though this project is marked as Group Housing in 25.012 acres in Part-D of the layout Plan approved vide no. 3269 CTP (PB) MPM -131 dated 10.06.14 but clarification from SEIAA / SEAC is required as to whether the built up area of this project is included or not in the EC granted to the project proponent vide no. SEIAA/2015/1878 dated 25.03.15.
6. For further verification of the built up area of the project w.r.t. the approved drawings/ environmental clearance granted, may be got verified from the Chief Town Planner, Punjab/ the authorities of GMADA.

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Besides above two representations/ complaints, the applicant (Sh. Sandeep Singh) also filed an application before the National Green Tribunal (NGT) for challenging the legality of construction raised by M/s. Omaxe Chandigarh Extension Developers Pvt. Ltd. by way of project, "The Lake" at village Kansal, Ranimajra, Dhode Majra, Rasoolpur in Mullanpur (LPA), Distt. Mohali and also legality of other construction by the same project proponent in projects- Ambrossia, Celestial Grand Floors, Celestial Royal Floors, Cassia Floors, Mulberry Villas, Silver Birch Floors and on the newly added 7 parcels of land.

The NGT after hearing the Counsel of the applicant vide order dated 13.09.21 in O.A. No. 222/2021 (IA No. 166/2021) constituted a five members joint Committee comprising MoEF&CC, CPCB, SEIAA, Punjab, Punjab State PCB and District Magistrate, Mohali. Further, CPCB and State PCB will be Nodal Agency for coordination and compliance. The Joint Committee may meet within 15 days. It may undertake visit to the site and interact with the stakeholders, including the PP. The Committee will be free to consult any other expert/ institution and may give its reports within 2 months. The Committee may also give status on quantity of sewage and solid waste being generated and system to be or being followed for their management as per consent and authorization granted. Further, sources of water and the permissions granted may also be indicated.

The matter list for further consideration on 04.01.22.

The NGT in IA No. 166/2021 seeking interim relief indicated that NGT are not inclined to consider at this stage, without verification of facts in terms of the above order. However, the applicant is at liberty to make any appropriate prayer to the statutory authorities who, on verification of facts, may take such remedial measures as may be found necessary to give effect to law, in exercise of their statutory powers. IA No. 166/2021 stands disposed of accordingly.

PPCB vide letter No. 3460-64 dated 27.10.21 informed that the meeting of the Joint Committee constituted by NGT has been scheduled to be held on 29.10.2021 at District Administrative Complex, SAS Nagar.

The Committee after detailed deliberations decided to defer the case to the next meeting of SEAC.

PPCB was requested to send the latest construction status report during issuance of ToR to the project vide letter no. 1597 dated 20.05.2020 & reminder vide letter no. 1900 dated 29.07.2020.

Punjab Pollution Control Board vide letter no. 5987 dated 25.10.2021 has sent the latest construction status report of the site in response to letter no. 1597 dated 20.05.2020 & reminder vide letter no. 1900 dated 29.07.2020.

The relevant contents of the report are reproduced as under:

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It is intimated that the site of the project was visited by the officer of the Board on 12.04.2021 and on 08.09.2021 and the point wise reply is as under:

Sr. no.	***Report sought by SEIAA***	***Reply of the Board***
1.	*Whether Project Proponent has started the construction of the project in the expansion area for which application of ToRs submitted by the Project Proponent.*	***Yes, the Project Proponent has carried out development activities beyond the approval drawing no. 3269 CTP (Pb)- MPM- 131 dated 10.06.2014*** *on the basis of which Environment Clearance was granted.*
2.	*Whether project 'Beacon Street' is part of the expansion project as mentioned in the complaint.*	***Yes, the proposed project i.e. 'Beacon Street' is a part of the expansion project.***
3.	*Whether expansion project, is in violation of the provisions of EIA Notification 14.09.2006.*	***Yes, the Project Proponent has carried out development activities beyond the approval drawing no. 3269 CTP (Pb) -MPM- 131 dated 10.06.2014*** *on the basis of which the Environment Clearance was granted.*
4.	*Whether site of the expansion project, is meeting with the siting guidelines framed of the Punjab Pollution Control Board for such type of project.*	*As per the boundary limits site shown by the representative of the promoter company during the visit, there is no MAH Industry/ Cement Plant/grinding Unit/ Rice Sheller/ Saila Plant/ Stone Crushing/ Screening-cum-washing Unit/ Hot Mix Plant within a radius of 500m from the boundary of the proposed site of the project.*

		However, there are 3 brick kiln of Vill- Parol, which are within the 500m radius of the project. It is pertinent to mention here that out of these three, one brick kiln i.e. M/s Universal Brick Kiln, Parol, Kharar falls within the 100m radius of the project site. *As such the promoter company shall develop 15m wide green belt of broad leaf trees towards the brick kiln, so as to attenuate the air pollution being generated from the brick kiln. The promoter company shall also get the same earmarked in the revised layout plan of the project.*
5.	*Physical structures within 500m radius of the site including the status of industries, if any.*	*There is mostly commercial and residential development in the 500m radius of the project. However, there are 3 brick kiln of Vill- Parol, which are within 500m radius of the project. It is pertinent to mention here that out of these three, one brick kiln i.e. M/s Universal Brick kiln, Parol, Kharar falls within the 100m radius of the project site.*
6.	*Status of consent issued to existing project under Air act, 1981 and Water act, 1974 (validity of consents, project site area, built up area etc.)*	*Consent to operate under the Water act, 1974 and Air act, 1981 granted on 07.09.2020, both were expired on 31.12.2020, which were further extended upto 31.03.2022, for independent Floors & Villas (Dwelling Unit) @ 1200 no. having total land area of 592 acres.*

4.0 Deliberations during 209th meeting of SEAC held on 27.11.2021.

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The meeting was attended by the following:

1. Mr. Mukesh Bhati, AVP, on behalf of the Project Proponent
2. Mr.Deepak Gupta, Environmental Advisor, on behalf of the Project Proponent.
3. Mr. Sital Singh, M/s CPTL, Mohali, Environmental Consultant.

SEAC after hearing the project proponent and on perusal of the record observed as under:

1. SEAC noted that earlier Environmental Clearance granted by SEIAA vide letter no. SEIAA/2015/1878 dated 25.03.2015 for total project area of 592.463 acres with total built-up area of 2,89,325 sqm was based on mandatory documents i.e. Form-1,1A, and conceptual plan. Further, the project proponent has submitted an application for obtaining environmental clearance for carrying out expansion for the total land area of 805.611 acres having built-up area of 21,45,325 sq.m.

   SEAC observed that the details (boundary of the project along with its components) of the earlier environmental clearance granted to the project proponent for 592.463 acres and proposal for expansion of the project for 805.611 acres needs to be digitally earmarked using GIS on the layout plan of 805.611 acres as per the revenue records (Jamabandi/Hadbast/Khasra/Khatauni No.). Further, the details w.r.t. area exempted, area under government acquisition, area under future expansion as per the details of CLU granted by the Department of Town & Country Planning, Punjab along with the details of 14 projects mentioned in the complaint by the Complainant also to be marked digitally in the layout plan using GIS as per the revenue records.

2. SEAC observed certain discrepancies w.r.t population density of S+3 floors, amenities area, area of community-I, built-up area of group housing project-II etc in the conceptual plan of 805.611 acres and the same were brought to notice of the project proponent. The Project Proponent ensured to submit the revised conceptual plan after necessary corrections.

After detailed deliberations, SEAC decided to defer the case till the next meeting of SEAC.

The decisions taken in the 209th meeting of SEAC held on 27.11.21 was conveyed to the project proponent vide ADS dated 03.12.2021.

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Further, Sh. Vishnu Shankar Jain, Advocate-on-record, on behalf of and under the instruction of his client i.e. M/s. Omaxe. Limited and Omaxe New Chandigarh Developers Pvt. Ltd., vide email dated 30.11.2021 informed that the Hon'ble Supreme Court of India in case titled as Omaxe Limited and Anr. V/s. Sandeep Singh & Ors. (Civil Appeal No. 6725/2021) on 22.11.21 stayed the proceedings pursuant to the impunged order dated 13.09.21 of the National Green Tribunal in O.A. No. 2022/2021 (Sandeep Singh V/s. Union of India & Ors.) until further orders.

Further, a joint meeting of the Chairpersons and Member Secretaries of SEIAA/SEAC, Punjab was held on 03.12.21 to discuss the various issues relating to application of expansion of township project namely, "Omaxe Chandigarh Extension" submitted by M/s. Omaxe New Chandigarh Developers Pvt. Ltd. The Committee after detailed deliberations has decided as under:

1. That the expansion application of M/s Omaxe New Chandigarh Developers Pvt Ltd. for grant of EC is required to be examined and processed on merit after ascertaining the factual position regarding the complaints made against the Project Proponent. Committee noted that no stay or bar on the processing of the EC application has been issued by any court of law and the same cannot, therefore, be kept indefinitely pending till the final outcome of all the court cases.
2. That in order to save time, SEIAA/SEAC would not conduct fresh enquiry in the matter and report of 5 -member NGT Committee (and other officers / authorities to which the 5 - member Committee had assigned fact finding duties) would be procured by SEIAA and considered by SEIAA / SEAC for appraising the expansion proposal.
3. That the main allegations in the complaint are that 14 projects have been started/constructed by M/s Omaxe New Chandigarh Developers Pvt. Ltd. outside the boundary of 596.435 acres for which the expansion EC dated 25.03.2015 was granted. The location of these 14 projects should be examined by using GIS data and the report of the Revenue Department submitted by M/s Omaxe Chandigarh Extension vide letter no. 2021-27 dated 03.12.2021.
4. That in case any further clarifications are required, the same may be obtained from the PPCB / Revenue Department / Town Planning Department / GMADA etc.

5. That all decisions taken by SEIAA / SEAC in this matter would be subject to the final outcome of the cases pending in the Hon'ble Supreme Court and the Hon'ble NGT and that a rider / condition to this effect should be put on all such decisions.

The project proponent vide letter OCED/Mullanpur/DM/2021-26 dated 02.12.21 informed that NGT has formed a Committee of 5 members and Committee have directed the Niab Tehsildar, Majri to file a report regarding complaint done by Ms. Sandeep Singh. The Niab Tehsildar has filed his report to 5 Member Committee. The project proponent has made a request to Member Secretary, SEIAA-cum-Member of Joint Committee to issue a copy of report submitted by Niab Tehsildar Majri and same has been issued to the project proponent vide letter no. 3972 dated 02.12.21.

On the directions of Member Secretary, SEIAA-cum-Member Joint Committee, the Niab Tehsildar, Majri has submitted the amended report to the Committee which further submitted by the project proponent to SEIAA, Punjab vide letter No. OCED/Mullanpur/DM/2021-29 dated 10.12.21.

In continuation of representation dated 07.08.21 and 27.08.21 by the complainant through Sh. S.S. Sehgal, Advocate, another representation dated 13.12.21 addressed to Principal Secretary, Department of Science, Technology & Environment, Govt. of Punjab was received by email dated 13.12.21 wherein it was prayed that:

1. Illegal construction work being carried out at site by M/s. Omaxe Limited, beyond the ambit of approved layout plan, may kindly be ordered to be stopped immediately.
2. Further, direction may kindly be issued to the project proponent to immediately stop operating 2 RMC Plants which are being operated without requisite permissions and also consent to operate.

Further, the project proponent vide letter No. OCED/Mullanpur/DM/2021-32 dated 16.12.21 submitted the reply of ADS raised by SEAC in its 209th meeting held on 27.11.21. The above said details was submitted by the project proponent in hard copy as the project proponent mentioned that there is no sufficient space to upload the drawings which are 25 MB file each.

The SEIAA, Punjab vide letter No. SEIAA/MS/2021/4939 dated 15.12.21 has written to M/s. Omaxe Chandigarh Extension Developers regarding the new representation dated 13.12.21 for submitting the reply within 10 days regarding the various allegations made against it in the complaint. The project proponent vide letter dated 17.12.21 has submitted the reply to the various allegations made by the complainant in his complaint.

5.0 Deliberations during 210th meeting of SEAC held on 24.12.2021.

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The meeting was attended by the following:

1. Mr. Mukesh Bhati, AVP, on behalf of the Project Proponent
2. Mr.Deepak Gupta, Environmental Advisor, on behalf of the Project Proponent.
3. Mr. Sital Singh, M/s CPTL, Mohali, Environmental Consultant.

The SEAC perused the representations of the complainant dated 07.08.21, 27.08.21 & 13.12.21, the order of Hon'ble NGT dated 13.09.21 in O.A. No. 222/2021 (IA No. 166/2021), Report of the Committee dated 23.09.21 constituted by Govt. of Punjab, Department of Science, Technology & Environment, construction status report submitted by PPCB vide letter dated 25.10.21, Order of Hon'ble Supreme Court of India dated 22.11.21 titled, "Omaxe Limited and Anr. V/s. Sandeep Singh & Ors. (Civil Appeal No. 6725/2021)", Minutes of Joint Committee of Chairpersons & Member Secretaries of SEIAA & SEAC, Punjab held on 03.12.21, Report of Niab Tehsildar, Majri sent by Member Secretary, SEIAA-cum-Member of Joint Committee dated 02.12.21 & 10.12.21, reply of ADS submitted by the Project Proponent vide letter dated 30.07.21 and 16.12.21, reply of Project Proponent submitted vide letter dated 17.12.21 on the allegations made by the complainant vide their complaint dated 13.12.21 and certified compliance report submitted by MoEF&CC, Northern Region Office, Chandigarh vide letter No. 790 dated 16.11.20 & reply of the Project Proponent submitted to MoEF&CC, Chandigarh vide letter dated 11.11.2020.

Thereafter, the SEAC asked the Project Proponent to present their case in view of the above complaints, decisions of Hon'ble NGT & Supreme Court of India, reply of ADS raised by the SEAC, report of the Committee constituted by Department of Science, Technology & Environment, report of Tehsildar etc. The Environmental Consultant of the project proponent presented the details as under:

Sr no.	Allegations made by the complainant	Remarks
1.	The Complainant vide representation dated 07.08.2021 and 21.08.2021 alleged that Environmental Clearance was granted only for an area of 592.463 acres with an expected population of 77,642 which is in consonance with the approved building plan dated 10.06.2014**.** He further	The project proponent vide letter dated 17.12.2021 informed that the Environmental Clearance was granted to the Project Proponent after appraisal of the project as per procedure prescribed under the provisions of EIA notification, 14.09.2006 on the basis of the mandatory documents enclosed with the application i.e. Form-1,1-A and conceptual plan.

stated that 14 new projects have been illegally constructed without obtaining prior Environmental Clearance with details as under:

Sr. no.	Name of the project	Built up area in Sq.m
1.	Beacon Street (Commercial)	
2.	Stilt+4 (Salamatpur)	--
3.	Resort A	56914
4.	Resort B	80382
5.	Stilt+4 Rani Majra	--
6.	Plotted Phase 2 area	--
7.	Paintpur Plottd area	--
8.	The Lake	304049.154
9.	Silver Birch	1,19644
10.	Ambrossia	35,347
11.	Cassia	92,290
12.	Celestia Grand Floors	17,352
13.	Celestia Royal Floors	58,023
14.	Mulberry Villas	21,806

Further, SEAC observed that in reference to appeal dated 15.11.21 filed by the Advocate of the complainant, SEIAA, Punjab vide letter No. 4924 dated 06.12.21 supplied copy of the conceptual plan submitted by M/s. Omaxe at the time of obtaining the Environmental Clearance dated 25.03.15.

Further, Hon'ble NGT vide order dated 13.09.21 in the matter of O.A no. 222/2021 constituted five-member Committee comprising of MoEF&CC, CPCB, SEIAA, PPCB and District Magistrate. The said Committee has sought specific report from Niab Tehsildar, Majri to check the development as per the conceptual plan submitted by the Company.

The Niab Tehsildar, Majri filed its report to five-member committee vide letter dated 18.11.21 & 06.12.21. A copy of the said reports was given to M/s. Omaxe by Punjab Pollution Control Board on the directions of MS, SEIAA, Punjab vide letter No. 3972 dated 02.12.21 and 4032 dated 09.12.21. Further the M/s. Omaxe submitted the reports of Niab Tehsildar Majri to SEAC vide letter dated 02.12.21 & 10.12.21.

SEAC after perusal of the above two reports submitted by Niab Tehsildar observed that all the 14 projects except Beacon Street located within the boundary of the conceptual plan (592.463 acres) for which the Environmental Clearance was granted to the project proponent vide letter dated 25.03.15. Further, as per the report of Niab Tehsildar, the project of Beacon Street falls outside the boundary of conceptual plan and this land is lying vacant. However, as per records, earlier there was brick kiln.

As per the decision taken in 209th meeting of SEAC held on 27.11.21, the Project Proponent through ADS was asked to submit the details (boundary of the project along with its components of the earlier Environmental Clearance granted for 592.463 acres and proposal for expansion of the project for

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		805.611 acre needs to be digitally earmarked using GIS on the layout plan of 805.611 acre as per the revenue records (Jamabandi/ Hadbast/ Khasra/Khatauni No.). Further, the details w.r.t. area exempted, area under Govt. acquisition, area under future expansion as per the details of CLU granted by the Department of Town & Country Planning Punjab along with the details of 14 Projects mentioned by the complainant also to be digitally marked in the layout plan using GIS as per the revenue records. The Project Proponent submitted the reply of above ADS vide letter dated 16.12.21. SEAC on perusal of the above reply of ADS observed that all the 14 projects except Beacon Street are located within the boundary of conceptual plan for which the EC was granted on 25.03.15. The project of Beacon Street is located outside the boundary of conceptual plan but within the boundary of proposed expansion plan of 805.611 acre.
2.	The Complainant vide representation dated 21.08.2021 alleged that the Group Housing project namely The Lake is having the built-up area of 304049 sqm, which is not part of 289325 sqm. area as approved by SEIAA vide letter no. SEIAA/2015/1878 dated 25.03.2015. Therefore, the said project "Lake" does not have Environmental Clearance. Further, the builder has developed built up area of 648510 sqm. against the permitted built-up area of 289325 sqm to be developed in 592.463 acres. The built-up area of 648510 sqm. includes huge Group Housing project namely The Lake measuring 304049 sqm. alone. The complainant alleged that Resort A & Resort B, are not the part of 592.463 acres site for which Environmental Clearance was granted on 25.03.2015. Further, there is no EC granted for the same project site. Furthermore, the	The Project Proponent vide its reply dated 17.12.2021 informed that as per earlier practice, the Environmental Clearance was granted for total land area without mentioning the built-up area. Further, he cited the example of EC granted by SEIAA, Punjab to GMADA vide letter no. SEIAA/2835 dated 28.06.2016, for Eco City Project, Phase-2, Mullanpur for total land area of 312.12 acres comprising of residential plotted area Group Housing area, commercial area, Public building area, EWS housing area, Green area, School area, Buster Terminal area, Rehri Market and utilities etc., without mentioning built up area but by taking into account the population, provision for water supply and sewerage, green areas, solid waste management, electrical load and other civic amenities. Similarly, the EC to M/s. Omaxe was granted for total land area of 592.463 acres with built up area of 289325 sqm by considering all environmental parameters of all the components to be developed such as population, water

	project proponent has constructed more than 8 towers of both Resort A & Resort B.	demand, wastewater generation and treated wastewater to be utilized in the green area with details as under:

No. of Plots	3371 No @ 15 persons/Plot= **50565 persons** @ 135 lpcd	6826 KLD
Group Housing 36.549 acres (25.012 + 11.537)	@ 300 persons /acre = **10965 persons** @ 135 lpcd	1480 KLD
Commercial & Institutional	11.711 acre @ 100 persons/acre = **1171 persons** @ 45 lpcd	53 KLD
EWS	30.007 acres @ 300 persons /acre = **12003 persons** @ 135 lpcd	1620 KLD
Institution	29.379 acre @ 100 persons/acre = **2938 persons** @ 45 lpcd	132 KLD
Green area (Treated effluent to be reused)	31.955 acre @ 50 KLD/acres/day	711 KLD
Total water requirement		10822 KLD
Total water requirement except green area		10111 KLD
Total flow to STP @ 80%		8089 KLD
STP to be provided		8500 KLD

Total population – 77642
Total water requirement – 10822 KLD
STP Capacity – 8500 KLD

The Project Proponent informed that the total built up area of 648510 sqm, alleged by the complainant, consist of following:

Sr. no.	**Name of the project**	**Built up area in Sqm**
1.	The Lake	304049.154
2.	Silver Birch	119644
3.	Ambrossia	35347

4.	Cassia	92290
5.	Celestia Grand Floors	17352
6.	Celestia Royal Floors	58023
7.	Mulberry Villas	21806
8.	Resort A	56914
9.	Resort B	80382
	Total	**648510**

The Project Proponent further informed that the total built up area of 289325 sqm includes the built-up area of Group Housing Projects only with details as under:

Sr. No.	**Description**	**Built up Area (sqm)**
1.	Group Housing-I (The Lake) - 25.012 acre	216703
2.	Group Housing-II (The Resort) – 11.537 acre	72622
	Total	**289325**

The Project Proponent informed that the Project mentioned at Sr. No. 1 namely "The Lake" Group Housing, the FAR area has only been considered. The area of the basement which is meant for parking are not considered as these have no effect on population of the project. Further, as per the approved building plans of the project, "The Lake" approved vide letter No. 35068 dated 28.11.14 by GMADA, the unit area has been approved as 209628 sqm which is less than as considered for the conceptual layout plan for 216703 sqm. Further the remaining area of 11.537 acres out of the Group Housing Land area of 36.549 acre was for the Resort Project which was part of the conceptual plan dated 08.10.14 already submitted and approved vide layout plan dated 12.01.17.

The Projects mentioned at Sr. No. 2 to 7 are part of independent floors developed on 3371 individual plots under the EC dated 25.03.15. Their built-up area has no relevance. All the 275 plots under the name of Silver Birch, 57 Mulberry Villas, 175 plots of Cassia were constructed under the EC granted in 2014 and the construction of rest of the plots were at an advance stage with details as under:

		<table><tr><td rowspan="2">Project Name</td><td colspan="2">EC granted in 2014 for 461.675 acre</td><td colspan="2">EC granted in 2015 for 592.463 acre</td></tr><tr><td>No. of Plots</td><td>Built up area (sqm)</td><td>No. of Plots</td><td>Built up area (sqm)</td></tr><tr><td>Silver Birch</td><td>275</td><td>119644</td><td>0</td><td>0</td></tr><tr><td>Ambrossia</td><td>22</td><td>8737</td><td>67</td><td>26610</td></tr><tr><td>Celestia Grand</td><td>1</td><td>394</td><td>43</td><td>16958</td></tr><tr><td>Celestia Royal</td><td>19</td><td>8963</td><td>104</td><td>49060</td></tr><tr><td>Cassia</td><td>175</td><td>91247</td><td>2</td><td>1043</td></tr><tr><td>Mulberry Villas</td><td>57</td><td>21806</td><td>0</td><td>0</td></tr><tr><td>Total</td><td>549</td><td>250791</td><td>216</td><td>93671</td></tr></table> From the above table it is clear that 549 plots were developed under the EC granted on 05.02.2014 and the remaining 216 plots were developed under the EC granted on 25.03.2015. Hence the allegations made by the complaint are totally wrong. As already explained at Sr. No. 1, the Resort A & B are part of the conceptual plan for which the EC was granted on 25.03.2015.
3	The Complainant alleged that the STP installed by the Project Proponent is not in operation, hence the sewage coming out of approximately 1500 residential apartments, villas is being discharged into river Siswan. Further, the huge RMC plant of capacity 60 m^3 /hour has been installed at village Bharounjian. He further alleged that the builder is operating this RMC plant without any statutory approval from State Pollution Control Board. Further, the builder has also setup another RMC plant since the 2018 at its Group Housing Project namely the Resort at village Ranimajra without obtaining necessary approvals. The complainant also stated that the construction material present at the site has to be kept covered by the builder however, the builder has not provided any cover on the construction material at site.	The Committee constituted by Department of Science, Technology & Environment in its report submitted to the Govt. vide letter No. 5433 dated 23.09.21 mentioned that both the STPs of 500 KLD and 100 KLD were in operation during the visit. A part of untreated effluent at the STP of 500 KLD was being discharged into Siswan drain through an overflowing terminal manhole of the sewer line. The effluent from STP of 100 KLD was not found being discharged into any drain. The Project Proponent has not obtained consent to operate for the existing 2 RMC Plants. Further the project proponent is required to take adequate measures for the management of C&D waste at site and has not obtained authorization under the C&D waste management Rules, 2016. The SEAC observed that the issues related to operation of STPs, obtaining consent to operate for RMC plants and compliance of C&D Waste Management Rules 2016 are regulatory aspects and SEIAA may write to PPCB for taking requisite

		action against the Project Proponent, in case any violation is observed.
4.	Certified compliance of the EC conditions	The Project Proponent informed that MoEF&CC, Northern Regional Office, Chandigarh vide letter No. 790 dated 16.11.20 has submitted the certified compliance report to MS, SEIAA, Punjab. As per the report, no major non-compliances were observed by the project proponent. Further, the project proponent has submitted the reply of non-complied/ partially complied conditions, as mentioned in the above report, to MoEF&CC, Chandigarh vide letter dated 11.11.2020. SEAC perused the same and same was found satisfactory.
5.	The Complainant vide representation dated 13.12.2021 alleged that the M/s Omaxe Ltd., was not the owner of the entire land shown in the conceptual plan. He further stated that M/s Omaxe Ltd. has purchased the land shown in the conceptual plan after the alleged date of submission of conceptual plan.	During the meeting, the Project Proponent informed that the CLUs granted by Town & Country Planning, Punjab from 21.04.2009 to 19.07.2013 was for total land area of 715.869 acres, out of which 575.7349 acres was considered for development. Further, the project proponent was the owner of 9.8284 acres of land purchased through sale deed from 2008 to 22.05.2014. Furthermore, there is agreement from 10.12.2012 to 19.09.2014 to sell 6.8997 acres of land. Thus, the ownership of total land area of 592.463 acre (575.7349 + 9.8284 + 6.8997) lies with the project proponent. The project proponent submitted the documentary proof of the same which was taken on record by the SEAC.
6.	The Report of Committee submitted to Govt. of Punjab, Department of Science Technology & Environment vide letter No. 5433 dated 23.09.21 wherein it was mentioned that the Project Proponent has carried out development activities beyond the approved drawing no. 3269 CTP (PB)-MPM-131 dated 10.06.2014.	As explained above at Sr. No. 1, the Environmental Clearance on 25.03.15 was granted to the project proponent on the basis of conceptual plan.

<table>
<tr>
<td>7.</td>
<td>The Complainant vide representation dated 13.12.2021 indicated that M/s Omaxe Ltd. has come up with forged and fabricated conceptual plan which becomes clear from the fact that the layout plan approved in 2014 for total land area of 592.463 acres consist of 14.907 acres of revenue roads/rasta, whereas now in the conceptual plan, Govt. acquisition area for critical gaps of 8.594 acres and area under revenue rasta of 6.313 acres (combined area of 14.907 acres), which were integral part of approved layout plan for 592.463 acres have been left out for adding new project areas.</td>
<td>The project proponent during meeting informed the Committee that the conceptual layout plan of 592.463 acre does not include the revenue roads/ rastas of 14.907 acre, as the ownership of this land does not belong to him.</td>
</tr>
<tr>
<td>8.</td>
<td>The Committee asked the project proponent to submit the latest status of construction caried out at site w.r.t. EC granted on 25.03.2015.</td>
<td>The project proponent has submitted the details as under:
<table>
<tr><th rowspan="2">Sr. No.</th><th rowspan="2">Description</th><th colspan="2">Built up Area (Sqm)</th></tr>
<tr><th>FAR Area</th><th>Non-FAR Area</th></tr>
<tr><td colspan="4">A. Group Housing</td></tr>
<tr><td>(i)</td><td>The Lake</td><td>195579.30</td><td>69311.26</td></tr>
<tr><td>(ii)</td><td>The Resort (Part-A & B)</td><td>25780.47</td><td>6875.98</td></tr>
<tr><td></td><td>Total</td><td>221359.77</td><td>76187.24</td></tr>
<tr><td colspan="4">B. Plotted Development</td></tr>
<tr><td>(i)</td><td>Silver Birch</td><td colspan="2">123935.62</td></tr>
<tr><td>(ii)</td><td>Celestia Royal</td><td colspan="2">83354.98</td></tr>
<tr><td>(iii)</td><td>Celestia Grand</td><td colspan="2">17810.48</td></tr>
<tr><td>(iv)</td><td>Ambrosia</td><td colspan="2">40163.32</td></tr>
<tr><td>(v)</td><td>Cassia</td><td colspan="2">98297.94</td></tr>
<tr><td>(vi)</td><td>Celestia Royal Premier</td><td colspan="2">28164.25</td></tr>
<tr><td>(vii)</td><td>Plot – Residences</td><td colspan="2">78962.27</td></tr>
<tr><td></td><td>Total</td><td colspan="2">470688.85</td></tr>
</table>
The project proponent informed that it has not constructed the area beyond permissible built up area of 289325 sqm. for Group Housing Projects. Further the built-up area of the 3371 plots have not been considered in the EC granted on 25.03.15.</td>
</tr>
</table>

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<table>
<tr>
<td>9.</td>
<td>The Project proponent was asked to provide the details of wastewater generation and the STP proposed for treatment</td>
<td>The project proponent informed that the total wastewater generation has been estimated as 12.168 MLD against which 11 STPs of around 13 MLD capacity have been proposed with details as under:

<table>
<tr><th>STP No.</th><th>Area</th><th>STP capacity (KLD)</th></tr>
<tr><td>STP-1</td><td>Ranimajra</td><td>2500</td></tr>
<tr><td>STP-2</td><td>Resort Group Housing</td><td>1100</td></tr>
<tr><td>STP-3</td><td>Rasulpur</td><td>700</td></tr>
<tr><td>STP-4</td><td>Slamatpur</td><td>1800</td></tr>
<tr><td>STP-5</td><td>Mixed Use Development</td><td>1600</td></tr>
<tr><td>STP-6</td><td>Lake Group Housing</td><td>1000</td></tr>
<tr><td>STP-7</td><td>Lake Extension</td><td>1000</td></tr>
<tr><td>STP-8</td><td>Beacon Street</td><td>300</td></tr>
<tr><td>STP-9</td><td>New Commercial -A</td><td>300</td></tr>
<tr><td>STP-9A</td><td>New Commercial-B</td><td>200</td></tr>
<tr><td>STP-10</td><td>Cassia</td><td>2200</td></tr>
<tr><td>Total</td><td></td><td>12700</td></tr>
</table>

The excess water is being discharged into GMADA sewer for which the permission has already given by the Department. The drawing showing the above details was submitted.

Further, a provision of Rs. 850 lacs for setting up of the STPs and Rs. 20 lacs/annum for their maintenance have been earmarked in the Environment Management Plan.</td>
</tr>
<tr>
<td>10</td>
<td>The Project proponent was asked to provide the details of green area</td>
<td>The project proponent informed that the total green area of the project is 328367.159 sqm which is 12% of the total area of the project. Further, it was proposed to plant around 42000 trees of local species in the project.

Further, a provision of Rs. 300 lacs for planting the trees and Rs. 450 lacs for 3 years maintenance have been earmarked in the Environment Management Plan.</td>
</tr>
<tr>
<td>11</td>
<td>The Project proponent was asked to provide the details of solid waste generation and treatment proposed for the disposal of the same.</td>
<td>The project proponent informed the solid waste generation as under:

(i) Residential – 109562 persons @ 0.4kg/day/person = 43825 kg
(ii) Commercial- 9323 persons @ 0.2 kg/day/person = 1865 kg</td>
</tr>
</table>

		Total = 45690 kg Out of total 45690 kg, around 14000 kg is the organic/ biodegradable waste and the remaining is inorganic/ inert waste. Two number mechanical composters of 1 Ton/hr. capacity each are proposed for the treatment of organic waste to convert it into manure and the remaining waste is proposed to be disposed of as per SWM Rules, 2016. Further, a provision of Rs. 120 lacs for installing the 2 No. mechanical composters and Rs. 25 lacs for maintenance have been earmarked in the Environment Management Plan for Solid Waste Management.

Further, the Project Proponent informed that the details w.r.t. population, water requirement, green water requirement, etc. has been revised with change in the conceptual plan. The details of the Plot Area and built-up area for the EC granted on 25.03.2015 for 592.463 acres and for the proposed expansion plan of 805.611 acre with details as under:

S. No.	**Description**	**As per Conceptual Plan of 592.463 acre**		**As per proposed Expansion Plan of 805.611 acre**				
		Plot Area (Acres)	**Built-up Area (Sqm)**	**Plot Area (Acres)**	**Built-up Area (Sqm)**	**Population (No. of Persons)**	**Water Requirement (KLD)**	**Flushing (KLD)**
1	Plots	**229.633** (3371 Plots)	--	177.157 (2954 Plots)	248500	**44310** (2954 plots @ 15 persons/ plot)	**5981** (44310 @ 135 lpcd)	1994
2	Villas- 122 No.	--	--	9.034	46979.847	**610** (122 @ 5 persons/ villa)	**82** (610 @ 135 lpcd)	27
3	Floors (S+3) -2553 No. (851*3)	--	--	50.883	345342.423	**12765** (2553 @ 5 persons)	**1723** (12765 @ 135 lpcd)	575
4	Floors (S+4) -1520 No. (380*4)	--	--	22.001	240574.010	**7600** (1520@ 5 persons)	**1026** (7600 @ 135 lpcd)	342

5	Group Housing 1	25.012	216703 (FAR only)	25.960	314361.575	**6785** (as per actual)	**916** (6785 @ 135 lpcd)	305
				16.345	128214.411	**7355** (450 persons/ acre)	**993** (7355 @ 135 lpcd)	331
6	Group Housing 2	11.537	72622 (FAR only)	12.820	137296.649	**3560** (as per actual)	**481** (3560 @ 135 lpcd)	160
7	Mixed Use Development	**--**	--	22.260	123447.004	**10017** (@ 450 persons/ acre)	**1352** (10017 @ 135 lpcd)	451
8	Commercial	11.711	--	13.169	53293.659	**1317** (@ 100 persons/ acre)	**59** (1317 @ 45 lpcd)	26
9	Institutional (Amenities)	29.379	--	31.338	23926.781	**3134** (@ 100 persons/ acre)	**141** (3134 @ 45 lpcd)	63
10	Beacon Street	**--**	--	7.688	167223.728	**769** (@ 100 persons/ acre)	**35** (769 @ 45 lpcd)	15
11	New Commercial	**--**	--	41.034	316165.227	**4103** (@ 100 persons/ acre)	**185** (4103 @ 45 lpcd)	82
12	EWS	30.007	--	41.40	--	**16560** (@ 400 persons/ acre)	**2236** (16560 @ 135 lpcd)	745
13	Parks/Green Areas	31.955		81.141				
14	Utility Area	4.133		4.176				
15	Roads, Pavements & Open area	178.346		211.466				
16	Area Reserved for future Expansion	40.750		37.739				
	Total	**592.463**	**289325**	**805.611**	**2145325.314**	**118885**	**15210**	**5116**

The details of water requirement and treated wastewater discharge into sewer in different seasons are as under:

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Sr. No.	Season	Total Water (KLD)	Wastewater Discharge into STP (KLD)	Fresh Water Requirement (KLD)	Flushing Requirement (KLD)	Green Area Requirement (KLD)	Discharge into Sewer (KLD)
1.	Summer	15210	12168	10094	5116	1806	5246
2.	Winter	15210	12168	10094	5116	492	6560
3.	Rainy	15210	12168	10094	5116	164	6888

SEAC was satisfied with the presentation and reply given by the Project Proponent and took a copy of the same on record.

After detailed deliberations, SEAC decided to award **'Silver Grading'** to the project proposal and to forward the application of the project proponent to SEIAA with the recommendations to grant Environmental Clearance for the expansion of a township project namely "Omaxe Chandigarh Extension" located at Kansala, Ranimajra, Dhodemajra, Rasoolpur, Salamatpur, Raul, Bharonjian, Ghandouli, Bhagat Majra, Saini Majra, Bansepur, paintpur, chahar majra, sanglan, in Mullanpur (LPA),Punjab, for total land area of 805.611 acres and built-up area of 2145325.314 sqm subject to the following special conditions:

I) Special Condition:

(i) All the decisions taken in this matter would be subject to the final outcome of the Civil Appeal No. 6725/2021 pending in the Hon'ble Supreme Court of India titled as, "Omaxe Limited and Anr. V/s. Sandeep Singh & Ors." and in the Hon'ble National Green Tribunal in O.A. No. 222/2021 titled, "Sandeep Singh V/s. Union of India & Ors."

II) Statutory compliances:

i) The project proponent shall obtain all necessary clearances/ permissions from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building bye laws.

ii) The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of fire fighting equipment, etc. as per National Building Code including protection measures from lightening, etc.

iii) The project proponent shall obtain forest clearance under the provisions of the Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose is involved in the project.

iv) The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.

v) The project proponent shall obtain Consent to Establish / Operate under the provisions of the Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Punjab Pollution Control Board.

vi) The project proponent shall obtain the necessary permission for abstraction of ground water/ surface water required for the project from the competent authority.

vii) A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.

viii) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.

ix) The provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, Construction & Demolition Waste Rules,2016 and the Plastics Waste (Management) Rules, 2016 shall be followed.

x) The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

xi) The project site shall confirm to the suitability as prescribed under the provisions laid down under the master plan of respective city/ town. For that, the project proponent shall submit the NOC/ land use conformity certificate from Deptt. of Town and Country Planning or other concerned Authority under whose jurisdiction, the site falls.

xii) Besides above, the project proponent shall also comply with siting criteria / guidelines, standard operating practices, code of practice and guidelines if any prescribed by the SPCB/CPCB/MoEF& CC for such type of projects.

xiii) The project proponent shall get the layout plans approved from the Competent Authority for the activities / establishments to be set up at project site in consonance of the project proposal for which this environment clearance is being granted.

III) Air quality monitoring and preservation

i) Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.

ii) A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.

iii) The project proponent shall install system to undertake Ambient Air Quality monitoring for common /criterion parameters relevant-to the main pollutants released (e.g., PM_{10} and $PM_{2.5}$) covering upwind and downwind directions during the construction period.

iv) Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel would be the preferred option. The location of the DG sets may be decided in consultation with Punjab Pollution Control Board.

v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum up to 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

vi) No Excavation of soil shall be carried out without adequate dust mitigation measures in place.

vii) No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered.

viii) No uncovered vehicles carrying construction material and waste shall be permitted.

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ix) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.

x) Grinding and cutting of building material in open area shall be prohibited. Wet jet shall be provided for grinding and stone cutting.

xi) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.

xii) All construction and demolition debris shall be stored at the site within earmarked area and roadside storage of construction material and waste shall be prohibited. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.

xiii) The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to the norms and regulations prescribed under air and noise emission standards.

xiv) The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

xv) For indoor air quality the ventilation provisions as per National Building Code of India shall be complied with.

xvi) Roads leading to or at construction site must be paved and blacktopped (i.e., metallic roads should be built and used).

xvii) Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.

xviii) Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measures will be notified at the site

IV) Water quality monitoring and preservation

i) The natural drainage system should be maintained for ensuring unrestricted flow of water.

ii) No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.

iii) Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done.

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iv) The total water requirement for the project will be 15210 KL/day, out of which fresh water demand of 10094 KL /day shall be met through own tube wells and remaining 5116 Kl/day through recycling of treated wastewater from STP of capacity 13 MLD Total fresh water use shall not exceed the proposed requirement as provided in the project details.

v) a) The total wastewater generation from the project will be 12168 KL/day, which will be treated in STP of capacity 13 ML/day within the project premises. As proposed, treated wastewater available at outlet of STP will be as reutilized as under: -

Sr. No.	Season	For Flushing purposes (KLD)	Green Area (KLD)
1.	Summer	5116	1806
2.	Winter	5116	492
3.	Monsoon	5116	164

b) Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.

c) During construction phase, the project proponent shall ensure that the waste water being generated from the labour quarters/toilets shall be treated and disposed in environment friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately designed septic tanks for the treatment of such waste water and treated effluents shall be utilized for green area/plantation.

vi) The project proponent shall ensure safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.

vii) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

viii) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and

the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.

ix) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.

x) Dual pipe plumbing shall be installed for supplying fresh water for drinking, cooking and bathing etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, air conditioning etc.

xi) Installation of R.O. plants in the project will be discouraged in order to reduce water wastage in form of RO reject. However, in case the requirement of installing RO plant is unavoidable, the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises.

xii) The project proponent shall also adopt the new/innovating technologies like low water discharging taps (faucet with aerators) /urinals with electronic sensor system /waterless urinals / twin flush cisterns/ sensor based alarm system for overhead water storage tanks and make it a part of the environmental management plans / building plans so as to reduce the water consumption/ground water abstraction.

xiii) The project proponent will provide plumbing system for reuse of treated wastewater for flushing/other purposes etc. and will colour code the different pipe lines carrying water/wastewater from different sources / treated wastewater as follows:

Sr. No	Nature of the Stream	Color code
a)	Fresh water	Blue
b)	Untreated wastewater from Toilets/ urinal and from Kitchen	Black
c)	Untreated wastewater from Bathing/shower area, hand washing (Washbasin / sinks) and from Cloth Washing	Grey
d)	Reject water streams from RO plants and AC condensate (this is to be implemented wherever centralized AC system and common RO has been proposed in the Project). Further, in case of individual houses/establishment this proposal may also be implemented wherever possible.	White
e)	Treated wastewater (for reuse only for plantation purposes) from the STP treating black water	Green

f)	Treated wastewater (for reuse for flushing purposes or any other activity except plantation) from the STP treating grey water	Green with strips
g)	Storm water	Orange

xiv) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and adopting other best practices.

xv) The CGWA provisions on rain water harvesting should be followed. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of plot area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. As per the proposal submitted by the project proponent, 80 no. rain water recharge pits have been proposed for ground water recharging as per the CGWB norms. The ground water shall not be withdrawn without approval from the Competent Authority.

xvi) All recharge should be limited to shallow aquifer.

xvii) No ground water shall be used during construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and should be available at site.

xviii) Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.

xix) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

xx) Sewage shall be treated in the STP with tertiary treatment. STP shall be installed in a phased manner viz a viz in the module system designed in such a way so as to efficiently treat the wastewater with an increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/reused for flushing and gardening. No treated water shall be disposed of into the municipal storm water drain.

xxi) No sewage or untreated effluent water would be discharged through storm water drains. Onsite sewage treatment with capacity to treat 100% waste water will be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by

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an independent expert and a report in this regard shall be submitted to the Ministry / SEIAA before the project is commissioned for operation. Treated waste water shall be reused on-site for landscape, flushing, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by the Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.

xxii) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.

xxiii) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

V) Noise monitoring and prevention

i) Ambient noise levels shall conform to residential area/commercial area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce noise levels during construction phase, so as to conform to the stipulated standards by CPCB/SPCB.

ii) Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.

iii) Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

VI) Energy Conservation measures

i) Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.

ii) Outdoor and common area lighting shall be LED.

iii) Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof U-values shall be as per ECBC specifications.

iv) Energy conservation measures like installation of LEDs for lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.

v) Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.

vi) At least 30% of the roof top area shall be used for generating Solar power for lighting in the apartments so as to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher.

VII) Waste Management

i) A certificate from the competent authority handling municipal solid waste, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.

ii) Disposal of muck during construction phase should not create any adverse effect on the neighbouring communities and should be safely disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

iii) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.

iv) Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed for treatment and disposal of the waste.

v) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.

vi) Any hazardous waste generated during construction phase, shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.

vii) Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.

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viii) Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.

ix) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.

x) Used CFLs and TFLs should be properly collected and disposed off or sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VIII) Green Cover

i) No naturally growing tree should be felled/transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department.

ii) At least single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure planting of 42000 trees (@1 tree/80 Sqm of Total Land Area) in the project area at the identified location, as per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years. The plants shall be protected and maintained by the project proponent or Residents Welfare Association, as the case may be, even after three years. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines.

iii) Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 saplings of the same species for every tree that is cut) shall be done and the newly planted

saplings will be maintained for at least 5 years. Green belt development shall be undertaken as per the details provided in the project document.

iv) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

v) The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.

vi) The green belt along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for commercial land use.

IX) Transport

i) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.

a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.

b) Traffic calming measures.

c) Proper design of entry and exit points.

d) Parking norms as per local regulations.

ii) Vehicles hired for bringing construction material to the site should be in good condition and should have a valid pollution check certificate, conform to applicable air and noise emission standards and should be operated only during non-peak hours.

iii) A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road

augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

iv) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.

X) Human health issues

i) All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust masks.

ii) For indoor air quality the ventilation provisions as per National Building Code of India should be followed.

iii) Emergency preparedness plan based on the Hazard identification and Risk Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, creche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

iv) Occupational health surveillance of the workers shall be done on a regular basis.

v) A First Aid Room shall be provided in the project both during construction and operations of the project.

XI) Environment Management Plan

i) The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF& CC as a part of six-monthly report.

ii) A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will report directly to the head of the organization.

iii) Action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year-wise funds earmarked for environmental

protection measures shall be kept in separate accounts and will not be diverted for any other purpose. The project proponent shall spend the minimum amount of Rs. 1124 Lacs towards the capital cost and Rs. 18.5 Lacs/annum towards recurring cost in the construction phase of the project including the environmental monitoring cost and shall spend the minimum amount of Rs. 61 Lacs/annum towards the recurring cost in operation phase of the project including the environmental monitoring cost as per the details given as under:

Sr. No.	Particulars	Construction Phase		Operation Phase
		Capital Cost (Rs in Lac)	Recurring Cost (Rs in Lac)	Recurring Cost (Rs in Lac)
1.	Medical Cum First Aid	1.00	1.5	-
2.	Toilets for sanitation system	8.0	3.0	-
3.	Wind breaking curtains	15.0	4.0	-
4.	Sprinklers for suppression of dust	15.0	3.0	-
5.	Sewage Treatment Plant	850.0	-	20.0
6.	Solid Waste segregation & disposal	120.0	-	25.0
7.	Green Belt including grass coverage	80.0	-	7.0
8.	Rain Water Harvesting System	35.0	-	3.0
9	Environment Monitoring	-	7.0	6.0
	TOTAL	**1124.0**	**18.5**	**61.0**

The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of the environmental management plan is transferred to the occupier under intimation to SEIAA, Punjab. Year-wise progress of implementation of the action plan shall be reported to the Ministry/Regional Office along with the Six-monthly Compliance Report.

XII) Validity

i) This environmental clearance will be valid for a period of seven years from the date of its issue or till the completion of the project, whichever is earlier.

XIII) Miscellaneous

i) The project proponent shall obtain completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab before allowing any occupancy.

ii) The project proponent shall comply with the conditions of CLU, if obtained.

iii) The project proponent shall prominently advertise in at least two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.

iv) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn have to publicly display the same for 30 days from the date of receipt.

v) The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.

vi) The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at Environment Clearance portal and submit a copy of the same to SEIAA.

vii) The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put the same on the website of the company.

viii) The project proponent shall inform the Regional Office as well as SEIAA Punjab, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.

ix) The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.

x) The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during Public Hearing and also those made to SEIAA / SEAC during their presentation.

xi) No further expansion or modifications in the project shall be carried out other than those permitted in this EC without prior approval of SEIAA. In case of deviation or

alterations in the project proposal from those submitted to the Ministry/SEIAA for clearance, a fresh reference shall be made to the Ministry/SEIAA, as applicable, to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.

xii) The Regional Office, MoEF&CC, Chandigarh, Punjab Pollution Control Board and SEIAA/ SEAC members nominated for the purpose shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) entrusted with this monitoring by furnishing the requisite data/ information/monitoring reports.

xiii) This Environmental Clearance is granted subject to final outcome of pending related cases in the Hon'ble Supreme Court of India, Hon'ble High Courts, Hon'ble NGT and any other Court of Law as may be applicable to this project.

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Annexure R-2_14

Relevant part extracted from the minutes of the 210th meeting of SEAC held on 24.12.2021

Sr. No.	Description	As per Conceptual Plan of 592.463 acre		As per proposed Expansion Plan of 805.611 acre				
		Plot Area (Acres)	Built-up Area (Sqm)	Plot Area (Acres)	Built-up Area (Sqm)	Population (No. of Persons)	Water Requirement (KLD)	Flushing (KLD)
1	Plots	**229.633** (3371 Plots)	--	177.157 (2954 Plots)	248500	**44310** (2954 plots @ 15 persons/ plot)	**5981** (44310 @ 135 lpcd)	1994
2	Villas- 122 No.	--	--	9.034	46979.847	**610** (122 @ 5 persons/ villa)	**82** (610 @ 135 lpcd)	27
3	Floors (S+3) - 2553 No. (851*3)	--	--	50.883	345342.423	**12765** (2553 @ 5 persons)	**1723** (12765 @ 135 lpcd)	575
4	Floors (S+4) - 1520 No. (380*4)	--	--	22.001	240574.010	**7600** (1520@ 5 persons)	**1026** (7600 @ 135 lpcd)	342

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5	Group Housing 1	25.012	216703 (FAR only)	25.960	314361.575	**6785** (as per actual)	**916** (6785 @ 135 lpcd)	305
				16.345	128214.411	**7355** (450 persons/ acre)	**993** (7355 @ 135 lpcd)	331
6	Group Housing 2	11.537	72622 (FAR only)	12.820	137296.649	**3560** (as per actual)	**481** (3560 @ 135 lpcd)	160
7	Mixed Use Development	--	--	22.260	123447.004	**10017** (@ 450 persons/ acre)	**1352** (10017 @ 135 lpcd)	451
8	Commercial	11.711	--	13.169	53293.659	**1317** (@ 100 persons/ acre)	**59** (1317 @ 45 lpcd)	26
9	Institutional (Amenities)	29.379	--	31.338	23926.781	**3134** (@ 100 persons/ acre)	**141** (3134 @ 45 lpcd)	63
10	Beacon Street	--	--	7.688	167223.728	**769** (@ 100 persons/ acre)	**35** (769 @ 45 lpcd)	15
11	New Commercial	--	--	41.034	316165.227	**4103**	**185** (4103 @ 45 lpcd)	82

						(@ 100 persons/ acre)		
12	EWS	30.007	--	41.40	--	**16560** (@ 400 persons/ acre)	**2236** (16560 @ 135 lpcd)	745
13	Parks/Green Areas	31.955		81.141				
14	Utility Area	4.133		4.176				
15	Roads, Pavements & Open area	178.346		211.466				
16	Area Reserved for future Expansion	40.750		37.739				
	Total	**592.463**	**289325**	**805.611**	**2145325.314**	**118885**	**15210**	**5116**

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ANNEXURE R-2/15

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Annexure R-2/15

Excerpt of 197th meeting of SEIAA
held on 06.01.2022 (Thursday)

Excerpt pertaining to item no. 197.07 from the proceedings of 197th meeting of State Environment Impact Assessment Authority (SEIAA) held on 06.01.2022 at 11:00 AM in the Conference Hall no. 1, 2nd Floor, MGSIPA Complex, Sector-26, Chandigarh.

Item No 197.07: **Application for obtaining expansion in Environmental Clearance under EIA notification dated 14.09.2006 for the expansion of a township project namely "Omaxe Chandigarh Extension" located at Kansala, Ranimajra, Dhodemajra, Rasoolpur, Salamatpur, Raul, Bharonjian, Ghandouli, Bhagat Majra, Saini Majra, Bansepur, paintpur, chahar majra, sanglan, in Mullanpur (LPA),Punjab, by M/s Omaxe New Chandigarh Developers Pvt. Ltd. (Proposal No. SIA/PB/MIS/62162 /2014).**

The facts of the case are as under:

Earlier the project proponent was granted Environmental Clearance for the expansion of a township project namely "Chandigarh Extension" located at Kansala, Ranimajra, Dhodemajra, Rasoolpur in Mullanpur (LPA), District SAS Nagar. The said EC was granted for total plot area of 592.463 acres and total built-up area of 289325 sqm.

Now the project proponent has submitted an application for obtaining expansion in Environmental Clearance for the expansion of the earlier project. After expansion, the land area will be 805.611 acres and built-up area will increase by 1884325 sqm and the total built-up area will become 2145325.314 sqm.

The ToR to the project was issued by the MoEF&CC vide letter no. 21-94/2020-IA.III dated 10.12.2020. The project proponent submitted the Form I, IA and EIA report, Conceptual Plan and other additional documents. They have also deposited the processing fee amounting to Rs. 2,61,000/- through NEFT no. 010206201499/1 dated 02.06.2020 and Rs. 18,84,325/- vide NEFT No. 0119062114507/0 dated 19.06.2021. Thus, the total fee of Rs. 21,45,325/- has been deposited which is adequate as per notification dated 27.06.2019 for the total built-up area of the Project of 2145325 sqm. MoEF&CC vide letter no. 5-704/2014 (IRO)/790 dated 16.11.2020 has sent the certified compliance report of the conditions of the previous Environment Clearance which was granted to the Project Proponent.

1.0 Deliberations during 204th meeting of SEAC held on 20.07.2021.

The meeting was attended by the following:

1. Mr. Mukesh Bhati, AVP, on behalf of the Project Proponent.
2. Mr. Deepak Gupta, Environmental Advisor on behalf of the Project Proponent.
3. Sh. Sandeep Singh, FAE, M/s CPTL, Mohali, Environmental Consultant.

SEAC allowed the Environmental Consultant of the Project Proponent to present salient features of the project which he presented as under:

Sr. no.	Item	Details
1.	Online Proposal No.	SIA/PB/MIS/62162/2014 TOR issued by MoEF&CC New Delhi on 10th December 2020

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2.	Name and Location of the project	"Omaxe Chandigarh Extension" located at Kansala, Ranimajra, Dhodemajra, Rasoolpur, Salamatpur, Raul, Bharonjian, Ghandouli, Bhagat Majra, Saini Majra, Bansepur, paintpur, chahar majra, sanglan, in Mullanpur (LPA),District SAS Nagar, Punjab.
3.	Project/activity covered under item of scheduled to the EIA Notification, 14.09.2006	8 (b) Township and Area Development project; B1 Category
4.	Whether the project is in critical polluted area or not.	None
5.	If the project involves diversion of forest land. If yes, a) Extent of the forest land. b) Status of the forest clearance.	CLU already obtained.
6.	a) Is the project covered under PLPA,1900, if No but located near to PLPA area then the project proponent is required to submit NOC from the concerned DFO to the effect that project area does not fall under the provision of PLPA Act, 1900. b) Is the project covered under PLPA, 1900, if yes then Status of the NOC w.r.t PLPA,1900.	No
7.	If the project falls within 10 km of ecosensitive area/ National park/Wild Life Sanctuary. If yes, c) Name of ecosensitive area/ National park/Wild Life	No No No

	Sanctuary and distance from the project site. d) Status of clearance from National Board for Wild Life (NBWL)	
8.	Classification/Land use pattern as per Master Plan	Residential, mix land use as per CLU submitted.
9.	Cost of the project	550 Cr.
10.	Total Plot area, Built up Area and Green area	

Description	Previous EC	Additional	Total after expansion
Land (Acres)	592.463	213.148	805.611
Built-up area (sqm)	289325	1884325	2145325
Green area (sqm)			237550

11.	Population (when fully operational)	124915 persons
12.	Water Requirements & source in Construction Phase	20-30 KLD met by STP within the project
13.	Break up of Water Requirements & source in Operation Phase (Summer, Rainy, Winter):	

Sr. No.	Season	Total Water (KLD)	Fresh water (KLD)	Flushing (KLD)	Green Area (KLD)
1	Summer	15779	13467	2312	1565
2	Winter	15779	13467	2312	512
3	Rainy	15779	13467	2312	142

14.	Source of Water	• Ground water (tube well) • Treated waste water will be used in the construction (STP installed within project) • The permission from the PWRDA has been applied. • Recirculation of treated water
15.	Treatment & Disposal arrangements of waste water in Construction Phase	At present 3 STPs of capacity 1000KLD, 100KLD and 50KLD have been installed to treat the wastewater generated from the current population. The wastewater generated during the construction will be treated in the same STPs.

<table>
<tr><td></td><td></td><td></td></tr>
<tr><td>16.</td><td>Disposal Arrangement of Waste water in Operation Phase</td><td>Total @ 12623 KLD waste water will be generated, which will be treated in different STPs of capacity installed for the different phases with total treatment capacity of 13 MLD (500KLD X 6no., 1000KLD X 5 no., 2500KLD X 2no out of which one STP of capacity 1000 KLD has already been installed. Besides this, 2 other STP of smaller capacities 100KLD and 50KLD have also been installed for the construction work. The disposal of treated wastewater will be given as under:
<table>
<tr><th>Sr. No.</th><th>Season</th><th>For Flushing purposes (KLD)</th><th>Green Area sqm (KLD)</th><th>MC Sewer if any (KLD)</th></tr>
<tr><td>1.</td><td>Summer</td><td>2312</td><td>1565</td><td>8746</td></tr>
<tr><td>2.</td><td>Winter</td><td>2312</td><td>512</td><td>9799</td></tr>
<tr><td>3.</td><td>Rainy</td><td>2312</td><td>142</td><td>10169</td></tr>
</table></td></tr>
<tr><td>17.</td><td>Rain water recharging detail</td><td>1699723 m3/year rain water will be collected and 80 no. of recharging pits will be provided to recharge the rooftop rainwater of buildings after treatment through oil and Grease traps</td></tr>
<tr><td>18.</td><td>Solid waste generation and its disposal</td><td>
<table>
<tr><th></th><th>Earlier</th><th>Additional</th><th>Total</th></tr>
<tr><td>MSW</td><td>30235 Kg/day</td><td>17885 Kg/day</td><td>48120 Kg/day</td></tr>
</table>
a)48120 kg/day
b) Solid wastes will be appropriately segregated (at source. by providing bins) into recyclable, Bio-degradable Components, and non- biodegradable</td></tr>
<tr><td>19.</td><td>Hazardous Waste & E-Waste</td><td>1) Cat 5.1 Qty 25 ltr.
2) Any other Category

Used oil from DG sets will be sold to registered recyclers and E-waste will be disposed off as per the E-waste (Management) Amendment Rules, 2018</td></tr>
<tr><td>20.</td><td>Energy Requirements & Saving</td><td>a) 30 MW from PSPCL.
b) 6x 240 KVA, 4x500 KVA
Energy Saving measures:
• Solar Light 500 No = 3750 KWHD
• Common area (5000) light bulbs(60W) replaced with LED 15 W = 2700 KWHD
• Energy Saving @2200 KWH annually with 100 liters solar heated water use/day</td></tr>
</table>

<table>
<tr><td></td><td></td><td>• Energy Saved for use of 8000 lit hot water/day 8000 x2200/100 = 176000 KWH/year = 482 KWHD
• Total Energy saved/day = 6932 KWHD</td></tr>
<tr><td>21.</td><td>Environment Management Plan along with Budgetary break up phase wise and responsibility to implement</td><td>During construction phase GM will be responsible and during operation phase, GM Will be responsible for implementation of the EMP.
<table><tr><th>Description</th><th>Capital Cost (Rs)</th><th>Recuring Cost (Rs)</th></tr><tr><td>Construction</td><td>1022 lac</td><td>18.50 lac</td></tr><tr><td>Operation</td><td></td><td>53.0 lac</td></tr></table></td></tr>
<tr><td>22.</td><td>Certified Compliance report from regional office of MoEF& CC</td><td>Submitted</td></tr>
</table>

During the meeting, SEAC raised following observations to the Project Proponent to which he replied as under:

1. The Project Proponent shall submit compliance of the observations made by the MoEF while sending the certified compliance report.
2. As per the condition of the earlier Environmental Clearance granted to the Project Proponent, the Environmental Clearance was subject to final order of the Hon'ble Supreme Court of India in the matter of Goa foundation Vs. Union of India in writ petition (Civil) no. 460 of 2004 as may be applicable to this project and decisions of any competent Court, to the extent applicable. The Project Proponent is required to submit proper reply to this condition.
3. The Project Proponent shall submit details w.r.t. No. of Towers to be constructed, No. of stories in each tower, details of flats on each floor such as 3BHK/4BHK etc., the basis of estimating the population, calculation of water requirement and wastewater generation with treatment and disposal arrangements.
4. The project proponent shall submit the detailed plan for the collection, segregation, treatment and disposal of Municipal Solid Waste in compliance of Solid Waste Management Rules, 2016.
5. The Project Proponent shall mark the location of the STPs in the layout plan as proposed by him.

SEAC also observed that the Hon'ble NGT has recently passed order on 02.07.2021 in OA no. 980/2019 in which the project proponent is one of the respondents. SEAC observed that the matter requires in depth deliberations.

After detailed deliberations, SEAC decided to defer the case till the next meeting of SEAC subject to submission of reply by the Project Proponent. The latest Hon'ble NGT order dated 02.07.2021 shall be circulated to all the members of SEAC through e-mail so that the said order can be deliberated in depth in the next meeting.

Now, the Project Proponent vide letter dated 30.07.2021 has submitted the point wise reply of the observations raised by the SEAC.

Excerpt of 197th meeting of SEIAA
held on 06.01.2022 (Thursday)

Further, the latest Hon'ble NGT order dated 02.07.2021 was circulated to all the members of SEAC vide e-mail dated 27.07.2021.

The operative part of the said order is given as under:

"We request the committee to look into the issue in respect of village Kansala and give a further supplementary report on the subject as far as possible within two months by e-mail at judicial-ngt@gov.in preferably in the form of searchable PDF/OCR Support PDF and not in the form of image PDF. It will be open to the concerned stakeholder to put forward their respective view point before the committee by way of written representation and/or personal appearance which may be duly considered by the committee. The report of the committee may be placed on the website of the State PCB for being accessed by all the stakeholders for their response to the report before the next date. List for further consideration on 27.10.2021."

Recently, a representation has been received on 7.08.2021 from Sh. Sandeep Singh S/o Sukhpal Singh R/o Village Gandhon Kalan, VPO Rangilpur, Tehsil & District Rupnagar, Punjab, wherein it was alleged as under:

1. That the Project Proponent added around 60 acres of land in the area for which earlier Environment Clearance was obtained and started construction of seven different projects in newly added land. Out of 7 projects, excavation was completed in 1 project, plotted development (Roads, sewerage etc.) completed in 2 projects, external structure development completed in 2 projects and external structure upto 9th floor completed in 2 projects.
2. That the STP installed by the Project Proponent for treating the wastewater from the present population (1500 residential apartments) is not operational and untreated wastewater is discharged into the River Siswan.
3. That the Project Proponent has installed 2 no. RMC plants at villages Bharounjian and village Ranimajra without obtaining statutory approval from Punjab Pollution Control Board.
4. That the Project Proponent has also not taken adequate measures for storage of construction material lying at the site in compliance of Construction and Demolition Waste Management Rules, 2016. The Project Proponent has not obtained separate Environment Clearance for the project namely "The Lake" without obtaining separate Environment Clearance, as the same was not included in the Environment Clearance application of the "Chandigarh Extension".
5. The complainant has requested not to grant expansion in the Environment Clearance to M/s Omaxe New Chandigarh Developers Pvt. Ltd and initiate action under the provision of EIA Notification 14.09.2006 due to aforesaid violations.

2.0 Deliberations during 205th meeting of SEAC held on 21.08.2021.

Member Secretary, SEAC apprised the Committee that the above said representation/ complaint dated 7.08.21 was also addressed to Principal Secretary, Department of Science, Technology & Environment, Punjab besides Chairman, SEIAA, Chairman, SEAC and Chairman, PPCB. Further,

the Department of Science, Technology & Environment is in the process of constituting a Committee to verify the facts of the complaint.

After deliberations, SEAC decided to defer the case and will be considered after receipt of report of the Committee.

3.0 Deliberations during 208th meeting of SEAC held on 02.11.2021.

The meeting was attended by the following:

1. Mr. Mukesh Bhati, AVP, on behalf of the Project Proponent
2. Mr.Deepak Gupta, Environmental Advisor, on behalf of the Project Proponent.
3. Mr. Sital Singh, M/s CPTL, Mohali, Environmental Consultant

The Committee was informed that after receiving the first representation from Sh. Sandeep Singh through Advocate Sh. S.S. Sehgal on 07.08.21, another representation dated 27.08.21 was received from Sh. Sandeep Singh through Advocate Sh. S.S. Sehgal through email on 31.08.21, wherein it was alleged that the builder has developed a total of 6,48,510 sq.m. built up area as against the permitted 2,89,325 sqm. of built-up area to be developed in 592.463 acres. The built up area of 6,48,510 sqm includes a huge group housing project namely, "The Lake" measuring 3,04,049 sqm alone, with details as under:

Sr. No.	Name of Project	Location in the Omaxe Township	Total Built up area (Sqm.)
1.	The Lake	Village Bharounjian	3,04,049.154
2.	Silver Birch	Village Ranimajra & Kansala	1,19,644
3.	Ambrossia	Village Ranimajra & Kansala	35,347
4.	Cassia	Village Ranimajra & Kansala	92,290
5.	Celestia Grand Floors	Village Ranimajra & Kansala	17,352
6.	Celestia Royal Floors	Village Ranimajra & Kansala	58,023
7.	Mullberry Villas	Village Kansala	21,806
		Total Built up Area	**6,48,511.154**

Further, the complainant alleged that "The Lake" Group Housing Project consists of 1344 flats with built up area of 3,04,049 sqm. which is not a part of the 2,89,325 sqm for which EC was granted on 25.03.2015. Further, it was submitted that the Group Housing Project namely, "The Lake" is in complete violation of EIA Notification, 2006 and requested that the construction going on at the site is without Environmental Clearance and prayed that the sale purchase of flats/ units may kindly be stopped and the builder may be directed not to handover possession of dwelling units during the pendency of this application.

Excerpt of 197th meeting of SEIAA
held on 06.01.2022 (Thursday)

On the above said representations/ complaints made by Sh. Sandeep Singh on dated 07.08.21 & 27.08.21, the Govt. of Punjab, Department of Science, Technology & Environment vide Memo No. 10/552/2021-STE(5)/298 dated 31.08.21 and Memo No. 10/552/2021-STE(5)/248021 dated 14.09.21 has constituted a Committee of Senior Environmental Engineer and Environmental Engineer, PPCB to inquire into the matter.

The above said Committee submitted its report to Govt. of Punjab, Department of Science, Technology & Environment vide letter No. 5433 dated 23.09.21. The Committee visited the site on 08.09.21 and intimated that the project proponent has carried out development activities beyond the approved drawing no. 3269 CTP (PB)-MPM-131 dated 10.06.14 on the basis of which environmental clearance was granted with details of newly added 7 projects are as under:

Sr. No.	Name of the Project	Construction Status as stated by the complainant	Reference No. marked by the Complainant in the layout Plan	Construction Status as verified during visit on 08.09.21	Status as per drawing no. 3269 CTP (Pb)-MPM- 131 dated 10.06.2014 on the basis of which environmental clearance was granted.
1.	Beacon Street (Commercial)	Excavation completed	1	Excavation to a depth of about 3 meter to 4 meter was found done. No excavation/ construction activity was observed under progress at the site. The site was surrounded by wild growth of plants.	Site area not mentioned in the above drawing.
2.	Stilt + 4 (Salamatpur)	External Structure Development Completed	2	Construction of 4 Blocks (Stilt +4) was under progress	Site area not mentioned in the above drawing.
3.	Resort A	High rise construction and development.	3	Construction regarding group housing was under progress at site	Site area not mentioned in the above drawing.

		External structure upto 9 floors.			
4.	Resort-B	High rise construction and development. External structure upto 9 floors.	4	Construction regarding group housing was under progress at site	Site area not mentioned in the above drawing.
5.	Stilt + 4 (Ranimajra)	External Structure Development Completed	5	Construction regarding group housing was under progress at site	Site area not mentioned in the above drawing.
6.	Plotted Phase-2 Area	Excavation completed. Plotted development (Roads, sewerage etc.) completed. Construction of external structure upto 2 floors on same plots started	6	The site was found levelled. Sewer line was found laid and roads were found constructed. No other civil construction was observed under progress.	Site area not mentioned in the above drawing.
7	Paintpur Plotted area	Excavation completed. Plotted development (Roads, sewerage etc.) completed and construction started on same plots.	7	The site was found levelled. But sewer line was found laid in some parts. One small stretch of RCC road and one small stretch of another road (upto sub-base/ loose stone metal laid on the sub-base) was observed laid.	Site area not mentioned in the above drawing.

Excerpt of 197th meeting of SEIAA
held on 06.01.2022 (Thursday)

The Committee concluded as under:

1. The project proponent has carried out development activities beyond the approved drawing No. 3269 CTP (PB)-MPM-131 dated 10.06.14 on the basis of which Environmental Clearance was granted.
2. Both the STPs of 500 KLD and 100 KLD were in operation during the visit. A part of the untreated effluent and the STP of 500 KLD was being discharged into Siswan drain through an overflowing terminal manhole of the sewer line. The effluent from STP of 100 KLD was not found being discharged into any drain.
3. The project proponent has not obtained consents to operate for the existing two RMC Plants
4. The project proponent is required to take adequate measures for the management of C&D waste at site and has not obtained authorization under the Construction and Demolition Waste Management Rules, 2016.
5. Construction in the project namely, "The Lake" was under progress. Though this project is marked as Group Housing in 25.012 acres in Part-D of the layout Plan approved vide no. 3269 CTP (PB) MPM -131 dated 10.06.14 but clarification from SEIAA / SEAC is required as to whether the built up area of this project is included or not in the EC granted to the project proponent vide no. SEIAA/2015/1878 dated 25.03.15.
6. For further verification of the built up area of the project w.r.t. the approved drawings/ environmental clearance granted, may be got verified from the Chief Town Planner, Punjab/ the authorities of GMADA.

Besides above two representations/ complaints, the applicant (Sh. Sandeep Singh) also filed an application before the National Green Tribunal (NGT) challenging the legality of construction raised by M/s. Omaxe Chandigarh Extension Developers Pvt. Ltd. by way of project, "The Lake" at village Kansal, Ranimajra, Dhode Majra, Rasoolpur in Mullanpur (LPA), Distt. Mohali and also legality of other construction by the same project proponent in projects- Ambrossia, Celestial Grand Floors, Celestial Royal Floors, Cassia Floors, Mulberry Villas, Silver Birch Floors and on the alleged newly added 7 parcels of land.

The NGT after hearing the Counsel of the applicant vide order dated 13.09.21 in O.A. No. 222/2021 (IA No. 166/2021) constituted a five members joint Committee comprising MoEF&CC, CPCB, SEIAA, Punjab, Punjab State PCB and District Magistrate, Mohali. Further, CPCB and State PCB will be Nodal Agency for coordination and compliance. The Joint Committee may meet within 15 days. It may undertake visit to the site and interact with the stakeholders, including the PP. The Committee will be free to consult any other expert/ institution and may give its reports within 2 months. The Committee may also give status on quantity of sewage and solid waste being generated and system to be or being followed for their management as per consent and authorization granted. Further, sources of water and the permissions granted may also be indicated.

The matter list for further consideration on 04.01.22.

Excerpt of 197th meeting of SEIAA
held on 06.01.2022 (Thursday)

The NGT in IA No. 166/2021 seeking interim relief indicated that NGT are not inclined to consider at this stage, without verification of facts in terms of the above order. However, the applicant is at liberty to make any appropriate prayer to the statutory authorities who, on verification of facts, may take such remedial measures as may be found necessary to give effect to law, in exercise of their statutory powers. IA No. 166/2021 stands disposed of accordingly.

PPCB vide letter No. 3460-64 dated 27:10.21 informed that the meeting of the Joint Committee constituted by NGT has been scheduled to be held on 29.10.2021 at District Administrative Complex, SAS Nagar.

The Committee after detailed deliberations decided to defer the case to the next meeting of SEAC.

PPCB was requested to send the latest construction status report during issuance of ToR to the project vide letter no. 1597 dated 20.05.2020 & reminder vide letter no. 1900 dated 29.07.2020.

Punjab Pollution Control Board vide letter no. 5987 dated 25.10.2021 has sent the latest construction status report of the site in response to letter no. 1597 dated 20.05.2020 & reminder vide letter no. 1900 dated 29.07.2020.

The relevant contents of the report are reproduced as under:

It is intimated that the site of the project was visited by the officer of the Board on 12.04.2021 and on 08.09.2021 and the point wise reply is as under:

Sr. no.	***Report sought by SEIAA***	***Reply of the Board***
1.	*Whether Project Proponent has started the construction of the project in the expansion area for which application of ToRs submitted by the Project Proponent.*	***Yes, the Project Proponent has carried out development activities beyond the approval drawing no. 3269 CTP (Pb)-MPM- 131 dated 10.06.2014*** *on the basis of which Environment Clearance was granted.*
2.	*Whether project 'Beacon Street' is part of the expansion project as mentioned in the complaint.*	***Yes, the proposed project i.e. 'Beacon Street' is a part of the expansion project.***
3.	*Whether expansion project, is in violation of the provisions of EIA Notification 14.09.2006.*	***Yes, the Project Proponent has carried out development activities beyond the approval drawing no. 3269 CTP (Pb) - MPM- 131 dated 10.06.2014*** *on the basis of which the Environment Clearance was granted.*
4.	*Whether site of the expansion project, is meeting with the siting guidelines framed*	*As per the boundary limits site shown by the representative of the promoter company during the visit, there is no MAH*

	of the Punjab Pollution Control Board for such type of project.	*Industry/ Cement Plant/grinding Unit/ Rice Sheller/ Saila Plant/ Stone Crushing/ Screening-cum-washing Unit/ Hot Mix Plant within a radius of 500m from the boundary of the proposed site of the project.* *However, there are 3 brick kiln of Vill- Parol, which are within the 500m radius of the project. It is pertinent to mention here that out of these three, one brick kiln i.e. M/s Universal Brick Kiln, Parol, Kharar falls within the 100m radius of the project site.* *As such the promoter company shall develop 15m wide green belt of broad leaf trees towards the brick kiln, so as to attenuate the air pollution being generated from the brick kiln. The promoter company shall also get the same earmarked in the revised layout plan of the project.*
5.	*Physical structures within 500m radius of the site including the status of industries, if any.*	*There is mostly commercial and residential development in the 500m radius of the project. However, there are 3 brick kiln of Vill- Parol, which are within 500m radius of the project. It is pertinent to mention here that out of these three, one brick kiln i.e. M/s Universal Brick kiln, Parol, Kharar falls within the 100m radius of the project site.*
6.	*Status of consent issued to existing project under Air act, 1981 and Water act, 1974 (validity of consents, project site area, built up area etc.)*	*Consent to operate under the Water act, 1974 and Air act, 1981 granted on 07.09.2020, both were expired on 31.12.2020, which were further extended upto 31.03.2022, for independent Floors & Villas (Dwelling Unit) @ 1200 no. having total land area of 592 acres.*

4.0 Deliberations during 209th meeting of SEAC held on 27.11.2021.

The meeting was attended by the following:

1. Mr. Mukesh Bhati, AVP, on behalf of the Project Proponent
2. Mr.Deepak Gupta, Environmental Advisor, on behalf of the Project Proponent.
3. Mr. Sital Singh, M/s CPTL, Mohali, Environmental Consultant.

Excerpt of 197th meeting of SEIAA
held on 06.01.2022 (Thursday)

SEAC after hearing the project proponent and on perusal of the record observed as under:

1. SEAC noted that earlier Environmental Clearance granted by SEIAA vide letter no. SEIAA/2015/1878 dated 25.03.2015 for total project area of 592.463 acres with total built-up area of 2,89,325 sqm was based on mandatory documents i.e. Form-1,1A, and conceptual plan. Further, the project proponent has submitted an application for obtaining environmental clearance for carrying out expansion for the total land area of 805.611 acres having built-up area of 21,45,325 sq.m.

   SEAC observed that the details (boundary of the project along with its components) of the earlier environmental clearance granted to the project proponent for 592.463 acres and proposal for expansion of the project for 805.611 acres needs to be digitally earmarked using GIS on the layout plan of 805.611 acres as per the revenue records (Jamabandi/Hadbast/Khasra/Khatauni No.). Further, the details w.r.t. area exempted, area under government acquisition, area under future expansion as per the details of CLU granted by the Department of Town & Country Planning, Punjab along with the details of 14 projects mentioned in the complaint by the Complainant also to be marked digitally in the layout plan using GIS as per the revenue records.

2. SEAC observed certain discrepancies w.r.t population density of S+3 floors, amenities area, area of community-I, built-up area of group housing project-II etc in the conceptual plan of 805.611 acres and the same were brought to notice of the project proponent. The Project Proponent ensured to submit the revised conceptual plan after necessary corrections.

After detailed deliberations, SEAC decided to defer the case till the next meeting of SEAC.

The decisions taken in the 209th meeting of SEAC held on 27.11.21 was conveyed to the project proponent vide ADS dated 03.12.2021.

Further, Sh. Vishnu Shankar Jain, Advocate-on-record, on behalf of and under the instruction of his client i.e. M/s. Omaxe. Limited and Omaxe New Chandigarh Developers Pvt. Ltd., vide email dated 30.11.2021 informed that the Hon'ble Supreme Court of India in case titled as Omaxe Limited and Anr. V/s. Sandeep Singh & Ors. (Civil Appeal No. 6725/2021) on 22.11.21 stayed the proceedings pursuant to the impugned order dated 13.09.21 of the National Green Tribunal in O.A. No. 2022/2021 (Sandeep Singh V/s. Union of India & Ors.) until further orders.

Further, a joint meeting of the Chairpersons and Member Secretaries of SEIAA/SEAC, Punjab was held on 03.12.21 to discuss the various issues relating to application of expansion of township project namely, "Omaxe Chandigarh Extension" submitted by M/s. Omaxe New Chandigarh Developers Pvt. Ltd. The Committee after detailed deliberations has decided as under:

1. That the expansion application of M/s Omaxe New Chandigarh Developers Pvt Ltd. for grant of EC is required to be examined and processed on merit after ascertaining the factual position regarding the complaints made against the Project Proponent.

Committee noted that no stay or bar on the processing of the EC application has been issued by any court of law and the same cannot, therefore, be kept indefinitely pending till the final outcome of all the court cases.

2. That in order to save time, SEIAA/SEAC would not conduct fresh enquiry in the matter and report of 5 -member NGT Committee (and other officers / authorities to which the 5 - member Committee had assigned fact finding duties) would be procured by SEIAA and considered by SEIAA / SEAC for appraising the expansion proposal.

3. That the main allegations in the complaint are that 14 projects have been started/constructed by M/s Omaxe New Chandigarh Developers Pvt. Ltd. outside the boundary of 596.435 acres for which the expansion EC dated 25.03.2015 was granted. The location of these 14 projects should be examined by using GIS data and the report of the Revenue Department submitted by M/s Omaxe Chandigarh Extension vide letter no. 2021-27 dated 03.12.2021.

4. That in case any further clarifications are required, the same may be obtained from the PPCB / Revenue Department / Town Planning Department / GMADA etc.

5. That all decisions taken by SEIAA / SEAC in this matter would be subject to the final outcome of the cases pending in the Hon'ble Supreme Court and the Hon'ble NGT and that a rider / condition to this effect should be put on all such decisions.

The project proponent vide letter OCED/Mullanpur/DM/2021-26 dated 02.12.21 informed that NGT has formed a Committee of 5 members and Committee have directed the Niab Tehsildar, Majri to file a report regarding complaint done by Ms. Sandeep Singh. The Niab Tehsildar has filed his report to 5 Member Committee. The project proponent has made a request to Member Secretary, SEIAA-cum-Member of Joint Committee to issue a copy of report submitted by Niab Tehsildar Majri and same has been issued to the project proponent vide letter no. 3972 dated 02.12.21.

On the directions of Member Secretary, SEIAA-cum-Member Joint Committee, the Niab Tehsildar, Majri has submitted the amended report to the Committee which further submitted by the project proponent to SEIAA, Punjab vide letter No. OCED/Mullanpur/DM/2021-29 dated 10.12.21.

In continuation of representation dated 07.08.21 and 27.08.21 by the complainant through Sh. S.S. Sehgal, Advocate, another representation dated 13.12.21 addressed to Principal Secretary, Department of Science, Technology & Environment, Govt. of Punjab was received by email dated 13.12.21 wherein it was prayed that:

1. Illegal construction work being carried out at site by M/s. Omaxe Limited, beyond the ambit of approved layout plan, may kindly be ordered to be stopped immediately.

2. Further, direction may kindly be issued to the project proponent to immediately stop operating 2 RMC Plants which are being operated without requisite permissions and also consent to operate.

Further, the project proponent vide letter No. OCED/Mullanpur/DM/2021-32 dated 16.12.21 submitted the reply of ADS raised by SEAC in its 209th meeting held on 27.11.21. The above said details was submitted by the project proponent in hard copy as the project proponent mentioned that there is no sufficient space to upload the drawings which are 25 MB file each.

The SEIAA, Punjab vide letter No. SEIAA/MS/2021/4939 dated 15.12.21 has written to M/s. Omaxe Chandigarh Extension Developers regarding the new representation dated 13.12.21 for submitting the reply within 10 days regarding the various allegations made against it in the complaint. The project proponent vide letter dated 17.12.21 has submitted the reply to the various allegations made by the complainant in his complaint.

5.0 Deliberations during 210th meeting of SEAC held on 24.12.2021.

The meeting was attended by the following:

1. Mr. Mukesh Bhati, AVP, on behalf of the Project Proponent
2. Mr.Deepak Gupta, Environmental Advisor, on behalf of the Project Proponent.
3. Mr. Sital Singh, M/s CPTL, Mohali, Environmental Consultant.

The SEAC perused the representations of the complainant dated 07.08.21, 27.08.21 & 13.12.21, the order of Hon'ble NGT dated 13.09.21 in O.A. No. 222/2021 (IA No. 166/2021), Report of the Committee dated 23.09.21 constituted by Govt. of Punjab, Department of Science, Technology & Environment, construction status report submitted by PPCB vide letter dated 25.10.21, Order of Hon'ble Supreme Court of India dated 22.11.21 titled, "Omaxe Limited and Anr. V/s. Sandeep Singh & Ors. (Civil Appeal No. 6725/2021)", Minutes of Joint Committee of Chairpersons & Member Secretaries of SEIAA & SEAC, Punjab held on 03.12.21, Report of Niab Tehsildar, Majri sent by Member Secretary, SEIAA-cum-Member of Joint Committee dated 02.12.21 & 10.12.21, reply of ADS submitted by the Project Proponent vide letter dated 30.07.21 and 16.12.21, reply of Project Proponent submitted vide letter dated 17.12.21 on the allegations made by the complainant vide their complaint dated 13.12.21 and certified compliance report submitted by MoEF&CC, Northern Region Office, Chandigarh vide letter No. 790 dated 16.11.20 & reply of the Project Proponent submitted to MoEF&CC, Chandigarh vide letter dated 11.11.2020.

Thereafter, the SEAC asked the Project Proponent to present their case in view of the above complaints, decisions of Hon'ble NGT & Supreme Court of India, reply of ADS raised by the SEAC, report of the Committee constituted by Department of Science, Technology & Environment, report of Tehsildar etc. The Environmental Consultant of the project proponent presented the details as under:

Excerpt of 197th meeting of SEIAA
held on 06.01.2022 (Thursday)

<table>
<tr><th>Sr no.</th><th>Allegations made by the complainant</th><th>Remarks</th></tr>
<tr><td>1.</td><td>The Complainant vide representation dated 07.08.2021 and 21.08.2021 alleged that Environmental Clearance was granted only for an area of 592.463 acres with an expected population of 77,642 which is in consonance with the approved building plan dated 10.06.2014. He further stated that 14 new projects have been illegally constructed without obtaining prior Environmental Clearance with details as under:
<table>
<tr><th>Sr. no.</th><th>Name of the project</th><th>Built up area in Sq.m</th></tr>
<tr><td>1.</td><td>Beacon Street (Commercial)</td><td></td></tr>
<tr><td>2.</td><td>Stilt+4 (Salamatpur)</td><td>--</td></tr>
<tr><td>3.</td><td>Resort A</td><td>56914</td></tr>
<tr><td>4.</td><td>Resort B</td><td>80382</td></tr>
<tr><td>5.</td><td>Stilt+4 Rani Majra</td><td>--</td></tr>
<tr><td>6.</td><td>Plotted Phase 2 area</td><td>--</td></tr>
<tr><td>7.</td><td>Paintpur Plottd area</td><td>--</td></tr>
<tr><td>8.</td><td>The Lake</td><td>304049.154</td></tr>
<tr><td>9.</td><td>Silver Birch</td><td>1,19644</td></tr>
<tr><td>10.</td><td>Ambrossia</td><td>35,347</td></tr>
<tr><td>11.</td><td>Cassia</td><td>92,290</td></tr>
<tr><td>12.</td><td>Celestia Grand Floors</td><td>17,352</td></tr>
<tr><td>13.</td><td>Celestia Royal Floors</td><td>58,023</td></tr>
<tr><td>14.</td><td>Mulberry Villas</td><td>21,806</td></tr>
</table>
</td><td>The project proponent vide letter dated 17.12.2021 informed that the Environmental Clearance was granted to the Project Proponent after appraisal of the project as per procedure prescribed under the provisions of EIA notification, 14.09.2006 on the basis of the mandatory documents enclosed with the application i.e. Form-1,1-A and conceptual plan.

Further, SEAC observed that in reference to appeal dated 15.11.21 filed by the Advocate of the complainant, SEIAA, Punjab vide letter No. 4924 dated 06.12.21 supplied copy of the conceptual plan submitted by M/s. Omaxe at the time of obtaining the Environmental Clearance dated 25.03.15.
Further, Hon'ble NGT vide order dated 13.09.21 in the matter of O.A no. 222/2021 constituted five-member Committee comprising of MoEF&CC, CPCB, SEIAA, PPCB and District Magistrate. The said Committee has sought specific report from Niab Tehsildar, Majri to check the development as per the conceptual plan submitted by the Company.
The Niab Tehsildar, Majri filed its report to five-member committee vide letter dated 18.11.21 & 06.12.21. A copy of the said reports was given to M/s. Omaxe by Punjab Pollution Control Board on the directions of MS, SEIAA, Punjab vide letter No. 3972 dated 02.12.21 and 4032 dated 09.12.21. Further the M/s. Omaxe submitted the reports of Niab Tehsildar Majri to SEAC vide letter dated 02.12.21 & 10.12.21.

SEAC after perusal of the above two reports submitted by Niab Tehsildar observed that all the 14 projects except Beacon Street located within the boundary of the conceptual plan (592.463 acres) for which the Environmental Clearance was granted to the project proponent vide letter</td></tr>
</table>

		dated 25.03.15. Further, as per the report of Niab Tehsildar, the project of Beacon Street falls outside the boundary of conceptual plan and this land is lying vacant. However, as per records, earlier there was brick kiln. As per the decision taken in 209th meeting of SEAC held on 27.11.21, the Project Proponent through ADS was asked to submit the details (boundary of the project along with its components of the earlier Environmental Clearance granted for 592.463 acres and proposal for expansion of the project for 805.611 acre needs to be digitally earmarked using GIS on the layout plan of 805.611 acre as per the revenue records (Jamabandi/ Hadbast/ Khasra/Khatauni No.). Further, the details w.r.t. area exempted, area under Govt. acquisition, area under future expansion as per the details of CLU granted by the Department of Town & Country Planning Punjab along with the details of 14 Projects mentioned by the complainant also to be digitally marked in the layout plan using GIS as per the revenue records. The Project Proponent submitted the reply of above ADS vide letter dated 16.12.21. SEAC on perusal of the above reply of ADS observed that all the 14 projects except Beacon Street are located within the boundary of conceptual plan for which the EC was granted on 25.03.15. The project of Beacon Street is located outside the boundary of conceptual plan but within the boundary of proposed expansion plan of 805.611 acre.
2.	The Complainant vide representation dated 21.08.2021 alleged that the Group Housing project namely The Lake is having the built-up area of 304049 sqm, which is not part of 289325 sqm. area as approved by SEIAA vide	The Project Proponent vide its reply dated 17.12.2021 informed that as per earlier practice, the Environmental Clearance was granted for total land area without mentioning the built-up area. Further, he cited the example of EC granted by SEIAA, Punjab to GMADA vide letter no. SEIAA/2835 dated 28.06.2016, for Eco City

	letter no. SEIAA/2015/1878 dated 25.03.2015. Therefore, the said project "Lake" does not have Environmental Clearance. Further, the builder has developed built up area of 648510 sqm. against the permitted built-up area of 289325 sqm to be developed in 592.463 acres. The built-up area of 648510 sqm. includes huge Group Housing project namely The Lake measuring 304049 sqm. alone. The complainant alleged that Resort A & Resort B, are not the part of 592.463 acres site for which Environmental Clearance was granted on 25.03.2015. Further, there is no EC granted for the same project site. Furthermore, the project proponent has constructed more than 8 towers of both Resort A & Resort B.	Project, Phase-2, Mullanpur for total land area of 312.12 acres comprising of residential plotted area Group Housing area, commercial area, Public building area, EWS housing area, Green area, School area, Buster Terminal area, Rehri Market and utilities etc., without mentioning built up area but by taking into account the population, provision for water supply and sewerage, green areas, solid waste management, electrical load and other civic amenities. Similarly, the EC to M/s. Omaxe was granted for total land area of 592.463 acres with built up area of 289325 sqm by considering all environmental parameters of all the components to be developed such as population, water demand, wastewater generation and treated wastewater to be utilized in the green area with details as under:

No. of Plots	3371 No @ 15 persons/Plot= **50565 persons** @ 135 lpcd	6826 KLD
Group Housing 36.549 acres (25.012 + 11.537)	@ 300 persons /acre = **10965 persons** @ 135 lpcd	1480 KLD
Commercial & Institutional	11.711 acre @ 100 persons/acre = **1171 persons** @ 45 lpcd	53 KLD
EWS	30.007 acres @ 300 persons /acre = **12003 persons** @ 135 lpcd	1620 KLD
Institution	29.379 acre @ 100 persons/acre =	132 KLD

	2938 persons @ 45 lpcd	
Green area (Treated effluent to be reused)	31.955 acre @ 50 KLD/acres/day	711 KLD
Total water requirement		10822 KLD
Total water requirement except green area		10111 KLD
Total flow to STP @ 80%		8089 KLD
STP to be provided		8500 KLD

Total population – 77642
Total water requirement – 10822 KLD
STP Capacity – 8500 KLD

The Project Proponent informed that the total built up area of 648510 sqm, alleged by the complainant, consist of following:

Sr. no.	Name of the project	Built up area in Sqm
1.	The Lake	304049.154
2.	Silver Birch	119644
3.	Ambrossia	35347
4.	Cassia	92290
5.	Celestia Grand Floors	17352
6.	Celestia Royal Floors	58023
7.	Mulberry Villas	21806
8.	Resort A	56914
9.	Resort B	80382
	Total	**648510**

The Project Proponent further informed that the total built up area of 289325 sqm includes the built-up area of Group Housing Projects only with details as under:

Sr. No.	Description	Built up Area (sqm)

1.	Group Housing-I (The Lake) - 25.012 acre	216703
2.	Group Housing-II (The Resort) – 11.537 acre	72622
	Total	**289325**

The Project Proponent informed that the Project mentioned at Sr. No. 1 namely "The Lake" Group Housing, the FAR area has only been considered. The area of the basement which is meant for parking are not considered as these have no effect on population of the project. Further, as per the approved building plans of the project, "The Lake" approved vide letter No. 35068 dated 28.11.14 by GMADA, the unit area has been approved as 209628 sqm which is less than as considered for the conceptual layout plan for 216703 sqm. Further the remaining area of 11.537 acres out of the Group Housing Land area of 36.549 acre was for the Resort Project which was part of the conceptual plan dated 08.10.14 already submitted and approved vide layout plan dated 12.01.17.

The Projects mentioned at Sr. No. 2 to 7 are part of independent floors developed on 3371 individual plots under the EC dated 25.03.15. Their built-up area has no relevance. All the 275 plots under the name of Silver Birch, 57 Mulberry Villas, 175 plots of Cassia were constructed under the EC granted in 2014 and the construction of rest of the plots were at an advance stage with details as under:

Project Name	EC granted in 2014 for 461.675 acre		EC granted in 2015 for 592.463 acre	
	No. of Plots	Built up area (sqm)	No. of Plots	Built up area (sqm)
Silver Birch	275	119644	0	0
Ambrossia	22	8737	67	26610

		Celestia Grand: 1 / 394 / 43 / 16958 Celestia Royal: 19 / 8963 / 104 / 49060 Cassia: 175 / 91247 / 2 / 1043 Mulberry Villas: 57 / 21806 / 0 / 0 **Total: 549 / 250791 / 216 / 93671** From the above table it is clear that 549 plots were developed under the EC granted on 05.02.2014 and the remaining 216 plots were developed under the EC granted on 25.03.2015. Hence the allegations made by the complaint are totally wrong. As already explained at Sr. No. 1, the Resort A & B are part of the conceptual plan for which the EC was granted on 25.03.2015.
3	The Complainant alleged that the STP installed by the Project Proponent is not in operation, hence the sewage coming out of approximately 1500 residential apartments, villas is being discharged into river Siswan. Further, the huge RMC plant of capacity 60 m^3 /hour has been installed at village Bharounjian. He further alleged that the builder is operating this RMC plant without any statutory approval from State Pollution Control Board. Further, the builder has also setup another RMC plant since the 2018 at its Group Housing Project namely the Resort at village Ranimajra without obtaining necessary approvals. The complainant also stated that the construction material present at the site has to be kept covered by the builder however, the builder has not provided any cover on the construction material at site.	The Committee constituted by Department of Science, Technology & Environment in its report submitted to the Govt. vide letter No. 5433 dated 23.09.21 mentioned that both the STPs of 500 KLD and 100 KLD were in operation during the visit. A part of untreated effluent at the STP of 500 KLD was being discharged into Siswan drain through an overflowing terminal manhole of the sewer line. The effluent from STP of 100 KLD was not found being discharged into any drain. The Project Proponent has not obtained consent to operate for the existing 2 RMC Plants. Further the project proponent is required to take adequate measures for the management of C&D waste at site and has not obtained authorization under the C&D waste management Rules, 2016. The SEAC observed that the issues related to operation of STPs, obtaining consent to operate for RMC plants and compliance of C&D Waste Management Rules 2016 are regulatory aspects and SEIAA may write to PPCB for taking requisite action against the Project Proponent, in case any violation is observed.

4.	Certified compliance of the EC conditions	The Project Proponent informed that MoEF&CC, Northern Regional Office, Chandigarh vide letter No. 790 dated 16.11.20 has submitted the certified compliance report to MS, SEIAA, Punjab. As per the report, no major non-compliances were observed by the project proponent. Further, the project proponent has submitted the reply of non-complied/ partially complied conditions, as mentioned in the above report, to MoEF&CC, Chandigarh vide letter dated 11.11.2020. SEAC perused the same and same was found satisfactory.
5.	The Complainant vide representation dated 13.12.2021 alleged that the M/s Omaxe Ltd., was not the owner of the entire land shown in the conceptual plan. He further stated that M/s Omaxe Ltd. has purchased the land shown in the conceptual plan after the alleged date of submission of conceptual plan.	During the meeting, the Project Proponent informed that the CLUs granted by Town & Country Planning, Punjab from 21.04.2009 to 19.07.2013 was for total land area of 715.869 acres, out of which 575.7349 acres was considered for development. Further, the project proponent was the owner of 9.8284 acres of land purchased through sale deed from 2008 to 22.05.2014. Furthermore, there is agreement from 10.12.2012 to 19.09.2014 to sell 6.8997 acres of land. Thus, the ownership of total land area of 592.463 acre (575.7349 + 9.8284 + 6.8997) lies with the project proponent. The project proponent submitted the documentary proof of the same which was taken on record by the SEAC.
6.	The Report of Committee submitted to Govt. of Punjab, Department of Science Technology & Environment vide letter No. 5433 dated 23.09.21 wherein it was mentioned that the Project Proponent has carried out development activities beyond the approved drawing no. 3269 CTP (PB)-MPM-131 dated 10.06.2014.	As explained above at Sr. No. 1, the Environmental Clearance on 25.03.15 was granted to the project proponent on the basis of conceptual plan.
7.	The Complainant vide representation dated 13.12.2021 indicated that M/s Omaxe Ltd. has	The project proponent during meeting informed the Committee that the conceptual layout plan of 592.463 acre does not include the revenue

<table>
<tr><td></td><td>come up with forged and fabricated conceptual plan which becomes clear from the fact that the layout plan approved in 2014 for total land area of 592.463 acres consist of 14.907 acres of revenue roads/rasta, whereas now in the conceptual plan, Govt. acquisition area for critical gaps of 8.594 acres and area under revenue rasta of 6.313 acres (combined area of 14.907 acres), which were integral part of approved layout plan for 592.463 acres have been left out for adding new project areas.</td><td>roads/ rastas of 14.907 acre, as the ownership of this land does not belong to him.</td></tr>
<tr><td>8.</td><td>The Committee asked the project proponent to submit the latest status of construction carried out at site w.r.t. EC granted on 25.03.2015.</td><td>The project proponent has submitted the details as under:
<table>
<tr><th rowspan="2">Sr. No.</th><th rowspan="2">Description</th><th colspan="2">Built up Area (Sqm)</th></tr>
<tr><th>FAR Area</th><th>Non-FAR Area</th></tr>
<tr><td>A</td><td colspan="3">Group Housing</td></tr>
<tr><td>(i)</td><td>The Lake</td><td>195579.30</td><td>69311.26</td></tr>
<tr><td>(ii)</td><td>The Resort (Part-A & B)</td><td>25780.47</td><td>6875.98</td></tr>
<tr><td></td><td>Total</td><td>221359.77</td><td>76187.24</td></tr>
<tr><td>B</td><td colspan="3">Plotted Development</td></tr>
<tr><td>(i)</td><td>Silver Birch</td><td colspan="2">123935.62</td></tr>
<tr><td>(ii)</td><td>Celestia Royal</td><td colspan="2">83354.98</td></tr>
<tr><td>(iii)</td><td>Celestia Grand</td><td colspan="2">17810.48</td></tr>
<tr><td>(iv)</td><td>Ambrosia</td><td colspan="2">40163.32</td></tr>
<tr><td>(v)</td><td>Cassia</td><td colspan="2">98297.94</td></tr>
<tr><td>(vi)</td><td>Celestia Royal Premier</td><td colspan="2">28164.25</td></tr>
<tr><td>(vii)</td><td>Plot – Residences</td><td colspan="2">78962.27</td></tr>
<tr><td></td><td>Total</td><td colspan="2">470688.85</td></tr>
</table></td></tr>
</table>

<table>
<tr><td></td><td></td><td>The project proponent informed that it has not constructed the area beyond permissible built up area of 289325 sqm. for Group Housing Projects. Further the built-up area of the 3371 plots have not been considered in the EC granted on 25.03.15.</td></tr>
<tr><td>9.</td><td>The Project proponent was asked to provide the details of wastewater generation and the STP proposed for treatment</td><td>The project proponent informed that the total wastewater generation has been estimated as 12.168 MLD against which 11 STPs of around 13 MLD capacity have been proposed with details as under:

<table>
<tr><th>STP No.</th><th>Area</th><th>STP capacity (KLD)</th></tr>
<tr><td>STP-1</td><td>Ranimajra</td><td>2500</td></tr>
<tr><td>STP-2</td><td>Resort Group Housing</td><td>1100</td></tr>
<tr><td>STP-3</td><td>Rasulpur</td><td>700</td></tr>
<tr><td>STP-4</td><td>Slamatpur</td><td>1800</td></tr>
<tr><td>STP-5</td><td>Mixed Use Development</td><td>1600</td></tr>
<tr><td>STP-6</td><td>Lake Group Housing</td><td>1000</td></tr>
<tr><td>STP-7</td><td>Lake Extension</td><td>1000</td></tr>
<tr><td>STP-8</td><td>Beacon Street</td><td>300</td></tr>
<tr><td>STP-9</td><td>New Commercial -A</td><td>300</td></tr>
<tr><td>STP-9A</td><td>New Commercial-B</td><td>200</td></tr>
<tr><td>STP-10</td><td>Cassia</td><td>2200</td></tr>
<tr><td>Total</td><td></td><td>12700</td></tr>
</table>

The excess water is being discharged into GMADA sewer for which the permission has already given by the Department. The drawing showing the above details was submitted.

Further, a provision of Rs. 850 lacs for setting up of the STPs and Rs. 20 lacs/annum for their maintenance have been earmarked in the Environment Management Plan.</td></tr>
<tr><td>10</td><td>The Project proponent was asked to provide the details of green area</td><td>The project proponent informed that the total green area of the project is 328367.159 sqm which is 12% of the total area of the project.</td></tr>
</table>

		Further, it was proposed to plant around 42000 trees of local species in the project. Further, a provision of Rs. 300 lacs for planting the trees and Rs. 450 lacs for 3 years maintenance have been earmarked in the Environment Management Plan.
11	The Project proponent was asked to provide the details of solid waste generation and treatment proposed for the disposal of the same.	The project proponent informed the solid waste generation as under: (i) Residential – 109562 persons @ 0.4kg/day/person = 43825 kg (ii) Commercial- 9323 persons @ 0.2 kg/day/person = 1865 kg **Total = 45690 kg** Out of total 45690 kg, around 14000 kg is the organic/ biodegradable waste and the remaining is inorganic/ inert waste. Two number mechanical composters of 1 Ton/hr. capacity each are proposed for the treatment of organic waste to convert it into manure and the remaining waste is proposed to be disposed of as per SWM Rules, 2016. Further, a provision of Rs. 120 lacs for installing the 2 No. mechanical composters and Rs. 25 lacs for maintenance have been earmarked in the Environment Management Plan for Solid Waste Management.

Further, the Project Proponent informed that the details w.r.t. population, water requirement, green water requirement, etc. has been revised with change in the conceptual plan. The details of the Plot Area and built-up area for the EC granted on 25.03.2015 for 592.463 acres and for the proposed expansion plan of 805.611 acre with details as under:

S. No.	Description	As per Conceptual Plan of 592.463 acre		As per proposed Expansion Plan of 805.611 acre				
		Plot Area (Acres)	Built-up Area (Sqm)	Plot Area (Acres)	Built-up Area (Sqm)	Population (No. of Persons)	Water Requirement (KLD)	Flushing (KLD)
1	Plots	229.633 (3371 Plots)	--	177.157 (2954 Plots)	248500	44310 (2954 plots @ 15 persons/ plot)	5981 (44310 @ 135 lpcd)	1994
2	Villas- 122 No.	--	--	9.034	46979.847	610 (122 @ 5 persons/ villa)	82 (610 @ 135 lpcd)	27
3	Floors (S+3) - 2553 No. (851*3)	--	--	50.883	345342.423	12765 (2553 @ 5 persons)	1723 (12765 @ 135 lpcd)	575
4	Floors (S+4) - 1520 No. (380*4)	--	--	22.001	240574.010	7600 (1520@ 5 persons)	1026 (7600 @ 135 lpcd)	342
5	Group Housing 1	25.012	216703 (FAR only)	25.960	314361.575	6785 (as per actual)	916 (6785 @ 135 lpcd)	305
				16.345	128214.411	7355	993 (7355 @ 135 lpcd)	331

						(450 persons/ acre)		
6	Group Housing 2	11.537	72622 (FAR only)	12.820	137296.649	**3560** (as per actual)	**481** (3560 @ 135 lpcd)	160
7	Mixed Use Development	--	--	22.260	123447.004	**10017** (@ 450 persons/ acre)	**1352** (10017 @ 135 lpcd)	451
8	Commercial	11.711	--	13.169	53293.659	**1317** (@ 100 persons/ acre)	**59** (1317 @ 45 lpcd)	26
9	Institutional (Amenities)	29.379	--	31.338	23926.781	**3134** (@ 100 persons/ acre)	**141** (3134 @ 45 lpcd)	63
10	Beacon Street	--	--	7.688	167223.728	**769** (@ 100 persons/ acre)	**35** (769 @ 45 lpcd)	15
11	New Commercial	--	--	41.034	316165.227	**4103** (@ 100 persons/ acre)	**185** (4103 @ 45 lpcd)	82
12	EWS	30.007	--	41.40	--	**16560**	**2236**	745

						(@ 400 persons/ acre)	(16560 @ 135 lpcd)	
13	Parks/Green Areas	31.955		81.141				
14	Utility Area	4.133		4.176				
15	Roads, Pavements & Open area	178.346		211.466				
16	Area Reserved for future Expansion	40.750		37.739				
	Total	**592.463**	**289325**	**805.611**	**2145325.314**	**118885**	**15210**	**5116**

The details of water requirement and treated wastewater discharge into sewer in different seasons are as under:

Sr. No.	Season	Total Water (KLD)	Wastewater Discharge into STP (KLD)	Fresh Water Requirement (KLD)	Flushing Requirement (KLD)	Green Area Requirement (KLD)	Discharge into Sewer (KLD)
1.	Summer	15210	12168	10094	5116	1806	5246
2.	Winter	15210	12168	10094	5116	492	6560
3.	Rainy	15210	12168	10094	5116	164	6888

SEAC was satisfied with the presentation and reply given by the Project Proponent and took a copy of the same on record.

After detailed deliberations, SEAC decided to award **'Silver Grading'** to the project proposal and to forward the application of the project proponent to SEIAA with the recommendations to grant Environmental Clearance for the expansion of a township project namely "Omaxe Chandigarh Extension" located at Kansala, Ranimajra, Dhodemajra, Rasoolpur, Salamatpur, Raul, Bharonjian, Ghandouli, Bhagat Majra, Saini Majra, Bansepur, paintpur, chahar majra, sanglan, in Mullanpur (LPA),Punjab, for total land area of 805.611 acres and built-up area of 2145325.314 sqm subject to the following special conditions:

I) Special Condition:

(i) All the decisions taken in this matter would be subject to the final outcome of the Civil Appeal No. 6725/2021 pending in the Hon'ble Supreme Court of India titled as, "Omaxe Limited and Anr. V/s. Sandeep Singh & Ors." and in the Hon'ble National Green Tribunal in O.A. No. 222/2021 titled, "Sandeep Singh V/s. Union of India & Ors."

II) Statutory compliances:

i) The project proponent shall obtain all necessary clearances/ permissions from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building bye laws.

ii) The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of fire fighting equipment, etc. as per National Building Code including protection measures from lightening, etc.

iii) The project proponent shall obtain forest clearance under the provisions of the Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose is involved in the project.

iv) The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.

v) The project proponent shall obtain Consent to Establish / Operate under the provisions of the Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Punjab Pollution Control Board.

vi) The project proponent shall obtain the necessary permission for abstraction of ground water/ surface water required for the project from the competent authority.

vii) A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.

viii) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.

ix) The provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, Construction & Demolition Waste Rules,2016 and the Plastics Waste (Management) Rules, 2016 shall be followed.

x) The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

xi) The project site shall confirm to the suitability as prescribed under the provisions laid down under the master plan of respective city/ town. For that, the project proponent shall submit the NOC/ land use conformity certificate from Deptt. of Town and Country Planning or other concerned Authority under whose jurisdiction, the site falls.

xii) Besides above, the project proponent shall also comply with siting criteria / guidelines, standard operating practices, code of practice and guidelines if any prescribed by the SPCB/CPCB/MoEF& CC for such type of projects.

xiii) The project proponent shall get the layout plans approved from the Competent Authority for the activities / establishments to be set up at project site in consonance of the project proposal for which this environment clearance is being granted.

III) Air quality monitoring and preservation

i) Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.

ii) A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.

iii) The project proponent shall install system to undertake Ambient Air Quality monitoring for common /criterion parameters relevant-to the main pollutants released (e.g., PM_{10} and $PM_{2.5}$) covering upwind and downwind directions during the construction period.

iv) Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel would be the preferred option. The location of the DG sets may be decided in consultation with Punjab Pollution Control Board.

v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum up to 10 m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

vi) No Excavation of soil shall be carried out without adequate dust mitigation measures in place.

vii) No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered.

viii) No uncovered vehicles carrying construction material and waste shall be permitted.

ix) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.

x) Grinding and cutting of building material in open area shall be prohibited. Wet jet shall be provided for grinding and stone cutting.

xi) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.

xii) All construction and demolition debris shall be stored at the site within earmarked area and roadside storage of construction material and waste shall be prohibited. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.

xiii) The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to the norms and regulations prescribed under air and noise emission standards.

xiv) The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

xv) For indoor air quality the ventilation provisions as per National Building Code of India shall be complied with.

xvi) Roads leading to or at construction site must be paved and blacktopped (i.e., metallic roads should be built and used).

xvii) Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.

xviii) Construction and Demolition Waste Processing and Disposal site shall be identified and required dust mitigation measures will be notified at the site

IV) Water quality monitoring and preservation

i) The natural drainage system should be maintained for ensuring unrestricted flow of water.

ii) No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable

urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.

iii) Buildings shall be designed to follow the natural topography as far as possible. Minimum cutting and filling should be done.

iv) The total water requirement for the project will be 15210 KL/day, out of which fresh water demand of 10094 KL /day shall be met through own tube wells and remaining 5116 Kl/day through recycling of treated wastewater from STP of capacity 13 MLD Total fresh water use shall not exceed the proposed requirement as provided in the project details.

v) a) The total wastewater generation from the project will be 12168 KL/day, which will be treated in STP of capacity 13 ML/day within the project premises. As proposed, treated wastewater available at outlet of STP will be as reutilized as under: -

Sr. No.	Season	For Flushing purposes (KLD)	Green Area (KLD)
1.	Summer	5116	1806
2.	Winter	5116	492
3.	Monsoon	5116	164

b) Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.

c) During construction phase, the project proponent shall ensure that the waste water being generated from the labour quarters/toilets shall be treated and disposed in environment friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately designed septic tanks for the treatment of such waste water and treated effluents shall be utilized for green area/plantation.

vi) The project proponent shall ensure safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.

vii) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

viii) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.

ix) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.

x) Dual pipe plumbing shall be installed for supplying fresh water for drinking, cooking and bathing etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, air conditioning etc.

xi) Installation of R.O. plants in the project will be discouraged in order to reduce water wastage in form of RO reject. However, in case the requirement of installing RO plant is unavoidable, the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises.

xii) The project proponent shall also adopt the new/innovating technologies like low water discharging taps (faucet with aerators) /urinals with electronic sensor system /waterless urinals / twin flush cisterns/ sensor based alarm system for overhead water storage tanks and make it a part of the environmental management plans / building plans so as to reduce the water consumption/ground water abstraction.

xiii) The project proponent will provide plumbing system for reuse of treated wastewater for flushing/other purposes etc. and will colour code the different pipe lines carrying water/wastewater from different sources / treated wastewater as follows:

Sr. No	Nature of the Stream	Color code
a)	Fresh water	Blue
b)	Untreated wastewater from Toilets/ urinal and from Kitchen	Black
c)	Untreated wastewater from Bathing/shower area, hand washing (Washbasin / sinks) and from Cloth Washing	Grey
d)	Reject water streams from RO plants and AC condensate (this is to be implemented wherever centralized AC system and common RO has been proposed in the Project). Further, in case of individual houses/establishment this proposal may also be implemented wherever possible.	White
e)	Treated wastewater (for reuse only for plantation purposes) from the STP treating black water	Green
f)	Treated wastewater (for reuse for flushing purposes or any other activity except plantation) from the STP treating grey water	Green with strips
g)	Storm water	Orange

xiv) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and adopting other best practices.

xv) The CGWA provisions on rain water harvesting should be followed. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of plot area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water

recharge is not feasible, the rain water should be harvested and stored for reuse. As per the proposal submitted by the project proponent, 80 no. rain water recharge pits have been proposed for ground water recharging as per the CGWB norms. The ground water shall not be withdrawn without approval from the Competent Authority.

xvi) All recharge should be limited to shallow aquifer.

xvii) No ground water shall be used during construction phase of the project. Only treated sewage/wastewater shall be used. A proper record in this regard should be maintained and should be available at site.

xviii) Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.

xix) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

xx) Sewage shall be treated in the STP with tertiary treatment. STP shall be installed in a phased manner viz a viz in the module system designed in such a way so as to efficiently treat the wastewater with an increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled/reused for flushing and gardening. No treated water shall be disposed of into the municipal storm water drain.

xxi) No sewage or untreated effluent water would be discharged through storm water drains. Onsite sewage treatment with capacity to treat 100% waste water will be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry / SEIAA before the project is commissioned for operation. Treated waste water shall be reused on-site for landscape, flushing, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by the Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.

xxii) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.

xxiii) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

V) Noise monitoring and prevention

i) Ambient noise levels shall conform to residential area/commercial area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during

construction phase. Adequate measures shall be made to reduce noise levels during construction phase, so as to conform to the stipulated standards by CPCB/SPCB.

ii) Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.

iii) Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

VI) Energy Conservation measures

i) Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.

ii) Outdoor and common area lighting shall be LED.

iii) Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof U-values shall be as per ECBC specifications.

iv) Energy conservation measures like installation of LEDs for lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.

v) Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.

vi) At least 30% of the roof top area shall be used for generating Solar power for lighting in the apartments so as to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher.

VII) Waste Management

i) A certificate from the competent authority handling municipal solid waste, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.

ii) Disposal of muck during construction phase should not create any adverse effect on the neighbouring communities and should be safely disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

iii) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.

iv) Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed for treatment and disposal of the waste.

v) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.

vi) Any hazardous waste generated during construction phase, shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.

vii) Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.

viii) Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.

ix) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.

x) Used CFLs and TFLs should be properly collected and disposed off or sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VIII) Green Cover

i) No naturally growing tree should be felled/transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department.

ii) At least single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. The project proponent shall ensure planting of 42000 trees (@1 tree/80 Sqm of Total Land Area) in the project area at the identified location, as per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 ft and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further period of three years. The plants shall be protected and maintained by the project proponent or Residents Welfare Association, as the case may be, even after three years. The species with heavy foliage, broad leaves and wide canopy cover are desirable.

Water intensive and/or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines.

iii) Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1: 10 (i.e. planting of 10 saplings of the same species for every tree that is cut) shall be done and the newly planted saplings will be maintained for at least 5 years. Green belt development shall be undertaken as per the details provided in the project document.

iv) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

v) The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.

vi) The green belt along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for commercial land use.

IX) Transport

i) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.

a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.

b) Traffic calming measures.

c) Proper design of entry and exit points.

d) Parking norms as per local regulations.

ii) Vehicles hired for bringing construction material to the site should be in good condition and should have a valid pollution check certificate, conform to applicable air and noise emission standards and should be operated only during non-peak hours.

iii) A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

iv) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.

X) Human health issues

i) All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust masks.

ii) For indoor air quality the ventilation provisions as per National Building Code of India should be followed.

iii) Emergency preparedness plan based on the Hazard identification and Risk Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, creche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

iv) Occupational health surveillance of the workers shall be done on a regular basis.

v) A First Aid Room shall be provided in the project both during construction and operations of the project.

XI) Environment Management Plan

i) The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF& CC as a part of six-monthly report.

ii) A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will report directly to the head of the organization.

iii) Action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year-wise funds earmarked for environmental protection measures shall be kept in separate accounts and will not be diverted for any other purpose. The project proponent shall spend the minimum amount of Rs. 1124 Lacs towards the capital cost and Rs. 18.5 Lacs/annum towards recurring cost in the construction phase of the project including the environmental monitoring cost and shall spend the minimum amount of Rs. 61 Lacs/annum towards the recurring cost in

operation phase of the project including the environmental monitoring cost as per the details given as under:

Sr. No.	Particulars	Construction Phase		Operation Phase
		Capital Cost (Rs in Lac)	Recurring Cost (Rs in Lac)	Recurring Cost (Rs in Lac)
1.	Medical Cum First Aid	1.00	1.5	-
2.	Toilets for sanitation system	8.0	3.0	-
3.	Wind breaking curtains	15.0	4.0	-
4.	Sprinklers for suppression of dust	15.0	3.0	-
5.	Sewage Treatment Plant	850.0	-	20.0
6.	Solid Waste segregation & disposal	120.0	-	25.0
7.	Green Belt including grass coverage	80.0	-	7.0
8.	Rain Water Harvesting System	35.0	-	3.0
9	Environment Monitoring	-	7.0	6.0
	TOTAL	**1124.0**	**18.5**	**61.0**

The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of the environmental management plan is transferred to the occupier under intimation to SEIAA, Punjab. Year-wise progress of implementation of the action plan shall be reported to the Ministry/Regional Office along with the Six-monthly Compliance Report.

XII) Validity

i) This environmental clearance will be valid for a period of seven years from the date of its issue or till the completion of the project, whichever is earlier.

XIII) Miscellaneous

i) The project proponent shall obtain completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab before allowing any occupancy.

ii) The project proponent shall comply with the conditions of CLU, if obtained.

iii) The project proponent shall prominently advertise in at least two local newspapers of the District or State, of which one shall be in the vernacular language within seven days

indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.

iv) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn have to publicly display the same for 30 days from the date of receipt.

v) The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.

vi) The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at Environment Clearance portal and submit a copy of the same to SEIAA.

vii) The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put the same on the website of the company.

viii) The project proponent shall inform the Regional Office as well as SEIAA Punjab, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.

ix) The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.

x) The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during Public Hearing and also those made to SEIAA / SEAC during their presentation.

xi) No further expansion or modifications in the project shall be carried out other than those permitted in this EC without prior approval of SEIAA. In case of deviation or alterations in the project proposal from those submitted to the Ministry/SEIAA for clearance, a fresh reference shall be made to the Ministry/SEIAA, as applicable, to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.

xii) The Regional Office, MoEF&CC, Chandigarh, Punjab Pollution Control Board and SEIAA/ SEAC members nominated for the purpose shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) entrusted with this monitoring by furnishing the requisite data/ information/monitoring reports.

xiii) This Environmental Clearance is granted subject to final outcome of pending related cases in the Hon'ble Supreme Court of India, Hon'ble High Courts, Hon'ble NGT and any other Court of Law as may be applicable to this project.

6.0 Deliberations during 197th meeting of SEIAA held on 06.01.2022.

The case was considered by SEIAA in its 197th meeting which was attended by the following:

(i) Mr. Mukesh Bhati, AVP, on behalf of the Project Proponent along with supporting staff;
(ii) Mr. Deepak Gupta, Environmental Advisor, Sh. Sital Singh and Sh. Sandeep Singh from M/s CPTL, Mohali, Environmental Consultant to the Project Proponent.

SEIAA was apprised of the background of the case as above.

SEIAA perused the minutes of the 210th meeting of SEAC held on 24.12.2021 and observed that after exhaustively considering all aspects of the case including the complaints dated 07.08.2021, 27.08.2021, 23.10.2021 and 13.12.2021 made by Sh. Sandeep Singh/ replies of Project Proponent thereto submitted vide letter dated 14.09.2021, 11.11.2021 and 17.12.2021 and other relevant reports/ records, the case has been recommended by SEAC for grant of EC to the Project proponent. SEIAA also carefully examined all relevant records and documents in the case including the various complaints and replies submitted along with the deliberations and recommendations of SEAC in its meetings.

Before allowing the presentation, SEIAA raised certain queries to which project proponent replied as under:

Query 1: Whether all the areas/ pockets listed in the complaints made by Sh. S.S Sehgal and alleged by the complainant to have been developed without prior EC (Silver Birch, Ambrossia, Cassia, Celestia Grand Floors, Celestia Royal Floors Mulberry Villas, Beacon Street (Commercial), Stilt+4 (Salamatpur known as Celestia Royal Floor), Resort A, Resort B, Stilt+4 (Ranimajra known as Celestia Grand Floor), Plotted Phase-2 Area, Paintpur Plotted Area) are included in the area for which EC was granted on 25.03.2015 or not? If reply is in the affirmative, submit proof in this regard.

Reply 1: Project proponent submitted that the complaints against their company are totally false and baseless and have been made with the sole motive of delaying the grant of Environmental Clearance for their expansion project and that the complainant is a proxy representative of their business rivals.

All the aforesaid projects alleged to have been illegally developed (except Beacon Street, Commercial) are included in the Environmental Clearance issued by SEIAA vide letter no. SEIAA/2015/1878 dated 25.03.2015. This project was appraised and EC was granted based on their conceptual plan dated 08.10.2014 for a total area 592.463 acres and a population of 77642 persons in the revenue estates of Village Kansala, Ranimajra, Dhodemajra, Rasoolpur in Mullanpur (LPA), District SAS Nagar. To prove this contention, project proponent submitted as under:

(i) On the directions of the 5-member committee constituted vide order dated 13.09.2021 of the Hon'ble NGT in OA No. 222/2021, Naib Tehsildar, Majri along with Revenue

Department officials checked the area on 15.11.2021 and submitted the report dated 18.11.2021 on the basis of revenue record to the Committee. Some typing errors in the said report vide were rectified vide letter dated 06.12.2021. The report of the Naib Tehsildar, Majri clearly establishes the fact that all the aforesaid projects except Beacon Street (Commercial) are part of the conceptual plan dated 08.10.2014. The said report also enclosed a detailed map duly signed by the Naib Tehsildar, Majri, and other revenue officials depicting the correct project boundary of 592.463 acres with rhodamine red colour and incorrect project boundary as per complaints (which is less than 592.463 acres) with blue colour. The village wise list of areas with Khasra nos alleged to have been developed beyond the areas permitted under the EC have also been provided in the map which depicts that the said areas are, in fact, located within and form part of the conceptual plan area of 592.463 acres. Another map has been prepared and submitted by Revenue Department in which the 85.559 acres areas which is still undeveloped out of the total area of 592.463 acres has been marked. This map also reveals that out of 3371 plots permitted under the EC, 3248 plots have been developed as on date whereas 123 plots which are undeveloped have been marked on the map which has been signed and submitted by the Revenue Department.

SEIAA carefully examined the report and maps submitted by the Naib Tehsildar, Majri and verified that as per the same all areas alleged in the complaint to be outside the sanctioned EC area of 592.463 acres (except Beacon Street) are located in and are a part of the area of the conceptual plan submitted by the Project Proponent. It also noted that the area and the number of plots actually developed even as on date of checking by the Revenue Department (18-11-2021) are significantly lower than the area and number of plots permitted under the EC dated 25.03.2015.

SEIAA was, therefore, satisfied with the reply of the Project Proponent.

(ii) Project proponent informed that on the directions of SEAC they had also prepared digitised map using GIS platform superimposed on the "Latha" of the revenue records (Name of village and Hadbast/ Mustil/ Khasra No's) in which the boundary of 592.463 acres of earlier granted EC and boundary of the proposed expansion project for 805.611 acres has been digitally marked. The location of 14 projects mentioned in the complaint were marked by way of Pins on this digitised map and shown in the meeting by the Project Consultant. The GIS based digitised map was provided to SEAC in its 210th meeting held on 24.12.2021 as Annexure-1 and Annnexure-1A which clearly establishes that except for Beacon Street all the other locations mentioned in the complaints are located within and form a part of the 592.463 acres area for which EC was granted on 25.03.2015.

Regarding the excavation made in the proposed Beacon Street site, project proponent submitted report of Naib Tehsildar Majri dated 15.11.2021 wherein it has been reported at Sr. No. 19 of the report that 1 no. pocket viz Beacon Street is not part of the conceptual plan of 592.463 acre and there was an old brick kiln in this area. Project proponent further informed that they had not made any excavation at the site and the said land has already low lying due to the dismantling of the brick kiln. Report of Naib Tehsildar, Majri, was checked by SEIAA and the above contention of the Project

Proponent regarding prior existence of a brick kiln in the area was found correct as per the report.

SEIAA perused the said drawings and observed that project proponent has not made any development outside the boundary of 592.463 acres for which EC has already been obtained by the Omaxe Chandigarh Extension Developers Pvt. Ltd. Rather, against the permissible development in an area of 592.463 acres, the actual development has only been undertaken in 506.904 acres till date of checking by the Revenue Department on 15.11.2021. Similarly, out of the permissible number of 3371 plots as per the EC, 3248 plots had been developed till 15.11.2021.

SEIAA was, therefore, satisfied with the reply of the project proponent.

(iii) Project proponent also informed that the allegation made in the complaint that several parcels of land on which development had been undertaken were acquired by them after the grant of EC on 25.03.2015 and could not, therefore, have been a part of the EC is totally incorrect. They informed that they had ownership of the entire 592.463 acres land for which EC was issued by way of CLU granted for an area of 715.182 acres (out of which 575.7349 acres were considered for development in this EC application) and also possessed sale deeds of 9.8284 acres and agreement to sell (ATS) of 6.8997 acres before the date of grant of EC for which they had already submitted details in the meeting of SEAC.

SEIAA examined the Annexure-3 submitted during the meeting of SEAC and also cross checked a sample of the sale deeds for Resort A and Resort B areas and found that sale deeds for the same had been duly registered in the name of the Project Proponent prior to the EC granted to them on 25.03.2015.

SEIAA was therefore satisfied with the reply of the promoter company.

Query 2: Clarify the details of the built-up area considered while obtaining the Environmental Clearance dated 25.03.2015 for an area of 592.463 acres.

Reply 2: This aspect has already been examined in detail by SEAC in its 210th meeting held on 24.12.2021. As per the then established practice, the built-up area of only Group Housing components of the Project was considered for the grant of EC dated 25.03.2015 which is as under:

Sr. No.	Description	Built up Area (sqm) as per the conceptual plan (F.A.R area)
1.	Group Housing-I (The Lake) - 25.012 acre	216703
2.	Group Housing-II (The Resort) – 11.537 acre	72622
	Total	**289325**

Group Housing-II (The Resort)- 11.537 acres (referred to as Resort Tower-A & Tower-B by complainant) is a part of the earlier granted EC. In "The Lake" Group housing, FAR area has only been considered. The area of the basement, which is meant for parking was not considered at the time of grant of EC dated 25.03.2015 since population is the main criteria for the appraisal of the Project for grant of EC and the basement area is not relevant for the population calculation. Project Proponent further informed that the company has already obtained approved layout plans of both Group Housings from the Chief Town Planner, Punjab which is as under:

Sr. No.	Description	Built up Area (sqm) as per the approved plan (F.A.R area)
1.	Group Housing-I (The Lake) - 25.012 acre	209628
2.	Group Housing-II (The Resort) – 11.537 acre Tower-A @ 36918+Tower-B@39931	76849
	Total	**286477**

Comparing the above two tables, it is evident that the combined built-up area of both the Group Housing Projects (Lake plus Resort A and B) as per layout plans approved by CTP, Punjab, is 286477 sqm which is less than 289325 sqm for which EC has been granted on 25.03.2015. Thus, the actual built-up area of the Lake and Resort Group Housing is less than the permissible built-up area as per the EC.

Project proponent further submitted that the issue regarding the consideration of built-up area of the 3371 plotted units has also been examined in detail by SEAC in its 210th meeting held on 24.12.2021. He informed that as per earlier practice, the built-up areas on the plotted part of Projects were not being considered while granting EC. The example of such an EC granted by SEIAA, Punjab to GMADA, Eco City project, Phase-2, Mullanpur was quoted in this regard where there is no mention of built-up area at all. Project Proponent also drew attention to the fact that when their Project was appraised for grant of EC in 2015, no fees were being charged on the basis of proposed built-up area. As such, they had nothing to gain by omitting to add the built-up area of the plotted units and this was done as per the then established practice of considering built-up area of only Group Housing component of the Project. They further submitted that in case the built-up area for the plotted development including floors etc was required to be submitted, this basic information would have been sought by SEIAA / SEAC at time of appraisal and their EC application would not have been processed at all in its absence. SEIAA checked the record and verified that earlier no processing fees or charges for EC were levied on the basis of built-up areas. The processing fee is only being charged since 27.06.2019 as per the orders issued by the Govt. of Punjab.

SEIAA was satisfied with the reply of the promoter company.

Query 3: Clarify how there is a huge increase in built-up area from 2,89,325 sqm to 21,45,325 sqm when the Project area has only increased from 592.463 acre to 805.611 acres.

Reply 3: The built-up area figure of 2,89,325 sqm in the EC dated 25.03.2015 was in respect of only the Group Housing Projects whereas the built-up areas of the other components (plots, commercial, Institutional areas etc) were not included in the same. However, as per directions of SEAC, the present application for expansion EC for 805.611 acres includes the entire built-up area of all components including the entire built-up area of earlier granted EC's in 2014 and 2015. The full details of the same have been provided to SEAC in its 210th meeting held on 24.12.2021.

SEIAA was satisfied with the reply of the promoter company.

Query 4: As to whether Govt. acquisition area for critical gaps of 8.594 acres and area under revenue rasta of 6.313 acres (combined area of 14.907 acres), have been considered in the conceptual plan of 592.463 acres for which EC was granted.

Reply 4: The project proponent informed that the conceptual layout plan of 592.463 acres does not include the revenue roads/ rastas and critical gap areas of 14.907 acres, as the ownership of the same does not vest with the Project. He further informed that 2.056 acres (16 Kanal 9 marla) out of 6.313 acres revenue rastas has been acquired on 11.01.2019. However, the remaining area of revenue rastas of 4.257 acres and the critical gap area of 8.594 acres is yet to be acquired by Government.

SEIAA was satisfied with the reply.

Query 5: As to whether project falls within 10 km of Eco-sensitive area/ National Park/Wild Life Sanctuary. If yes, its distance from the project site and status of clearance from National Board for Wild Life (NBWL).

Reply 5: Yes, Sukhna Wildlife Sanctuary is located at a distance of 7 km from the Project at its closest point. Clearance from National Board for Wild Life (NBWL) has been applied for vide application bearing proposal no. FP/PB/Others/6166/2021 which has been submitted online on 24.12.2021 to the Chief Wild Life Warden, Punjab and a copy of the same has already been submitted to SEAC.

It was also brought to the notice of SEIAA that a similar project located 5.6 Km from Sukhna Wildlife Sanctuary namely "The Palm" with built up area of 8,52,941.06 sqm at Village Mullanpur Garibdas, Dhanauran & Mastgarh, New Chandigarh, District SAS Nagar (Mohali), Punjab by M/s Manohar Infrastructure & Constructions Pvt. Ltd. was examined and approved by the Expert Appraisal Committee (Infra-2) of the MOEF&CC in its 60th meeting held on 27th -28th January, 2021. The relevant extract of the said proceedings is reproduced as under:

" 3. .... During appraisal the EAC has observed that the project is located at only 5.6 Km distance from Sukhna Wildlife Sanctuary and 6.8 Km distance from City Bird Sanctuary. However, the project is located outside the eco-sensitive zone of the City Bird Sanctuary as per notification S.O. 69(E) dated 04.01.2017. It was noted that the ESZ for Sukhna Wildlife Sanctuary has been notified vide S.O. 185(E) dated

18.01.2017 for the Union Territory of Chandigarh only, which is not applicable for the state of Punjab. As such, NBWL Clearance is required for the project as it falls within a distance of 10 kms from the Sukhna Wildlife Sanctuary in the State of Punjab.

4. The EAC , based on the information submitted and clarifications provided by the Project Proponent and detailed discussions held on all the issues, recommended granting environmental clearance to the project subject to the certain specific conditions and other Standard EC Conditions as specified by the Ministry vide OM dated 4th January, 2019 for the said project/activity, while considering for accord of environmental clearance that Wildlife Clearance to be obtained as applicable w.r.t. Sukhna Wildlife Sanctuary."

Based on the recommendations of EAC (Infra-2), the Ministry of Environment, Forest and Climate Change vide its orders dated 12.03.2021 has accorded Environmental Clearance to the project, 'Mega Residential Project namely "The Palm" with built up area of 8,52,941.06 sqm at Village Mullanpur Garibdas, Dhanauran & Mastgarh, New Chandigarh, District SAS Nagar (Mohali), Punjab' by M/ s. Manohar Infrastructure & Constructions Pvt. Ltd., under the provisions of the EIA Notification, 2006 and amendments/circulars issued thereon, and subject to certain specific and standard conditions including the specific condition that Wildlife Clearance is to be obtained as applicable w.r.t. Sukhna Wildlife Sanctuary.

Environmental Consultant further informed that the Eco Sensitive Zone of Sukhna Wildlife Sanctuary is upto a maximum distance of only 2.75 Km in UT Chandigarh on the side of Chandigarh whereas the Project under consideration at its closest point is at a distance of 7 km from the Sukhna Wildlife Sanctuary. Therefore, activities of project will have no impact on Sukhna Wildlife Sanctuary.

In view of the recommendation made SEAC and decision taken in similar matter by the MoEF&CC in "The Palm" case, SEIAA decided that conditional EC may be granted to the Project Proponent subject to obtaining clearance from the NBWL.

Query 7: Clarify why separate Environmental Clearances were not taken for the Group Housing Projects "The Lake" and "The Resort" which were a part of the expansion Project of 592.463 acres.

Reply 7: The land areas, built-up areas and populations of both the Group Housing Projects viz "The Lake" and "The Resort" have been duly considered and their Environmental Impacts have been properly assessed and appraised by SEIAA /SEAC while granting EC to the Project on 25.03.2015. This is evident from the Environmental Load calculations in respect of total water requirement, solid waste management, water balance, design of STP etc in which the population of the Group Housing projects has been fully taken into account while appraising the Project for grant of EC. Since the above Group Housing Projects were a part of their original EC application and

all parameters of Environmental Impact due to these Projects have been considered while granting EC, there was neither any necessity nor any justification for obtaining separate EC's for them. In any case, if separate ECs were required for the Group Housing Projects for any reason other than their Environmental Impact (which has already been duly considered), this important condition should have been stipulated in the EC granted to them. Since no such provision or condition has been made in the EC dated 25.03.2015 and the Environmental impact of the Group Housing components has been duly appraised, it is evident that separate ECs for the Group Housings were neither necessary nor stipulated.

SEIAA was satisfied with the above reply.

Query 8: Complainant has alleged that the Project Proponent is a habitual offender in Environmental matters and referred to alleged diversion of Siswan Nadi by the promoter company near their Lake Project. He has also referred to OA No 980 of 2019 instituted in the Hon'ble NGT in this regard. SEAC in its 204th meeting held on 20.07.2021 has also referred to this OA in the Hon'ble NGT. The current status of this case be provided.

Reply 8: The Hon'ble NGT had proceeded ex-parte in this case as the Petitioner had not arraigned the Project Proponent as a Respondent. Further, proceedings in the Hon'ble NGT in OA No 980 of 2019 have been stayed by the Hon'ble Supreme Court vide its orders dated 22.11.2021 in Civil Appeal No 6725 /2021 instituted by them. Project Proponent also submitted that a very comprehensive study has been got conducted by them through IIT Ropar which clearly establishes that they had not changed the course of Siswan Nadi and, on the contrary, the problem was on account of large-scale encroachments in the original course of the river by private parties. A copy of the report prepared by IIT Ropar was taken on record.

SEIAA carefully considered the replies to its queries and was satisfied with them. In respect of the main allegation against the Project Proponent that substantial areas not included in the EC dated 25.03.2015 had been developed by them, SEIAA concurred with the finding of SEAC that with the exception of Beacon Street (commercial) site, all other areas / sites alleged by the complainant to have been outside the areas for which EC had been granted were, in fact, located within the Project Boundary of 592.463 acres for which EC had been granted as per the Conceptual Plan submitted by the Project Proponent. This fact was confirmed both by the report of the revenue department as also by the digitised map superimposed on the revenue map.

SEIAA, however, further observed that another important point of contention in the matter is whether the proposal for grant of EC to the Project was appraised and EC dated 25.03.2015 was granted by SEIAA on the basis of the Conceptual Plan (as stated by the Project Proponent) or whether the Project was appraised and EC was granted on the basis of the Layout Plan dated 10.06.2014 approved by the Chief Town Planner, Punjab (as alleged by the Complainant). In this connection, relevant extract from the very first paragraph of the EC issued vide letter No SEIAA/2015/1878 dated 25.03.2015 is as under:

"The proposal has been appraised as per procedure prescribed under the provisions of EIA Notification, 2006 on the basis of the mandatory documents enclosed with the application

viz, Form 1, 1A & conceptual plan and additional clarifications furnished in response to the observations of the SEAC."

It is evident from the above that the Project was appraised and EC dated 25.03.2015 was granted to it on the basis of the Conceptual Plan submitted by the Project Proponent. However, some element of confusion has arisen in the matter on account of a reference to the Layout Plan approved by the Chief Town Planner, Punjab made in the second para of the above letter vide which earlier EC was granted which is reproduced below:

"The total area of the Project is 592.463 acres having total built-up area 2,89,325 sqm (after expansion). The total expected population will be 77642. The layout plan has been approved by the Chief Town Planner, Punjab vide letter no 3269 CTP(Pb)-MPM-131 dated 10-06-2014.....".

Since both the Conceptual Plan and the Layout Plan have been referred to in the aforementioned EC letter dated 25.03.2015, SEIAA further scrutinised the relevant documents to ascertain which of these two plans formed the basis for appraisal of the Project and observed as under:

1. The Layout Plan has been approved by the CTP Punjab vide its letter No 3269 dated 10.06.2014 for an area of 577.556 acres (and not 592.463 acres). The Plan includes detailed area and component-wise calculations on the basis of which a total Project population of 74180 has been worked out and recorded on the Plan. However, the EC letter dated 25.03.2015 (extract above) states that the Project has a total population of 77642 persons. This establishes that the EC was not granted on the basis of the Layout Plan since the Population of 77642 persons mentioned in the EC does not match the population of 74180 persons calculated and recorded in the Layout Plan. Moreover, as per letter No 3269 dated 10.06.2014 of CTP, Punjab the Layout Plan has been approved for 577.556 acres whereas EC has been issued for 592.463 acres.
2. The appraisal of the Project in terms of its Environmental Impact (in respect of the key parameters of total water requirement, water balance, solid waste management, STP design, power requirement etc) has been undertaken on the basis of total project population of 77642 persons calculated as under:

a. 3371 plots @ 15 person / plot	= 50565
b. 36.549 acres Group Housing @ 300 person / acre	= 10965
c. 11.711 acres Commercial / Institutional @ 100 person/ acre	= 1171
d. 30.007 acres EWS @ 400 person /acre	= 12003
e. 29.379 acres Institutional land @ 100 Person / acre	= 2938
TOTAL	77642*

** The population specified in the EC*

3. SEIAA perused the detailed calculations in the Project documents and the Presentation made at the time of grant of EC and observed that the Environmental Load of the Project has been calculated and the Project Impact assessed on the basis of Project population of 77642 person as calculated in sub-para 2 above and not for 74180 persons as per the approved Layout plan dated 10.06.2014.

4. Further perusal reveals that the difference in the EC approved population (77642) and the Layout Plan population (74180) of 3462 persons is on account of the fact that the Group Housing 2 area of 11.537 acres of Resort A and Resort B has not been included in the Layout Plan whereas the same has been included in the Conceptual Plan resulting in difference of 3462 persons (11.537 acres @ 300 person/ acre = 3462) between the two plans. SEIAA noted that the population of 77642 mentioned in the EC can only be arrived at on the basis of the Conceptual Plan since this includes the area of the Resort Group Housing Project.

After careful consideration of the above, SEIAA concluded that the since the EC letter not only specifically states that it is being accorded on the basis of the Conceptual Plan but the population figures and all other documents / calculations and appraisal also specify the Project Population of 77642 persons, it establishes that the EC has been granted on the basis of the Conceptual Plan and not the Layout Plan. As such, the reports of the 2 member PPCB Committee dated 23.09.2012 as also the construction status report dated 25.10.2021 of the PPCB are not relevant since they are based on the erroneous assumption that the EC was granted on the basis of the Layout Plan.

SEIAA, therefore, came to the conclusion that there was no merit in the complaints / representations submitted by Sh. S.S Sehgal so far as they related to excess development alleged to have been undertaken by the Project Proponent. It appears that the complaints were made due to misconception that earlier Project was appraised and EC granted on the basis of the Layout Plan dated 10.6.2014 approved by CTP, Punjab whereas the said appraisal was conducted and EC was granted on the basis of the conceptual plan submitted by the Project Proponent.

As far as other issues regarding legality of RMC plants in terms of obtaining their Consent to Operate, proper functioning of the STPs and compliance of C&D Waste Management and Disposal Rules is concerned, SEIAA decided to refer the same to the PPCB, Punjab, being the statutory regulatory body empowered to deal with these alleged violations.

Finally, SEIAA also noted that this case has remained pending for several months on account of the complaints and representations against it. Though the matter is pending in the Hon'ble Supreme Court, no stay on processing the EC application has been issued by any court of law. On the other hand, a specific prayer made by Sh Sandeep Singh seeking interim relief in OA No 222/2021 by way of stopping the construction and taking other measures against the Project Proponent was declined by the Hon'ble NGT. As such, there is no legal bar for processing the EC application of the Project Proponent on merits and the instant application for grant of Expansion EC cannot be kept pending indefinitely till the final outcome of the litigation in respect of the earlier granted EC. As per decision taken in Joint meeting of Chairpersons and Member Secretaries of SEIAA and SEAC held on 03.12.2021 it was, therefore, decided that the present application for grant of expansion EC be decided on merits subject to the final outcome of the pending litigation.

Thereafter, Environmental Consultant presented the salient features of the project. A copy of the presentation submitted by the project proponent was taken on record. Environmental Consultant clarified the following important Environmental parameters in the Presentation:

Sr.	Item	Details

<table>
<tr><td>No.</td><td></td><td></td></tr>
<tr><td>1.</td><td>Green area (sqm) after expansion</td><td>328377 sqm</td></tr>
<tr><td>2.</td><td>Population (when fully operational)</td><td>118885 Persons</td></tr>
<tr><td>3.</td><td>Break up of Water Requirements & source in Operation Phase (Summer, Rainy, Winter):
<table>
<tr><th>Sr. No.</th><th>Season</th><th>Total Water (KLD)</th><th>Fresh water (KLD)</th><th>Flushing (KLD)</th><th>Green Area (KLD)</th></tr>
<tr><td>1</td><td>Summer</td><td>15210</td><td>10094</td><td>5116</td><td>1806</td></tr>
<tr><td>2</td><td>Winter</td><td>15210</td><td>10094</td><td>5116</td><td>492</td></tr>
<tr><td>3</td><td>Rainy</td><td>15210</td><td>10094</td><td>5116</td><td>164</td></tr>
</table></td></tr>
<tr><td>4.</td><td>Disposal Arrangement of Waste water in Operation Phase</td><td>Total =12168 KLD waste water will be generated, which will be treated in different STPs of capacity installed for the different phases with total treatment capacity of 13 MLD (500KLD X 6no., 1000KLD X 4 no., 2500KLD X 2no.). At present 3 STPs of capacity 1000KLD, 100KLD and 50KLD have already been installed. The disposal of treated wastewater is given as under:
<table>
<tr><td>Sr. No.</td><td>Season</td><td>For Flushing purposes (KLD)</td><td>Green Area sqm (KLD)</td><td>MC Sewer if any (KLD)</td></tr>
<tr><td>1.</td><td>Summer</td><td>5116</td><td>1806</td><td>5246</td></tr>
<tr><td>2.</td><td>Winter</td><td>5116</td><td>492</td><td>6560</td></tr>
<tr><td>3.</td><td>Rainy</td><td>5116</td><td>164</td><td>6888</td></tr>
</table></td></tr>
<tr><td>5.</td><td>Rain water recharging detail</td><td>1301305 m3/year rain water will be collected and 80 no. of recharging pits will be provided to recharge the rooftop rainwater of buildings after treatment through oil & Grease traps</td></tr>
<tr><td>6.</td><td>Solid waste generation and its disposal after expansion</td><td>a)45690 kg/day
b) Solid wastes will be appropriately segregated (at source. by providing bins) into recyclable, Bio-degradable Components, and non- biodegradable</td></tr>
<tr><td>7.</td><td>Hazardous Waste & E-Waste</td><td>1) Cat 5.1 Qty 50 ltr./annum
2) Any other Category
Used oil from DG sets will be sold to registered recyclers and E-waste will be disposed off as per the E-waste (Management) Amendment Rules, 2018</td></tr>
<tr><td>8.</td><td>Environment Management Plan along with Budgetary break up phase wise and responsibility to implement</td><td>During construction phase GM will be responsible and during operation phase, GM</td></tr>
</table>

		Will be responsible for implementation of the EMP.

Description	Capital Cost (Rs)	Recuring Cost (Rs)
Construction	1124 lac	18.50 lac
Operation	-	61.0 lac

On being asked by SEIAA, Project Proponent and their Environmental Consultant agreed to undertake additional expenditure of Rs. 3.3 crore (0.6% of project cost) on CER activities, in the vicinity of the project within 3 years, under the Environmental Management Plan (EMP) of the proposed project. SEIAA directed the project proponent to prepare and obtain approval of the detailed CER plan of said amount including the timelines within period of 2 months after assessing the need-based requirement of the locals residing in the vicinity of the project. An undertaking submitted in this regard was also taken on record by SEIAA.

During discussions, the representative of the promoter company agreed to fully comply with all the conditions proposed by SEAC as also undertake the additional CER activities of Rs 3.3 crores as mentioned above.

The SEIAA observed that the case stands recommended by SEAC and the Committee has awarded 'Silver Grading' to the project proposal. The SEIAA looked into the details of the case and was satisfied with the same.

After detailed deliberations, SEIAA decided to accept the recommendations of SEAC and grant Environmental Clearance for expansion of a township project namely "Omaxe Chandigarh Extension" located at Kansala, Ranimajra, Dhodemajra, Rasoolpur, Salamatpur, Paraul, Bharonjian, Ghandouli, Bhagat Majra, Saini Majra, Bansepur, Paintpur, Chahar Majra, Sanglan, in Mullanpur (LPA), District SAS Nagar, Punjab, for total land area of 805.611 acres and built-up area of 2145325.314 sqm to be developed by M/s Omaxe New Chandigarh Developers Pvt. Ltd. as per the details mentioned in the Form-2 (online form), EMP, conceptual plan and subsequent presentations /clarifications made by the project proponent and their consultant with proposed measures and subject to conditions proposed by SEAC (including the Special Condition that the Environmental Clearance is subject to the final outcome of Civil Appeal No. 6725/2021 pending in the Hon'ble Supreme Court of India titled as, "Omaxe Limited and Anr. V/s. Sandeep Singh & Ors." and in the Hon'ble National Green Tribunal in O.A. No. 222/2021 titled, "Sandeep Singh V/s. Union of India & Ors.") and the further amended and additional conditions as under:

Additional Conditions:

i) The project proponent shall submit detailed Corporate Environmental Responsibility (CER) plan of Rs. 3.3 crores including the timelines within period of 2 months after assessing the need-based requirement of the locals residing in the vicinity of the project under the Environmental Management Plan (EMP) of the proposed project to SEIAA Punjab for approval. The Plan will be implemented within a time period of 3 years.

ii) This Environmental Clearance is liable to be revoked without any further notice to the Project Proponent in case of failure to comply with condition (i) above.

iii) Wildlife Clearance to be obtained by the Project Proponent from the NBWL as applicable w.r.t Sukhna Wildlife Sanctuary. The grant of Environmental Clearance does not imply that

wildlife clearance has been granted to the project. Their proposal for the clearance will be considered by the respective authorities on merits and decision taken. The investment made in the project, if any, based on environmental clearance so granted, in anticipation of the clearance from the NBWL shall be entirely at the cost and risk of the project proponent and neither SEIAA Punjab nor the Ministry of Environment and Forests shall be responsible in this regard in any manner.

iv) The Project Proponent shall ensure that the natural drainage channels in the project site including streams, drains, choes, creeks, rivulets etc. are not disturbed so that the natural flow of rain water etc is not impeded or disrupted in any manner.

Amended Condition no. v) a) of IV) of Water Quality Monitoring and Preservation

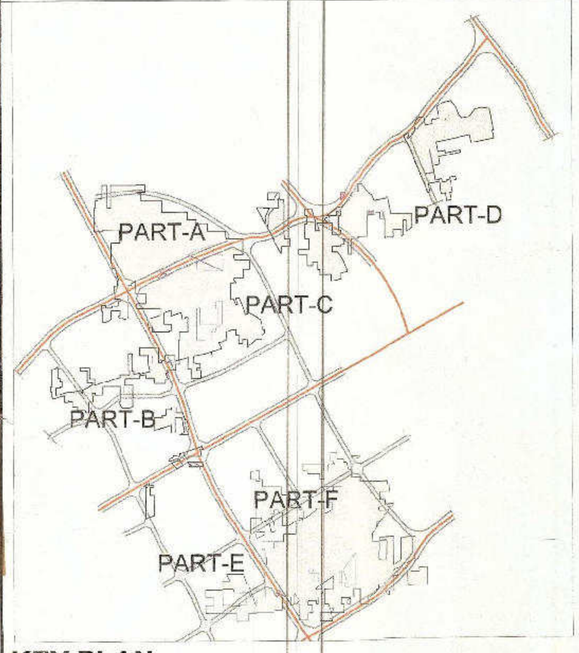
v) The total wastewater generation from the project will be 12168 KL/day, which will be treated in STP of capacity 13 ML/day within the project premises. As proposed, treated wastewater available at outlet of STP will be as disposed as under: -

Sr. No.	Season	For Flushing purposes (KLD)	Green Area (KLD)	MC Sewer if any (KLD)
1.	Summer	5116	1806	5246
2.	Winter	5116	492	6560
3.	Rainy	5116	164	6888

Environmental Engineer
for Member Secretary

LAYOUT PLAN

MAIN SHEET SHEET 1/8



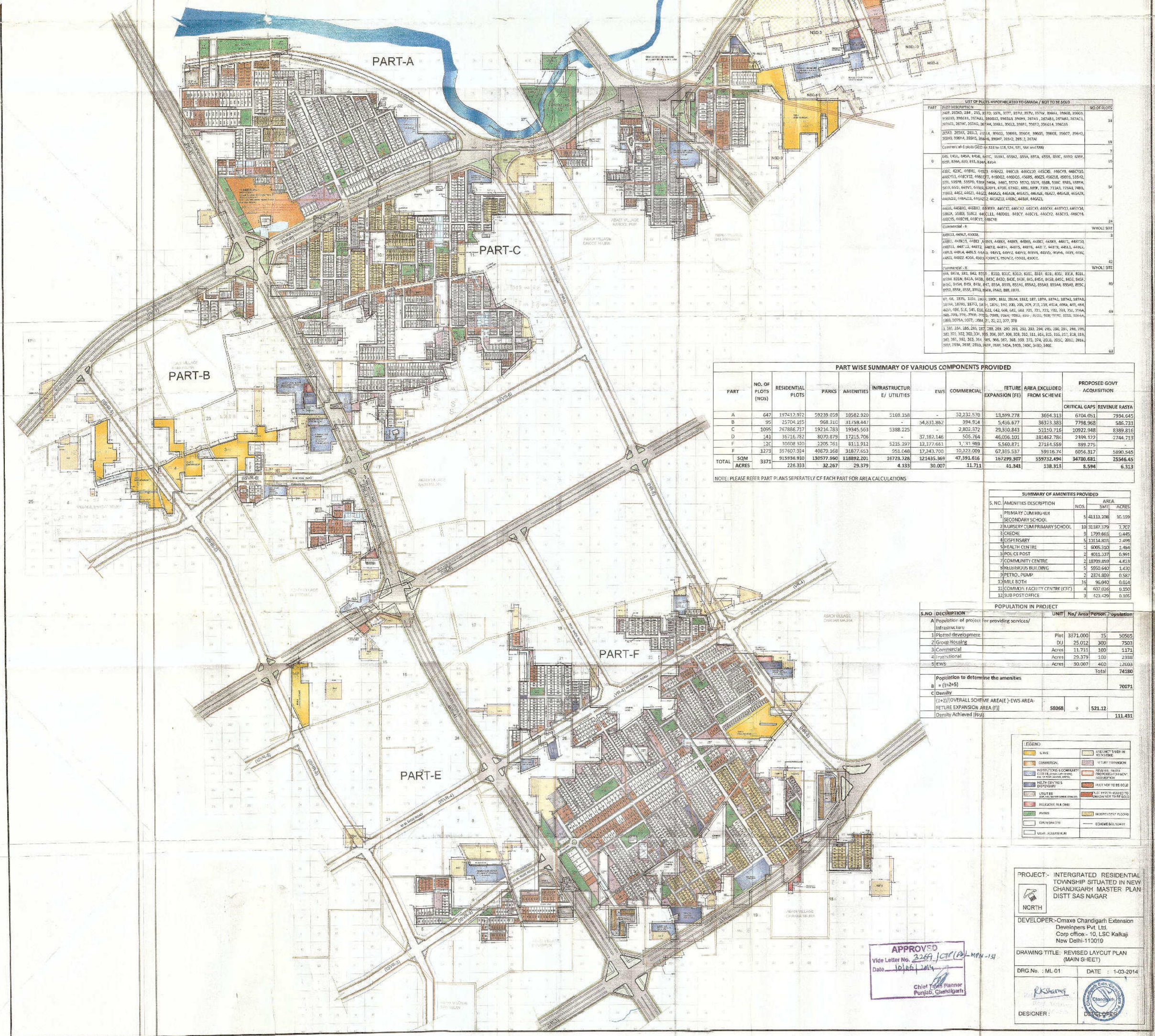
KEY PLAN

DETAIL OF CHANGE OF LAND USE				
S.NO.	DESCRIPTION			AREA (ACRES)
i)	C.L.U. ACCORDED VIDE LETTER NO. 3368 CTP(Pb)/SP-432M) DTATED 21-04-2009			102.283
ii)	C.L.U. ACCORDED VIDE LETTER NO. 4156 CTP(Pb)/SP-432M) DTATED 28-05-2010			9.585
iii)	C.L.U. ACCORDED VIDE LETTER NO. 8648 CTP(Pb)/SP-432M) DTATED 13-12-10			21.166
iv)	C.L.U. ACCORDED VIDE LETTER NO. 4613 CTP(Pb)/SP-432M) DTATED 29-05-2011			208.442
v)	C.L.U. ACCORDED VIDE LETTER NO. 5531 CTP(Pb)/SP-432M) DTATED 05-08-2011			162.060
vi)	C.L.U. ACCORDED VIDE LETTER NO. 5829 CTP(Pb)/SP-432M) DTATED 19-08-2011			43.445
viii	C.L.U. ACCORDED VIDE LETTER NO. 7048 CTP(Pb)/SP-432M) DTATED 18-10-2011			28.340
viii)	C.L.U. ACCORDED VIDE LETTER NO. 4143 CTP(Pb)/SP-432M) DTATED 13-08-2012			59.868
ix)	C.L.U. ACCORDED VIDE LETTER NO. 4063 CTP(Pb)/SP-432M) DTATED 19-07-2013			70.680
	TOTAL CLU GRANTED	(A)		715.869
	Area exempted from scheme out CLU granted (as per detail given)	(B)		138.313
	Scheme area	(A-B =C)		577.556
	AREA PROPOSED UNDER GOVT. ACQUICITION (CRITICAL GAP)		8.594	14.907
	Area of revenue rastas proposed for govt. acquisition	(D)	6.313	
	Overall scheme area	(C+D = E)		592.463
	Area reserve under Feture Expansion (FE)	(F)		41.341
	Area reserve for group housing	(G)		25.012

ANALYSIS OF AREA					
S.no	Description of Area		AREA (acres)	Net planning area (Plotted Development) 511.204	(C-F-G)
					Saleble %
1	EWS provide on total scheme area (E)		30.007	5.87%	52.435%
	EWS area % on 592.463 acres (F)	5.06%			
2	Area under residencial plotted development		226.333	44.27%	
4	Area under Commercial (SCOs, Baths, Milk booths, Petrol Pumps)		11.711	2.29%	
5	a) Parks area		32.267	6.31%	
	Percentage of parks on 537.444acres (E - G - EWS area)	6.00%			
6	Amenities area (Institutions , Health , Community, Religious & Information centre)		29.379	5.75%	
7	Utilities Area (STP, ESS, Water Works & OHT)		4.133	0.81%	
8	Roads , pavements and open areas		177.375	34.70%	
	TOTAL			100.00%	52.435%
	PERMISSIBLE SALEABLE AREA				55.00%

NOTE:

1. As per the Notifcation no 1198 CTP(Pb)/ SP 458 dated 21-02-2014 , Group housing area not counted toward saleable area of the project as area of group housing is less than 20% of project area.



LIST OF PLOTS HYPOTHECATED TO GMADA / NOT TO BE SOLD		
PART	PLOT DESCRIPTION	NO OF PLOTS
A	2469, 2636S, 284 , 285, 357O, 357L, 357T, 357U, 357V, 357W, 3966I, 3966B, 3966G, 3966D, 3966H, 3966G11, 267AA1, 3966G12, 3966H3, 3966H1, 267AB , 267AB1, 267AB3, 267AC3, 267AD1, 267AF, 267AG, 267AH, 3966L1, 3966L2, 3966F1, 3966I2, 3966G14, 3966G15	33
	2636J, 2636K, 2636L2, 3966J4, 3966Q, 3966B, 3966K, 3966S, 3966R, 3966T, 3966U, 3966H4, 3966H5, 3966H6, 3966H7, 2636I3, 2636J2, 267AI	19
	Commercial-1 plots (SCO no.518 to 518, 524, 581, 586 and 588)	7
D	685, 6852, 6854, 6868, 6870, 3884A1, 3884A2, 3884, 6894, 6898, 6899, 6899, 6896, 6897, 6911, 6944, 6954	16
C	4480, 4481C, 4468N1, 4468Z3, 4468A22, 4468C19, 4468C110, 4468C96, 4468C99, 4468C910, 4468C911, 4468C912, 4468C97, 4468D02, 4468D05, 4568S, 4468Z5, 4568Z18, 45003, 4384H2, 4384, 4384P8, 4384P9, 4384P3, 4468C, 4468C, 4557O, 4557Q, 4557R, 4568, 4568C, 4568S, 4568H, 4568, 4568, 4468V1, 4468Q1, 4468Q2, 4570T1, 4570S, 4570U, 4570V, 4570W, 4570X, 4570Y, 4570Z, 4468, 4468, 4468Z1, 4468Z2, 4468Z3, 4468Z4, 4468Z5, 4468Z6, 4468Z7, 4468Z8, 4468Z9, 4468Z10, 4468Z11, 4468Z12, 4468Z13, 4468C, 4468P, 4468Z1,	54
	4468B1, 4468B2, 4468B3, 4468B4, 4468B5, 4468B6, 4468C, 4468B9, 4468T1, 4468T10, 4468T11, 4468T12, 4468T2, 4468T8, 4468T4, 4468T5, 4468T6, 4468T7, 4468T8, 4485L1, 4485L2, 4485L3, 4485L4, 4485L5, 4485L6, 4485V1, 4485V2, 4485V3, 4485V4, 4485V5, 4485V6, 4485Y, 4485Z, 4485Z1, 4485Z2, 4506A, 4506B, 4506C1, 4506C2, 45003, 43002,	24
	Commercial - B	WHOLE SITE
D	448K11, 448K7, 4500B,	3
	4488D, 4488C9, 4488D1, 4488K3, 4488K4, 4488K5, 4488K6, 4488K7, 4488K9, 4488T1, 4488T10, 4488T11, 4488T12, 4488T2, 4488T8, 4488T4, 4488T5, 4488T6, 4488T7, 4488T8, 4485L1, 4485L2, 4485L3, 4485L4, 4485L5, 4485L6, 4485V1, 4485V2, 4485V3, 4485V4, 4485V5, 4485V6, 4485Y, 4485Z, 4485Z1, 4485Z2, 4506A, 4506B, 4506C1, 4506C2, 45003, 43002,	42
	Commercial - B	WHOLE SITE
E	844, 847A, 841, 842, 8454, , 831D, 831C, 831D, 831E, 831F, 831I, 831J, 831K, 831L, 831M, 831N, 845A, 845B, 845C, 843D, 843E, 843F, 845, 845A, 845B, 845C, 845E, 845F, 845G, 845H, 845I, 845J, 847, 855A, 855B, 855A1, 855A2, 855A3, 855A4, 855A5, 855C, 855D, 855E, 855F, 855G, 855H, 856D, 888, 887B.	49
F	87, 88, 3376, 3356, 3360, 380K, 381I, 381M, 381Z, 387, 387A, 387A1, 387A2, 387A3, 387AA, 387AS, 387B3, 387H, 387U, 192, 200, 205, 209, 210, 238, 405A, 408A, 443, 464, 465A, 486, 514, 545, 610, 622, 642, 668, 682, 688, 701, 721, 722, 732, 738, 750, 756A, 760, 770, 775, 776B, 776D, 778B, 778H, 778K, 778L, 778M, 778N, 778O, 778P, 778Q, 778R, 778S, 778T, 778U, 778V, 778W, 778X, 778Y, 778Z, 779A, 779B, 779C, 779D, 779E, 779F, 779G, 779H, 779I, 779J, 779K, 779L, 779M, 779N, 779O, 779P, 779Q, 779R, 779S, 779T, 779U, 779V, 779W, 779X, 779Y, 779Z, 780A, 780B, 780C, 780D, 780E, 780F, 780G, 780H, 780I, 780J, 780K, 780L, 780M, 780N, 780O, 780P, 780Q, 780R, 780S, 780T, 780U, 780V, 780W, 780X, 780Y, 780Z, 781A, 781B, 781C, 781D, 781E, 781F, 781G, 781H, 781I, 781J,

DETAIL OF CHANGE OF LAND USE

S.NO.	DESCRIPTION		AREA (ACRES)
i)	C.L.U ACCORDED VIDE LETTER NO. 3368 CTP(Pb)/SP-432M) DTATD 21-04-2009		102.283
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ix)	C.L.U ACCORDED VIDE LETTER NO. 4063 CTP(Pb)/SP-432M) DTATD 15-07-2013		70.680
	TOTA CLU GRANTED (A)		715.869
	Area exempted from scheme but CLU granted (as per detail given) (B)		123.406
	Scheme area (A-B=C)		592.463

OVERALL POPULATION

DESCRIPTION	UNIT	AREA	PERSONS /UNIT	POPULATION
NOS OF RESIDENTIAL PLOTS (VARIOUS SIZES)	NOS	3371	15	50565
TOTAL GROUP HOUSING (GH1 25.012 ACS) + GH2 (11.537 ACS)	ACRES	36.549	300	10965
COMMERCIAL	ACRES	11.711	100	1171
EWS	ACRES	30.007	400	12003
INSTITUTION	ACRES	29.379	100	2938
GREEN AREA	ACRES	31.955		
TOTAL				77642

Conceptual Plan

KEY PLAN

PART-A SECTOR-13
PART-D SECTOR-6
PART-C SECTOR-14
PART-B SECTOR-24
PART-F SECTOR-15
PART-E SECTOR-20

LEGEND
EWS
COMMERCIAL
INSTITUTIONS & COMMUNITY CENTRE
HEALTH CENTRE & DISPENSARY
UTILITIES
RELIGIOUS BUILDING
PARKS
OPEN SPACES
GOVT. ACQUISITION
AREA NOT TAKEN IN TO SCHEME
FUTURE EXPANSION
REVENUE RASTA / RELINQUISHED GOVT ACQUISITION
PROP NOT TO BE SOLD
PUBLIC INSTITUTION TO BE GIVEN BUT NOT TO BE SOLD
VILLAS
DEPOSIT WORKS
SCHEME BOUNDARY

PROJECT:- INTERGRATED RESIDENTIAL TOWNSHIP NAMELY CHANDIGARH EXTENSION SITUATED IN LPA MULLANPUR DISTT. SAS NAGAR

NORTH

DEVELOPER:-Omaxe Chandigarh Extension Developers Pvt. Ltd. Corp office:- 10, LSC Kalkaji New Delhi-110019

DRAWING TITLE:- CONCEPTUAL LAYOUT PLAN

DRG.No. : ML-01 DATE : 08-10-2014

DESIGNER : DEVELOPER

ANNEXURE R-2/18

CER PLAN

525

Omaxe New Chandigarh Developers Pvt. Ltd.

Corporate Office : 10 LSC, Kalkaji, New Delhi – 110 019
Tel.: 011-41896680, 81,82,83 Fax : 41896653
(Formerly M/s Omaxe Chandigarh Extension Developers Private Limited)

Ref. No. MUL/22/JUL/58/2336

Date: 26.07.2022

The Member Sectary,
State Environment Impact Assessment Authority, Punjab
Ministry of Environment, Forest & Climate Change, Govt. Of India,
O/o Directorate of Environment & Climate Change,
MGSIPA Complex, Sector -26, Chandigarh.

Subject: Reply to the Show cause Notice to suspend the Environment clearance granted to the project and to issue Directions u/s 5 of Environment (Protection) Act, 1986.

Ref: Your office memo no. SEIAA/MS/2022/288 dated 15/07/2022

Sir,

This has reference to the subject cited above and letter under reference; vide which we have been issued a show cause notice regarding non compliances of environment clearance conditions. We would like to mention here that due to some administrative difficulties and change in the management, there was some delay in the compliances. We regret the delay and assure that the same would not be repeated in the near future.
In this context we hereby are submitting point wise reply as below:

SR. NO.	OBSERVATIONS	REPLY
1.	The project proponent was required to submit the detailed CER Plans, within 2 months as per the conditions stipulated in the EC. A further cautionary condition had also been include in the EC that failure to comply with this condition could result in the EC being revoked without further notice. Despite these clear conditions the project proponent has not submitted the requisite CER Plan though more than 5 months have elapsed since the grant of EC.	We are hereby submitting the detailed CER plan as per EC condition. **(Enclosed as Annexure-A)**. We would like to mention that we were trying to make a physical survey around us so that we could use that CER fund on actual requirement to help the environment as well as social causes. After making such survey we are hereby proposing the activities which will be done in CER Plan in next two years.
2.	The project proponent has not submitted clearance from the NBWL.	We have already applied with NBWL and our case is in process. **(Enclosed as Annexure-B)**. Additional fact we would like to share that a Project "PCL Gateway" situated at village Togan & Teern, New Chandigarh distancing approx. 5-6 km from our Project towards Chandigarh has already obtained NOC from NWBL. The "PCL Gateway" project is more than 10 km away from Eco Sensitive Zone of UT Chandigarh and Punjab **(Enclosed as Annexure-C)**. Hence as per our assumption our project is approx. 15 km away from Eco

Directorate of Environment & Climate Change
Diary No. 163 26/07/2022

TRUE COPY

Omaxe New Chandigarh Developers Pvt. Ltd.

Corporate Office : 10 LSC, Kalkaji, New Delhi – 110 019
Tel.: 011-41896680, 81,82,83 Fax : 41896653
(Formerly M/s Omaxe Chandigarh Extension Developers Private Limited)

		Sensitive Zone w.r.t. Sukhna wildlife sanctuary of UT Chandigarh and Punjab. That we shall submit the NOC from NBWL as and when we received from them.
3.	The project proponent has failed to upload the six-monthly report on the Parivesh portal.	Six Monthly Compliances uploaded on the Parivesh portal (Screenshot Enclosed **as Annexure-D**).

In view of the above stated facts and the documentary proofs enclosed, we would like to inform that there is no failure regarding complying the conditions mentioned in the Environment Clearance of the above mentioned Project.

Therefore we sincerely request you to withdraw the captioned show cause notice dated 15.07.2022

Highly Obliged
Thanking you,
for Omaxe New Chandigarh Developers Pvt. Ltd.

(Authorized Signatory)
Encl: As Above

ANNEXURE A

ACTIVITIES IN LIEU OF CER

NO.	ACTIVITIES	COST (RS. IN LACS)	DATE OF COMPLETION
1.	Pond cleaning as per Sechewal Model at village Bharaunjian, Ghandauli, Paintpur, Saini Majra and Kartarpur.	200.00	Within two years
2.	40000 No Distribution of alternatives/Substitute to plastic (Jute Bags/ Cloth bags etc)	30.00	Will be started next month and completed within 2 years
3.	Nanki Baggichi	80.00	Within 1 year
4.	Rainwater Harvesting and Development of Infrastructure in nearby villages.	20.00	Within 6 months
		330.00	

EC FILE NO.SEIAA/PB/MIS/05
DT.19.01.2022

COMPLIANCE REPORT OF

PROJECT

"OMAXE INTEGRATED RESIDENTIAL TOWNSHIP"

DEVELOPED BY

OMAXE NEW CHANDIGARH DEVELOPERS (P) LTD.

AT

LPA MULLANPUR

DISTRICT S.A.S. NAGAR

JUNE 2022

Compliance Report of the Environmental Clearance

PART A :

I. ADDITIONAL CONDITIONS

S.No.	Compliance Required	Action Taken
(i)	All the decisions taken in the matter of Environment Clearance would be subject to the final outcome of the Civil Appeal No.6725/2021 pending in the Hon'ble Supreme Court of India titled as "Omaxe Limited and Anr. V.s Sandeep Singh & ors." And in the Hon'ble National green Tribunal in O.A. No.222/2021 title, "Sandeep Singh V/s. Union of India & Ors."	**Agreed**
(ii)	The project proponent shall submit detailed Corporate Environmental responsibility (CER) plan of Rs.3.3 crores including the timelines for its implementation within period of 2 months after assessing the need-based requirement of the locals residing in the vicinity of the project under the Environmental Management Plan (EMP) of the proposed project to SEIAA Punjab for approval. The plan will be implemented within a time period of 3 years. Efforts should be made to priorities activities which are directly beneficial for the Environment in preference to those which are of a social nature and can be undertaken under the CSR budget of the company. Upon approval, the CR Plan will be included in and form a part of the Environmental Management Plan (EMP) of the project. The CER Plan will be implemented within a time period of 2 years.	**Submitting the same with SEIAA within 5 days.**
(iii)	This Environmental Clearance is liable to be revoked without any further notice to the Project Proponent in case of failure to comply with condition (ii) above.	**Agreed**
(iv)	Wildlife Clearance to be obtained by the Project Proponent from the NBWL as applicable w.r.t Sukhna Wildlife Sanctuary. The grant of Environmental Clearance does not imply that wildlife clearance has been granted to the project. Their proposal for	**NA, although we have applied with NBWL**

	the clearance will be considered by the respective authorities on merits and decision taken. The investment made in the project, if any, based on environmental clearance so granted, in anticipation of the clearance from the NBWL shall be entirely at the cost and risk of the project proponent and neither SEIAA Punjab nor the Ministry of Environment and Forests shall be responsible in this regard in any manner.	
(v)	The project proponent shall ensure that the natural drainage channels in the project site including streams, drains, choes, creeks, rivulets etc. are not disturbed so that the natural flow of rain water etc. is not impeded or disrupted in any manner	**Agreed**

PART B :

II. STATUTORY COMPLIANCES

S.No.	Compliance Required	Action Taken
(i)	The project proponent shall obtain all necessary clearances / permissions from all relevant agencies including Town Planning Authority before commencement of work. All the construction shall be done in accordance with the local building bye laws.	**Layout of Area 700.428 acres has already been approved from Competent Authority on 11.02.2022.**
(ii)	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment, etc. as per National Building Code including protection measures from lightening, etc.	**Obtained from the structural engineer**
(iii)	The project proponent shall obtain forest clearance under the provisions of the Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose is involved in the project.	**NA**
(iv)	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.	**NA, although we have applied with NBWL**
(v)	The project proponent shall obtain Consent to Establish / Operate under the provisions of the Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the	As per the Notification by Central Pollution Control Board vide Notification No.B-29012/MSMES/IPC-

	Punjab Pollution Control Board.	VI/2017-18/12189-12230 dt. 02.11.2018 Consent to Establish is not required where the project have already taken the Environment Clearance. However we have renewed the Consent to Establish valid up to 04.12.2018. We have already obtained partial Consent to Operate and is valid up to 31.03.2022 (copy enclosed). We have further applied for renewal of the CTO for another one year, copy enclosed.
(vi)	The project proponent shall obtain the necessary permission for abstraction of ground water / surface water required for the project form the competent authority.	Applied with PWRDA
(vii)	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.	Electrical connection for partial project has been obtained.
(viii)	All other statutory clearances such as the approvals for storage of diesel from chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponent from the respective competent authorities.	diesel from chief Controller of Explosives- NA Fire Department- Obtained , Civil Aviation Department- Obtained
(ix)	The provisions of the Solid Waste (Management) Rule, 2016, E-Waste (Management) Rule, 2016, Construction & Demolition Waste Rule, 2016 and the Plastics Waste (Management) Rules, 2016 shall be followed.	Agreed will be followed.
(x)	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.	**Agreed will be followed**

(xi)	The project site shall confirm to the suitability as prescribed under the provisions laid down under the master plan of respective city / town. For that, the project proponent shall submit the NOC / land use conformity certificate from Deptt. of Town and Country Planning or other concerned Authority under whose jurisdiction, the site falls.	**CLU has been obtained.**
(xii)	Besides above, the project proponent shall also comply with siting criteria / guidelines, standard operating practices, code of practice and guidelines if any prescribed by the SPCB/CPCB/MoEF&CC for such type of projects.	**Complied**
(xiii)	The project proponent shall get the layout plans approved from the Competent Authority for the activities / establishments to be set up at project site in consonance of the project proposal for which this environment clearance is being granted.	**Layout of Area 700.428 acres has already been approved from Competent Authority on 11.02.2022**

III. AIR QUALITY MONITORING AND PRESERVATION:

S.No.	Compliance Required	Action Taken
(i)	Notification GSR 94€ dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.	**Agreed**
(ii)	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.	**No incremental load has been observed copy of analysis report is attached**
(iii)	The project proponent shall install system to undertake Ambient Air Quality monitoring for common / criterion parameters relevant to the main pollutants released (e.g., PM10 and PM2.5) covering upwind and downwind directions during the construction period.	Analysis reports from approved lab are attached. which indicate that there is no incremental pollution load on ambient air and noise due to our project. Copy of the test reports enclosed.

(iv)	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel would be the preferred option. The location of the DG sets may be decided in consultation with Punjab Pollution Control Board.	Complied all the DG sets equipped with acoustic and adequate stack height.
(v)	Construction site shall be adequately barricaded before the construction begins. Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust / wind breaking walls all around the site (at least 3 m height or 1/3rd of the building height and maximum up to 10 m). Plastic / tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.	Agreed will be followed.
(vi)	No excavation of soil shall be carried out without adequate dust mitigation measures in place.	Agreed will be followed.
(vii)	No loose soil or sand or construction and demolition waste or any other construction material that causes dust shall be left uncovered.	Agreed will be followed.
(viii)	No uncovered vehicle carrying construction material and waste shall be permitted.	Agreed will be followed.
(ix)	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Used in the green area and the top soil will be stored whenever we will start the development of another phase.
(x)	Grinding and cutting of building material in open area shall be prohibited. Wet jet shall be provided for grinding and stone cutting.	Agreed will be followed.

(xi)	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.	Agreed will be followed.
(xii)	All construction and demolition debris shall be stored at the site within earmarked area and roadside storage of construction material and waste shall be prohibited. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016	Construction waste is stored and further it is reused in the project.
(xiii)	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to the norms and regulations prescribed under air and noise emission standards.	Complied.
(xiv)	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.	Complied
(xiv)	For indoor air quality the ventilation provisions as per National Building Code of India shall be complied with.	Agreed will be followed.
(xvi)	Roads leading to or at construction site must be paved and blacktopped (i.e. metallic roads should be built and used).	Agreed will be followed.
(xvii))	Dust mitigation measures shall be displayed prominently at the construction site for easy public viewing.	Agreed will be followed.
(xviii)	Construction and demolition waste processing and disposal site shall be identified and required dust mitigation measures will be notified at the site.	Agreed will be followed.

IV. WATER QUALITY MONITORING AND PRESERVATION:

<table>
<tr><th>S.No.</th><th>Compliance Required</th><th>Action Taken</th></tr>
<tr><td>(i)</td><td>The natural drainage system should be maintained for ensuring unrestricted flow of water.</td><td>Agreed will be followed.</td></tr>
<tr><td>(ii)</td><td>No construction shall be allowed which obstructs the natural drainage through the site, in wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.</td><td>Agreed will be followed.</td></tr>
<tr><td>(iii)</td><td>Buildings shall be designed to follow the natural topography as far as possible minimum cutting and filling should be done.</td><td>Agreed will be followed.</td></tr>
<tr><td>(iv)</td><td>The total water requirement for the project will be 15210 KL/day, out of which fresh water demand of 10094 KL/day shall be met through own tube wells and remaining 5116 KL/day through recycling of treated wastewater from STP of capacity 13 MLD . Total fresh water use shall not exceed the proposed requirement as provided in the project details.</td><td>Agreed</td></tr>
<tr><td>(v)(a)</td><td>The total waste water generation from the project will be 12168 K/day, which will be treated in STP of capacity 13 ML/day within the project premises. As proposed, treated wastewater available at outlet of STP will be as disposed as under:
<table>
<tr><th>Sr. No.</th><th>Season</th><th>For Flushing Purposes (KLD)</th><th>Green Area (KLD)</th><th>MC Sewer, if any (KLD)</th></tr>
<tr><td>1.</td><td>Summer</td><td>5116</td><td>1806</td><td>5246</td></tr>
<tr><td>2.</td><td>Winter</td><td>5116</td><td>492</td><td>6560</td></tr>
<tr><td>3.</td><td>Rainy</td><td>5116</td><td>164</td><td>6888</td></tr>
</table></td><td>Agreed. STP of 1 MLD and 100 KLD is operational.</td></tr>
<tr><td>(v)(b)</td><td>Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.</td><td>Complied</td></tr>
</table>

(v)(c)	During construction phase, the project proponent shall ensure that the waste water being generated from the labour quarters / toilets shall be treated and disposed in environment friendly manner. The project proponent shall also exercise the option of modular bio-toilets or will provide proper and adequately designed septic tanks for the treatment of such waste water and treated effluents shall be utilized for green area / plantation.	Agreed.
(vi)	The project proponent shall ensure safe drinking water supply to the habitants. Adequate treatment facility for drinking water shall be provided, if required.	Agreed.
(vii)	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The records shall be submitted to the Regional office, MoEF&CC along with six monthly monitoring reports.	Agreed.
(viii)	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.	Agreed
(ix)	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.	Agreed will be followed.
(x)	Dual pipe plumbing shall be installed for supplying fresh water for drinking, cooking and bathing etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, air conditioning etc.	Complied
(xi)	Installation of R.O. plants in the project will be	Agreed.

	discouraged in order to reduce water wastage in form of RO reject. However, in case the requirement of installing RO plant is unavoidable, the rejected stream from the RO shall be separated and shall be utilized by storing the same within the particular component or in a common place in the project premises.	
(xii)	The project proponent shall also adopt the new / innovating technologies like low water discharging taps (faucet with aerators) / urinals with electronic sensor system / waterless urinals / twin flush cisterns / sensor based alarm system for overhead water storage tanks and make it a part of the environmental management plans / building plans so as to reduce the water consumption / ground water abstraction.	Agreed will be followed.

(xiii) The project proponent will provide plumbing system for reuse of treated wastewater for flushing / other purposes etc. and will colour code the different pipe lines carrying water / wastewater from different sources / treated waste water as follows:

Sr. No.	Nature of the Stream	Colour Code
(a)	Fresh water	Blue
(b)	Untreated wastewater from toilets / urinal and from kitchen	Back
(c)	Untreated wastewater from bathing / shower area, hand washing (washbasin / sink) and from cloth washing	Grey
(d)	Reject water streams from RO plants and AC condensate (this is to be implemented wherever centralized AC system and common RO has been proposed in the project). Further, in case of individual houses / establishment this proposal may also be implemented wherever possible.	White
(e)	Treated wastewater (for reuse only for plantation purposes) from the STP treating black water	Green
(f)	Treated wastewater (for reuse for flushing purposes or any other activity except plantation from the STP treating grey water	Green with strips
(g)	Storm water	Orange

(xiv)	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and adopting other best practices.	RMC is being used
(xv)	The CGWA provisions on rain water harvesting	25 No pits are operational

	should be followed. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5000 square meters of plot area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. As per the proposal submitted by the project proponent, 80 no. rain water recharge pits have been proposed for ground water recharging as per the CGWB norms. The ground water shall not be withdrawn without approval from the Competent Authority.	and other will be constructed as per the development of the project.
(xvi)	All recharge should be limited to shallow aquifer.	Complied
(xvii)	No ground water shall be used during construction phase of the project. Only treated sewage / waste water shall be used. A proper record in this regard should be maintained and should be available at site.	Using Treated waste water for construction purposes.
(xviii)	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.	No dewatering is required.
(xix)	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The records shall be submitted to the Regional Office, MoEF &CC along with six monthly monitoring reports.	Agreed.
(xx)	Sewage shall be treated in the STP with tertiary treatment. STP shall be installed in a phased manner viz a viz n the module system designed in such a way so as to efficiently treat the wastewater with an increase in its quantity due to rise in occupancy. The treated effluent from STP shall be recycled / reused for flushing and gardening. No treated water shall be disposed of into the municipal storm water drain.	STP of 1 MLD and 100 KLD is installed and oe more module is under construction.
(xxi)	No sewage or untreated effluent water would be discharged through storm water drains.	Agreed will be followed.

	Onsite sewage treatment with capacity to treat 100% waste water will be installed. The installation of the sewage treatment plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry / SEIAA before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by the Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.	
(xxii)	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odor problem from STP.	Agreed.
(xxiii)	Sludge from the onsite sewage treatment, including septic tanks, shall be collected conveyed and disposed as per the Ministry of urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.	Agreed will be followed.

V. NOISE MONITORING AND PRESERVATION:

S.No.	Compliance Required	Action Taken
(i)	Ambient noise level shall conform to residential area / commercial area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase, so as to conform to the stipulated standards by CPCB/SPCB.	Analysis reports from approved lab are attached, which indicate that there is no incremental pollution load on ambient air and noise due to our project.
(ii)	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to regional Officer of the Ministry as a part of six-monthly compliance report.	Analysis reports attached
(iii)	Accounts enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground	Complied, DG sets with acoustic is provided and ear plug to the operaters has been provided.

	sources.	

VI. ENERGY CONSERVATION MEASURES:

S.No.	Compliance Required	Action Taken
(i)	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the Sates which have notified their own ECBC, shall comply with the State ECBC.	We will comply all the ECBC norms.
(ii)	Outdoor and common area lighting shall be LED.	Agreed.
(iii)	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelop, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window and roof U-values shall be as per ECBC specifications.	Agreed.
(iv)	Energy conservation measures like installation of LEDs for lightening the area outside the building should be integral part of the project design and should be in place before project commissioning.	Agreed.
(v)	Solar, wind or other renewable energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level / local building bye-laws requirement, whichever is higher.	Solar power street lights has been installed and more will be installed viz a viz development of the project.
(vi)	At least 30% of the roof top area shall be used for generating Solar power for lighting in the apartments so as to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provide to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher.	Agreed

VII. ENERGY CONSERVATION MEASURES:

S.No.	Compliance Required	Action Taken

(i)	A certificate from the competent authority handling municipal solid waste, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.	MSW is collected and segregated at source and it is further disposed as per norms. Mechanical composter has been installed and NOC obtained from the competent authority.
(ii)	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and should be safely disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	No adverse impact due to disposal of Muck
(iii)	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.	Provided
(iv)	Organic waste compost / vermiculture pit / organic waste converter within the premises with a minimum capacity of 0.3 kg / person / day must be installed for treatment and disposal of the waste.	Mechanical composter installed
(v)	All non-biogradable waste shall be handed over to authorized recyclers for which a written tie-up must be done with the authorized recyclers.	Agreement has been signed with authorized recyclers.
(vi)	Any hazardous waste generated during construction phase, shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.	HW is stored and there is no biomedical waste generated from the complex
(vii)	Use of environment friendly materials in brick, blocks and other construction materials, shall be required for at least 20% of the constructions material quantity. These include fly ash bricks, hollow bricks, AACs, fly ash lime gypsum blocks, compressed earth blocks, and other environment friendly materials.	We are using RMC (internal Roads) at the time of construction in which 10% Fly ash is mixed, We have used tiles and paver made of fly ash material.

(viii)	Fly ash should be used as building material in the construction as per the provision of fly ash notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.	Complied
(ix)	Any waste from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.	Agreed construction waste is used with in project.
(x)	Used CFLs and TFLs should be properly collected and disposed off or sent for recycling as per the prevailing guidelines / rules of the regulatory authority to avoid mercury contamination.	Agreed

VIII. GREEN COVER:

S.No.	Compliance Required	Action Taken
(i)	No naturally growing tree should be felled / transplanted unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department.	Agreed
(ii)	At least single line plantation all around the boundary of the project as proposed shall be provided. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species / variety. The project proponent shall ensure planting of 42000 trees (@1 tree/80 Sqm. of total land area) in the project area at the identified location, as per proposal submitted, with plants of native species preferably having broad leaves. The size of the plant thus planted should not be less than 6 ft. and each plant shall be protected with a fence and properly maintained. The project proponent shall make adequate provisions of funds to ensure maintenance of the plants for a further	Agreed, Tree plantation has already been done at the area which is developed.

	period of three years. The plants shall be protected and maintained by the project proponent of residents welfare association, as the case may be, even after three years. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and / or invasive species should not be used for landscaping. The plantation should be undertaken as per SEIAA guidelines.	
(iii)	Where the trees need to be cut with prior permission from the concerned local authority, compensatory plantation in the ratio of 1:1 (i.e. planting of 10 saplings of the same species for every tree that is cut) shall be done and the newly planted saplings will be maintained for at least 5 years. Green belt development shall be undertaken as per the details provide in the project document.	No trees were cut.
(iv)	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas; and external services. It should be stockpiled appropriately in designated areas and reapplied during planation for the proposed vegetation on site.	Complied
(v)	The project proponent shall not use nay chemical fertilizer / pesticides / insecticides and shall use only herbal pesticides / insecticides and organic manure in the green area.	Complied and will be followed
(vi)	The green belt along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for commercial land use.	Agreed

IX. TRANSPORT:

S.No.	Compliance Required	Action Taken
(i)	A comprehensive mobility plan, as per MoUD best practice guidelines (RUDPFI) shall be prepared to include motorized, non-motorized, public and private networks, road should be designed with due consideration for environment and safety of users. The road system can be deigned with these basic criteria: (a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. (b) Traffic calming measures (c) Proper design of entry and exit points (d) Parking norms as per local regulations	Agreed
(ii)	Vehicles hired for bringing construction material to the site should be in good condition and should have a valid pollution check certificate, conform to applicable air and noise emission standards and should be operated only during non-peak hours.	Only the Vehicles with PUC are being allowed in the complex.
(iii)	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project s maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State urban Development department and the P.W.D./competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.	Agreed
(iv)	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.	There is no congestion near the entry and exit. Parking is fully internalized and no public space is utilized.

X. HUMAN HEALTH ISSUES:

S.No.	Compliance Required	Action Taken
(i)	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust masks.	Complied, mask are provided to the workers
(ii)	For indoor air quality the ventilation provisions as per national Building Code of India should be followed.	Agreed
(iii)	Emergency preparedness plan based on the hazard identification and risk provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. and implemented in case of any emergencies. The housing may be in the form of temporary structures to be removed after the completion of the project.	Agreed
(iv)	Occupational health surveillance of the workers shall be done on a regular basis.	Complied
(v)	A first aid room shall be provided in the project both during construction and operations of the project.	Provided

XI. ENVIRONMENT MANAGEMENT PLAN:

S.No.	Compliance Required	Action Taken
(I)	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should be prescribed for standard operating procedures to have proper checks and balances and to bring into focus any infringements / deviation/ violation of the environmental /forest/wildlife norms/conditions. The company shall have defined system of reporting infringements /deviation. Violation of the environmental /forest/wildlife norms/conditions to all / or shareholders/stake holders. The copy fo the board resolution in this regard shall be submitted to the MoEF & CC / SEIAA as a part of the six monthly compliance report.	Complied
(ii)	A separate environmental cell both at the project	Complied

	and company head quarter level, with qualified personnel shall be set up under the control of senior executive, who will report directly to the head of the organization.	
(iii)	Action plan for implementing EMP and environmental conditions along with the responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year-wise funds earmarked for environmental protection measures shall be kept in separate accounts and will not be diverted for any other purpose. The project proponent shall spend the minimum amount of Rs.1454 lacs towards the capital cost and Rs.18.5 lacs / annum towards recurring cost in the construction phase of the project including the environmental monitoring cost and shall spend the minimum amount of Rs.61 lacs / annum towards the recurring cost in operation phase of the project including the environmental monitoring cost as per the details given as under:	Agreed

Sr. No.	Particulars	Construction Phase		Operation Phase
		Capital Cost (Rs. in Lac)	Recurring Cost (Rs in Lac)	Recurring Cost (Rs in Lac)
1.	Medical Cum First Aid	1.00	1.5	-
2.	Toilets for sanitation system	8.0	3.0	-
3.	Wind breaking curtains	15.0	4.0	-
4.	Sprinklers for suppression of dust	15.0	3.0	-
5.	Sewage Treatment Plant	850.0	-	20.0
6.	Solid Waste segregation & disposal	120.0	-	25.0
7.	General belt including grass coverage	89.0	-	7.0
8.	Rain water harvesting system	35.0	--	3.0
9.	Environment Monitoring	-	7.0	6.0
10.	CER Activities	330	-	-
	TOTAL	**1454.0**	**18.5**	**61.0**

The entire cost of the environmental management plan will continue to be borne by the project proponent until the responsibility of the environmental

	management plan is transferred to the occupier under intimation to SEIAA, Punjab. Year-wise progress of implementation of action plan along with the six-monthly compliance report shall be submitted to regional office of MOEF & CC and SEIAA.

XII. VALIDITY:

S.No.	Compliance Required	Action Taken
(1)	This environmental clearance will be valid for a period of seven years from the date of its issue or till the completion of the project, whichever is earlier	Agreed

XIII. MISCELLANEOUS:

S.No.	Compliance Required	Action Taken
(1)	The project proponent shall obtain completion and occupancy certificate from the competent authority and submit a copy of the same to the SEIAA, Punjab before allowing the occupancy.	Agreed
(ii)	The project proponent shall comply with the conditions of Change of Land Use issued by the competent authority.	Complied
(iii)	The project proponent shall prominently advertise in at least two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.	Complied
(iv)	Copies of this environmental clearance shall be submitted by the project proponents to the heads of local bodies, panchayats and Municipal bodies in addition to the relevant offices of the government who in turn have to display the same publicly for 30 days from the date of receipt.	Complied
(v)	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.	Complied

(vi)	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the Ministry of Environment, Forest and Climate Change (Parivesh Portal).	Submitting regularly
(vii)	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and also upload the same on the website of the company.	Agreed
(viii)	The project proponent shall inform the regional office as well as SEIAA Punjab, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.	Agreed
(ix)	The project authorities must strictly adhere to the relevant stipulations made by the State Pollution Control Board and the State Government.	Agreed
(x)	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during Public Hearing and also those made during their presentation to the SEAC and SEIAA.	Agreed
(xi)	No further expansion or modifications in the plant shall be carried out without prior approval of the SEIAA. Any change in the proposal requires amendment in the Environmental Clearance.	Agreed
(xii)	The Regional Office of the MoEF&CC and the Punjab Pollution Control Board shall monitor compliance of the stipulated conditions. Members of SEIAA/SEAC may also undertake visits to ascertain compliance of EC conditions. The project authorities should extend full cooperation to the officer(s) of the regional office of the MoEF&CC, PPCB and Members of SEIAA/SEAC deputed for this purpose and ensure submission of the requisite data/information/monitoring reports to the designated authorities.	Agreed
(xiii)	This Environment Clearance is granted subject to final outcome of pending related cases in the Hon'ble Supreme Court of India, Hon'ble High Courts, Hon'ble NGT and any other Court of Law as may be applicable to this project.	Agreed

GSTIN No. : 03AMLPS9476P2ZX

CHANDIGARH POLLUTION TESTING LABORATORY
(Environmental Monitoring, EIA, NOC, ETP, STP)

TC-6728

NABET accredited EIA consultant, MoEF & CC recognized
ISO 9001 2015 ISO 14001 2015 and ISO 45001 2018 Certified Laboratory

H.O. : #372, Sector 15-A, Chandigarh-160 015 ☎ : 0172-4669295, Website : www.cptl.co.in
Lab : E-126, Phase-VII, Indl. Area, Mohali - 160055 ☎ : 0172-5090312, e-mail : sital_cptlmohali@yahoo.co.in, cptle126@gmail.com, lab@cptl.co.in

TEST CERTIFICATE

Format No. CPTLF7.3-1(N)

REPORT No. CPTL/EC/2022/05/16(AN) REPORTING DATE: 16.06.2022

NAME OF INDUSTRY: M/s. OMAXE CHANDIGARH EXTENSION, BY-OMAXE LTD.

SAMPLE PARTICULARS

Sampling Plan Ref. No.:	CPTLF7.3-1	Type of Sample:	Air Quality w.r.t Noise
Sampling Method:	CPTL/SM-01	Sampling Location:	Project Site
Date of Monitoring:	11.05.2022	Environmental Conditions:	Normal
Sample Identification No.	CPTL/EC/2022-05-16(AN)	Monitoring Done By:	Daljeet Singh & Team
Nature of Sample:	Noise Level		

TECHNICAL DATA

S. No.	Sub Locations (Residential Area)	Value in dB(A) (Average)		Test Method
		Day Time (1 Hour)	Night Time (1 Hour)	
01.	North Side	46.5	34.6	IS 9989:1981(Rev.2002)
02.	South Side	45.4	33.4	IS 9989:1981(Rev.2002)
03	East Side	43.8	33.8	IS 9989:1981(Rev.2002)
04	West Side	44.2	35.2	IS 9989:1981(Rev.2002)

Chemist-In-Charge
Date: 16/5/22

Sital Singh (CEO)
(Authorized Signatory)
Date: 16/05/2022

- The results are related to test items only.
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- Sample will be destroyed after retention time unless otherwise specified.

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END OF REPORT

GSTIN No. : 03AMLPS9476P2ZX

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Lab : E-126, Phase-VII, Indl. Area, Mohali - 160055 ☎ , 0172-5090312, e-mail : sital_cptlmohali@yahoo.co.in, cptle126@gmail.com, lab@cptl.co.in

TEST CERTIFICATE

Format No: CPTLF7.3-1(A)

REPORT No. (PTL/EC/2022/05/16(A) **REPORTING DATE: 16.05.2022**

NAME OF INDUSTRY: M/s OMAXE CHANDIGARH EXTENSION, BY-OMAXE LTD.

SAMPLE PARTICULARS

Sampling Plan Ref. No.:	CPTLF7.3-1	Type of Sample:	Air Quality
Sampling Method:	CPTL/SM/01	Location of Sampling Station:	Project Site
Date of Sampling.:	11.05.2022	Environmental Conditions:	Normal
Date of Sample Received in lab.:	11.05.2022	Analysis Duration:	11.05.2022 to 16.05.2022
Sample Identification No.	CPTL/EC/2022/05/16(A)	Sample Collected By:	Daljeet Singh & Team
Nature of Sample:	Ambient Air		

TECHNICAL DATA

1.	Location of sampling station	Project Site
2.	Instrument used for sampling	RDS, FPS & gaseous attachment
3.	Time period for sampling	480 minutes

PARAMETERS	RESULTS	PRESCRIBED STANDARD AS PER NAAQS NOTIFICATION, 18TH NOVEMBER, 2009	TEST METHOD
Particulate Matter (PM_{10}), µg/m³	55.8	100	IS 5182 (P-23): 2006, (RA – 2012)
Particulate Matter ($PM_{2.5}$), µg/m³	34.7	60	SP 57 Issue Date-01-05-2019
Sulphur dioxide (SO_2), µg/m³	7.0	80	IS 5182 (P-2): 2001, (RA-2012)
Nitrogen Dioxide (NO_2), µg/m³	20.6	80	IS 5182 (P-6): 2006, (RA – 2012)
Ammonia (NH_3), µg/m³	NT	400	Indophenol Method, CPCB Guidelines (Vol. I)
Ozone (O3), µg/m³	25.4	100	IS 5182 (P-9): 1974, (RA – 2012)
Benzene (C_6H_6), µg/m³	ND	05	IS 5182 (P-11): 2006
Benzo (a) Pyrene (BaP), ng/m³	ND	01	IS 5182 (P-12): 2004
Carbon monoxide (CO), mg/m³	0.61	4	IS 5182 (Part-10): 1999, (RA – 2009)
Lead (Pb), µg/m³	ND	1.0	IS 5182 (Part-22): 2004
Nickel (Ni), ng/m³	ND	20	CPCB Guideline Vol-I:2011
Arsenic (As), ng/m³	ND	06	CPCB Guideline Vol-I:2011

ND-Not Detected

Chemist In-Charge
Date: 16/5/22

Sital Singh (CEO)
(Authorized Signatory)
Date: 16/05/2022

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END OF REPORT

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TEST CERTIFICATE

Format No. CPTL/F-7.8-R/3

REPORT No. CPTL/C/2022/05/16(W) REPORTING DATE: 16.05.2022

NAME OF INDUSTRY: M/S. OMAXE CHANDIGARH EXTENSION, BY-OMAXE LTD.

SAMPLE PARTICULARS

Date of Sample Collection	: 14.05.2022
Sample Received in Lab	: 14.05.2022
Type of Sample	: Ground Water
Sampling Plan Ref. No.	: CPTL/F-7.8.1
Sampling Method	: CPTL/SM/01
Point of Sample Collection	: Borewell
Quantity & Packaging	: 2.0 liters- 250ml in Plastic & Glass Bottle
Sample identification no.	: CPTL/C/2022/05/16(W)
Analysis Duration	: 14.05.2022 to 16.05.2022
Sample Collected By	: Dalbeer Singh & Team
Visual Observation	: Clear and colorless

TEST RESULTS

S.No.	Parameters	Results	Acceptable Limit	Permissible Limit	Test Method
1	pH	7.42	6.5-8.5	No relaxation	APHA-4500H+ ,22nd Edition
2	Colour (H)	<	5	15	APHA-2120B, 22nd Edition
3	Turbidity, NTU	<1	1	5	APHA-2130B, 22nd Edition
4	Total Dissolved Solids, mg/l	254	500	2000	APHA-2540C ,22nd Edition
5	Total Hardness (as $CaCO_3$), mg/l	238	200	600	APHA-2340B, 22nd Edition
6	Calcium (as Ca^{++}), mg/l	46.4	75	200	APHA-3500B,22nd Edition
7	Magnesium (as Mg^{++}), mg/l	26.2	30	100	APHA-2340B, 22nd Edition
8	Total Alkalinity (as $CaCO_3$), mg/l	250	200	600	APHA-2320B, 22nd Edition
9	Chloride (as Cl), mg/l	19.2	250	1000	APHA-4500B, 22nd Edition
10	Sulphate (as SO_4), mg/l	28.5	200	400	APHA-4500E ,22nd Edition
11	Iron (as Fe), mg/l	0.13	0.3	No relaxation	IS: 3025(Part-53), 2003
12	Zinc (as Zn), mg/l	ND	5	15	APHA-3030D, 22nd Edition
13	Nitrate (as NO_3), mg	ND	45	No relaxation	IS: 3025(Part-34), 1986
14	Chromium (as Cr), mg/l	ND	0.05	No relaxation	APHA-3111B, 22nd Edition
15	Manganese (as Mn), mg/l	ND	0.1	0.3	APHA-3030D & 3111B, 22nd Edition

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Sample Received in Lab	11.05.2022
Sample Identification No.	CPTL/EC/2022/05/16(W)
Type of Sample	Ground Water

S.No.	Parameters	Results	Acceptable Limit	Permissible Limit	Test Method
16.	Lead (as Pb), mg/l	ND	0.01	No relaxation	APHA-3030D & 3111B, 22nd Edition
17.	Copper (as Cu), mg/l	ND	0.05	1.5	APHA-3111B, 22nd Edition
18.	Boron (as B), mg/l	ND	0.5	1.0	APHA-4500B, 22nd Edition
19.	Cadmium (as Cd), mg/l	ND	0.003	No relaxation	APHA-3500 CD-A, 22nd Edition
20.	Selenium (as Se), mg/l	ND	0.01	No relaxation	APHA-3500 Se-A, 22nd Edition
21.	Fluoride (as F), mg/l	ND	1.0	1.5	APHA,SPANDS Method 4500- F D
22.	Free Residual Chlorine (as Cl_2), mg/l	ND	0.2	1	APHA-4500D, 22nd Edition
23.	E.coli/100 ml	Absent	Shall not be detectable in any 100 ml sample	Shall not be detectable in any 100 ml sample	IS : 1622-1981 ,MPN Method
24.	Total Coliform/100 ml	<2	Shall not be detectable in any 100 ml sample	Shall not be detectable in any 100 ml sample	IS : 1622-1981 ,MPN Method

ND-Not Detected

Chemist In-Charge
Date: 16/5/22

Sital Singh (CEO)
(Authorized Signatory)
Date: 16/05/2022

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END OF REPORT

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ANNEXURE B

Wild Life Report

Form for seeking recommendation of Standing Committee of NBWL/SBWL.

PART - I & II

(To be filled up by User Agency)

A. General Details

A-1. Project Details

(i). Forest Clearance Required?: No

(ii). Proposal No. : FP/PB/Others/6166/2021

(iii). Name of Project: OMAXE CHANDIGARH EXTENSION

(iv). Short narrative of the Project : TOWNSHIP

(v). State : Punjab

(vi). Category of the Project : Others

(vii). Shape of project land : Linear

(viii). Distance of the project from the boundary of the Protected Area (in km.): 8.3

(ix). Estimated cost of the Project(Rupees in lacs) : 0

(x). Total period for which clearance is required (in year): 20

(xi). Total Project Area(in ha.): 325.78

(xii). Project Area under Protected Area (in ha.): 0

(xiii). Project Area under Non-Protected Area (in ha.): 326

(xviii). Project Area inside Wildlife Sanctuaries(in ha.): 0

(xiv). Project Area outside Wildlife Sanctuaries(in ha.): 0

(xv). Project Area inside Conservation Reserve(in ha.): 0

(xvi). Project Area outside Conservation Reserve(in ha.): 0

(xvii). Project Area inside National Park(in ha.): 0

(xviii). Project Area outside National Park(in ha.): 0

(xix). Project Area inside Ecologically Sensitive Zone(in ha.): 0

(xx). Project Area outside Ecologically Sensitive Zone(in ha.): 0

A-2. Details of User Agency

(i). Name : OMAXE CHANDIGARH EXTENSION DEVELOPERS

(ii). Address1 : sco 139 140 sector 8 c madhya marg chandigarh

(iii). Address2 : NIL

(iv). State : Punjab

(v). District : SAS Nagar

(vi). Pin : 160008

(vii). Landmark : NIL

(viii). Email address : mukeshbhati@omaxe.com

(ix). Landline Telephone No. : 4633454

(x). Fax No. : NIL

(xi). Mobile No. : 9815903092

(xii). Website (if any) : NIL

(xiii). Legal status of User Agency : Others

A-3. Details of Person Making Application

(i). First Name: DALEEP

(ii). **Middle Name:** NIL

(iii). **Last Name:** MOUDGIL

(iv). **Gender:** Male

(v). **Designation:** AUTHORIZED SIGNATORY

(vi). **Address 1:** SCO 139 140 SECTOR 8 C CHANDIGARH

(vii). **Address 2:** NIL

(viii). **State:** Delhi

(ix). **District:** New Delhi

(x). **Pin:** 110019

(xi). **Landmark:** NIL

(xii). **Email Address:** mukeshbhati@omaxe.com

(xiii). **Landline Telephone No.:** 41897617

(xiv). **Fax No.:** NIL

(xv). **Mobile No.:** 9815903092

(xvi). **Upload a copy of documents in support of the competence/authority of the person making this application to make application on behalf of the User Agency:** Annexure copy of documents in support of the competence

B. Details of Land required for the Project

B-1. Details of Protected Area

B-1.1 No. of Divisions involved in Protected Area

Division wise details of land			
S.no	**Division Name**	**Protected Area Name**	**Project Area under Protected Area**
1.	SAS Nagar	SUKHANA	0

B-1.2 Details of Districts involved

District wise breakup			
S.no	District Name	Project Area under Protected Area(ha.)	Project Area under Non-Protected Area(ha.)
1.	SAS Nagar	0	0

B-1.3 Component wise breakup

Component wise breakup			
S.no	Component	Project Area under Protected Area(ha.)	Project Area under Non-Protected Area(ha.)
1	0	0	0

C. Maps of protected area

Division 1. : SAS Nagar

(i). Project Area under Protected Area (in ha.) : NIL

(ii). Nature of the Project : Linear

(iii). No. of Segments : One

Patch/Segment wise details		
Segments	Protected Area of segment(in ha.)	KML file of protected area of segment
1.	0	View File

(iv). copy of Survey of India Toposheet indicating boundary of protected area: Annexure Survey of India Toposheet

(v). scanned copy of the Geo-referenced map of the protected area prepared by using DGPS or Total Station: Annexure scanned copy of the Geo-referenced map

D. Justification for locating the Project in protected area and details of alternates examined :

(i). copy of note containing justification for locating the Project in protected area: Annexure Justification

(ii). Whether a copy of map indicating location of alternative examined is required to be provided: No

(a). Reason for not providing such map PLANNED IN A APPROVED MASTER PLAN

E. Employment likely to be generated

(i). Whether project is likely to generate employment ?: Yes

(a). Permanent/Regular Employment(Number of persons): 4000

(b). Temporary Employment(Number of person-days): 1000

F. Displacement of People due to the project, if any

(i). Whether project involve displacement?: No

G. Status of Environmental clearance

(i). Whether the Project requires Clearance under the Environment (Protection) Act 1986 ? : Yes

(a). Status of the Environmental Clearance to the Project : EC obtained

(b).Environmental Clearance File No.: 1878

(c). copy of Environmental Clearance to the Project: Annexure copy of Environmental Clearance to the Project

(d). Date of grant of Environmental Clearance to the Project: 25 Mar 2015

H. Whether proposal is for investigation/survey

(H-1). Whether proposal is for investigation/survey? : No

(H-2). Details of the Bio diversity Impact Assessment report in case the proposal involves use of more than 50 ha. NP/WLS.

(a).Copy of the Bio diversity Impact Assessment report: Annexure Copy of Bio diversity Impact Assessment report

(H-3). Information on the projects undertaken by the proponent agency in the past in Protected Areas

(a).Upload file: Annexure Information on the projects undertaken by the proponent agency in the past in Protected Areas

(H-4). Details regarding compliance of the conditions on each proposal

(a).Upload file: Annexure Details regarding compliance of the conditions on each proposal

(H-5).Whether any matter related to the project is sub judice in any court of law?: Yes

(a). Name of the court: NGT

(b). Sub court: NGT Delhi

(c). Case no.: 980/2019

(d). Orders/Directions of the court ,if any and its relevence with the proposed project: NO

Documents		
S.No	Uploaded Additional Info. Files	Remarks
1	Additional Info.	

Print page

ANNEXURE C 1

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ਪੰਜਾਬ ਸਰਕਾਰ
ਵਣ ਅਤੇ ਜੰਗਲੀ ਜੀਵ ਸੁੱਰਖਿਆ ਵਿਭਾਗ, ਪੰਜਾਬ,
ਦਫ. ਮੁੱਖ ਵਣ ਪਾਲ (ਹਿੱਲਜ਼),
ਵਣ ਭਵਨ, ਸੈਕਟਰ-68 , ਐਸ.ਏ.ਐਸ ਨਗਰ
ਟੈਲੀਫੋਨ ਨੰਬਰ:-0172-2298000
Email-Id:-ccfhillszone@gmail.com

ਸੇਵਾ ਵਿਖੇ

Member Secretary SEIAA
Sector-26, Chandigarh.

ਨੰਬਰ:- ਮਿਤੀ:-

ਵਿਸ਼ਾ:- Clearance from Eco Sensitive Zone of our project "PCL Gateway "situated at vallage Togan & Teern Secor -17 &18 , New Chandigarh.

ਹਵਾਲਾ:- Innovative Housing and infrastructure (P) Ltd. ਦੀ ਪ੍ਰਤੀਬੇਨਤੀ ਮਿਤੀ 17/05/2022 ਵੱਲੋ ਪਿੰਡ ਟੋਗਾਂ ਅਤੇ ਤੀੜਾ ਜਿਲ੍ਹਾਂ ਮੋਹਾਲੀ ਵਿੱਚ ਆਪਣਾ ਪ੍ਰੋਜੈਕਟ ਲਗਾਉਣ ਸੰਬੰਧੀ।

ਨਿਮਨਹਸਤਾਖਿਰ ਮਾਨਯੋਗ ਵਣ ਮੰਤਰੀ ਪੰਜਾਬ ਜੀ ਨੂੰ ਸੰਬੋਧਨ ਪਿਠਅੰਕਣ ਨੰਬਰ 907 ਮਿਤੀ 13/05/2020 ਤੇ ਪਾਸ ਕੀਤੇ ਹੁੱਕਮਾਂ ਨੂੰ ਮੁੱਖ ਰੱਖਦੇ ਹੋਏ, ਪ੍ਰਧਾਨ ਮੁੱਖ ਵਣ ਪਾਲ (ਐਚ.ਓ.ਐਫ.ਐਫ.) ਪੰਜਾਬ ਦੇ ਪੱਤਰ ਨੰਬਰ ਸਪੈਸਲ ਮੀਮੋ ਮਿਤੀ 19/02/2020, ਮਾਨਯੋਗ ਕੈਂਟ ਵੱਲੋਂ ਓ.ਏ. ਨੰਬਰ 307 ਆਫ 2018 ਅਤੇ ਐਮ. ਏ. 701 ਆਫ 2018 ਵਿੱਚ ਪਾਸ ਕੀਤੇ ਹੁੱਕਮਾਂ ਅਤੇ ਸੀ.ਓ.ਸੀ.ਪੀ. ਨੰਬਰ 135 ਆਫ 2019 ਵਿੱਚ ਪਾਸ ਹੋਏ ਹੁੱਕਮਾਂ ਨੂੰ ਮੁੱਖ ਰੱਖਦੇ ਹੋਏ ਮੁੱਖ ਵਣ ਪਾਲ (ਹਿੱਲਜ) ਐਸ.ਏ.ਐਸ. ਨਗਰ ਦੀ ਪੋਸਟ ਤੇ ਕੰਮ ਕਰ ਰਹੇ ਹਨ।

ਉਪਰੋਕਤ ਵਿਸੇ ਅਤੇ ਹਵਾਲੇ ਅਧੀਨ Innovative Housing and infrastructure (P) Ltd. ਦੀ ਪ੍ਰਤੀਬੇਨਤੀ ਮਿਤੀ 17/05/2022 ਨੂੰ ਪ੍ਰਾਪਤ ਹੋਈ। ਜਿਸ ਵਿੱਚ ਉਨ੍ਹਾਂ ਵੱਲੋਂ ਪਿੰਡ ਟੋਗਾਂ ਅਤੇ ਤੀੜਾ ਜਿਲ੍ਹਾਂ ਮੋਹਾਲੀ ਵਿੱਚ ਆਪਣਾ ਪ੍ਰੋਜੈਕਟ ਲਗਾਇਆ ਜਾ ਰਿਹਾ ਹੈ। ਉਨ੍ਹਾਂ ਵੱਲੋਂ ਗਮਾਡਾ ਮੋਹਾਲੀ ਦਾ ਮਾਸਟਰ ਪਲੈਨ ਨਾਲ ਲਗਾਇਆ ਗਿਆ, ਜਿਸ ਮੁਤਾਬਿਕ ਨਿਊ ਚੰਡੀਗੜ੍ਹ ਦੇ ਸੈਕਟਰ-17 ਅਤੇ 18 ਵਿੱਚਕਾਰ ਆਉਂਦਾ ਹੈ। Innovative Housing and infrastructure (P) Ltd. ਦਾ ਪਿੰਡ ਟੋਗਾਂ ਅਤੇ ਤੀੜਾ ਜਿਲ੍ਹਾਂ ਮੋਹਾਲੀ ਦਾ ਪ੍ਰੋਜੈਕਟ ਬਿਲਕੁਵਾਂ ਕਮੀਉਨਟੀ ਰੀਜ਼ਰਵ ਤੋਂ ਕਾਫੀ ਦੂਰ ਹੈ। ਇਸ ਸਬੰਧੀ ਸ੍ਰੀ ਆਰ.ਕੇ. ਮਿਸ਼ਰਾ, ਆਈ.ਐਫ.ਐਸ. ਪ੍ਰਧਾਨ ਮੁੱਖ ਵਣ ਪਾਲ (ਐਚ.ਏ.ਜੀ.+) ਪ੍ਰਧਾਨ ਮੁੱਖ ਵਣ ਪਾਲ ਵਾਈਲਡ ਲਾਈਫ ਦੇ ਨਾਲ ਟੈਲੀਫੋਨ ਤੇ ਵਿਚਾਰ-ਵਟਾਂਦਰ ਕੀਤਾ ਗਿਆ। ਜਿਸ ਵਿੱਚ ਉਨ੍ਹਾਂ ਵੱਲੋਂ ਵੀ ਦਸਿਆ ਗਿਆ ਕਿ 10 ਕਿਲੋਮੀਟਰ ਦਾ ਰਸਤਾ Wildlife Sanctary ਤੋਂ ਏਰੀਆ actual distance ਤੋਂ ਲੈਣਾ ਬਣਦਾ ਹੈ। sukhna wildlife sanctuary ਇੱਕ artificial lake ਤੇ ਬਣੀ wildlife sanctuary ਹੈ। ਜਿਸ ਸਬੰਧੀ ਪੰਜਾਬ ਸਰਕਾਰ ਦੇ ਵਣ ਅਤੇ ਜੰਗਲੀ ਜੀਵ ਸੁਰਖਿਆ ਵਿਭਾਗ ਵੱਲੋਂ ਵਣ ਮੰਡਲ ਅਫਸਰ ਜੰਗਲੀ ਜੀਵ ਸ੍ਰੀਮਤੀ ਮੋਨੀਕ ਯਾਦਵ ਰਾਹੀਂ ਅਤੇ ਸ੍ਰੀ ਕੁਲਦੀਪ ਕੁਮਾਰ, ਆਈ.ਐਫ.ਐਸ. ਪ੍ਰਧਾਨ ਮੁੱਖ ਵਣ ਪਾਲ ਜੰਗਲੀ ਜੀਵ ਸੁਰਖਿਆ ਵਿਭਾਗ ਵੱਲੋਂ ਮਾਨਯੋਗ ਸੁਪਰੀਮ ਕੋਰਟ ਅਤੇ ਮਾਨਯੋਗ ਹਾਈ ਕੋਰਟ ਵਿੱਚ ਇੱਕ ਐਫੀਡੇਵੀਟ ਦਿੱਤਾ ਗਿਆ ਸੀ ਜਿਥੇ ਉਨ੍ਹਾਂ ਵੱਲੋਂ ਲਿਖਿਆ ਗਿਆ ਸੀ ਕਿ ਸੁੱਖਣਾ ਝੀਲ ਦੇ ਨੇੜੇ

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ਚੰਡੀਗੜ ਸੀਟੀ, ਕਿਸ਼ਨਗੜ੍ਹ ਪਿੰਡ ਅਤੇ ਨਿਊ ਚੰਡੀਗੜ੍ਹ ਬਣ ਚੁੱਕੇ ਹਨ। ਜਿਸ ਕਾਰਨ ਕਰਕੇ Eco Sensitive Zone ਘੇਰਾ 100 ਮੀਟਰ ਤੋਂ ਜਿਆਦਾ ਨਹੀ ਕੀਤਾ ਜਾ ਸਕਦਾ ਹੈ। ਜਿਸ ਕਾਰਨ ਕਰਕੇ Eco Sensitive Zone ਦੀ ਹੱਦ 100 ਮੀਟਰ ਹੀ ਹੈ। ਜਿਸ ਸਬੰਧੀ ਵਣ ਮੰਡਲ ਅਫਸਰ ਜੰਗਲੀ ਜੀਵ ਸ੍ਰੀਮਤੀ ਮੋਨੀਕ ਯਾਦਵ ਰਾਹੀਂ ਅਤੇ ਸ੍ਰੀ ਕੁਲਦੀਪ ਕੁਮਾਰ, ਆਈ.ਐਫ.ਐਸ. ਪ੍ਰਧਾਨ ਮੁੱਖ ਵਣ ਪਾਲ ਜੰਗਲੀ ਜੀਵ ਸੁਰਖਿਆ ਵਿਭਾਗ ਵੱਲੋਂ ਮਾਨਯੋਗ ਹਾਈ ਕੋਰਟ ਵਿੱਚ ਸਿਵਲ ਅਪੀਲ ਨੰਬਰ 8398 ਆਫ 2019 ਵਿੱਚ ਐਫੀਡੇਵੀਟ ਦਿੱਤਾ ਗਿਆ ਅਤੇ ਭਾਰਤ ਸਰਕਾਰ (ਐਮ.ਓ.ਈ.ਐਫ.) ਦੀਆਂ ਗਾਈਡ ਲਾਈਨਾਂ ਮਿਤੀ 9/11/2011 ਦਾ ਹਵਾਲਾ ਦਿੱਤਾ ਗਿਆ ਸੀ। ਇਸ ਤੋਂ ਇਲਾਵਾ ਟੀ.ਐਨ. ਗੋਦਾਵਰਮ ਦੀ ਜੱਜਮੈਂਟ ਦਾ ਹਵਾਲਾ ਅਤੇ ਸੀ.ਸੀ. ਦੀਆਂ ਸ਼ਰਫਾਰਸ਼ਾਂ ਦਾ ਹਵਾਲਾ ਦਿੱਤੇ ਹੋਏ ਦਸਿਆ ਸੀ ਕਿ ਸੁਖਣਾ ਝੀਲ ਵਾਈਲਡਲਾਈਫ ਦਾ ਸਕੇਲ 26 ਕਿਲੋਮੀਟਰ ਹੈ। Eco Sensitive Zone minimum 100 ਮੀਟਰ ਹੋਣਾ ਚਾਹੀਦਾ ਹੈ। ਸਾਰੇ ਪੱਖਾਂ ਨੂੰ ਦੇਖਦੇ ਹੋਏ ਇਸ ਦਫਤਰ ਵੱਲੋਂ ਜਦੋਂ ਸਰਵੇ ਕਰਵਾਏ ਗਏ ਤਾਂ ਇਹ ਪਾਇਆ ਗਿਆ ਕਿ ਸੁਖਣਾ ਵਾਇਲ ਲਾਈਫ ਸੈਂਚੁਰੀ ਦੀ wildlife crow fly distance (Point to Point minimum distance) ਨਹੀਂ use ਕਰਦੀ ਹੈ ਸਗੋਂ ਕਿ ਉਹ actual path ਹੀ use ਕਰਦੀ ਹੈ।

ਜਦੋਂ ਕਿ Innovative Housing and infrastructure (P) Ltd. ਪਿੰਡ ਟੋਗਾਂ ਅਤੇ ਭੀੜਾ ਜਿਲ੍ਹਾਂ ਮੋਹਾਲੀ ਦੇ ਪ੍ਰੋਜੈਕਟ ਤੱਕ ਕੋਈ ਵੀ wildlife ਦਾ ਕੋਰੀਡੋਰ ਨਹੀਂ ਪੈਂਦਾ ਭਾਵ ਨਾ ਤਾਂ ਕੋਈ ਹਾਥੀਆਂ ਦਾ ਰਸਤਾ, ਨਾ ਕਿਸੇ ਹਿਰਨਾਂ ਦਾ ਰਸਤਾ, ਨਾ ਕਿਸੇ leopard ਆਦਿ ਦਾ ਰਸਤਾ Innovative Housing and infrastructure (P) Ltd. ਪਿੰਡ ਟੋਗਾਂ ਅਤੇ ਭੀੜਾ ਜਿਲ੍ਹਾਂ ਮੋਹਾਲੀ ਦੇ ਪ੍ਰੋਜੈਕਟ ਨੂੰ ਲੱਗਦਾ ਹੈ ਅਤੇ ਨਾ ਹੀ ਕੋਈ wildlife sanctuary ਦੇ wildlife corridors ਇਨ੍ਹਾਂ ਦੇ ਪ੍ਰੋਜੈਕਟਾਂ ਅਧੀਨ ਦੇਖੇ ਗਏ ਹਨ। ਇਸ ਤਰ੍ਹਾਂ ਜਿਹੜੀਆਂ ਵੀ ਸੀਮਾਵਾਂ ਨਕਸ਼ੇ ਮੁਤਾਬਿਕ out-boundries ਦੀਆਂ wildlife sanctuary ਤੋਂ Innovative Housing and infrastructure (P) Ltd. ਪਿੰਡ ਟੋਗਾਂ ਅਤੇ ਭੀੜਾ ਜਿਲ੍ਹਾਂ ਮੋਹਾਲੀ ਦੇ ਪ੍ਰੋਜੈਕਟ ਤੱਕ ਹਨ, ਉਹ 12.05 ਕਿਲੋਮੀਟਰ ਦੀਆਂ ਹਨ। ਇਸ ਬਾਰੇ ਜਿਹੜੇ ਨਕਸ਼ੇ ਤਿਆਰ ਕੀਤੇ ਗਏ ਹਨ, ਜਿਸ ਵਿੱਚ ਕਈ ਰਸਤੇ ਦਿਖਾਏ ਗਏ ਹਨ। ਉਹ ਨਾਲ ਲੱਗੀ ਕੀਤੇ ਜਾਂਦੇ ਹਨ। crow fly distances ਕੇਵਲ ਉੱਥੇ ਹੀ ਲਿਆ ਜਾਂਦਾ ਹੈ ਜਿੱਥੇ ਕੋਈ obstacle ਨਾ ਹੋਵੇ ਭਾਵ ਕਿ ਖੇਤੀਬਾੜੀ ਦੀਆਂ ਜਮੀਨਾ ਜਾ ਫਿਰ ਜੰਗਲ ਹੀ Wildlife sanctuary ਦੇ ਨਜਦੀਕ ਹੋਵੇ। Innovative Housing and infrastructure (P) Ltd. ਪਿੰਡ ਟੋਗਾਂ ਅਤੇ ਭੀੜਾ ਜਿਲ੍ਹਾਂ ਮੋਹਾਲੀ ਦੇ ਪ੍ਰੋਜੈਕਟ ਅਤੇ sukhna wildlife sanctuary ਦੇ ਵਿਚਕਾਰ ਕੋਈ ਜੰਗਲ ਜਾਂ ਐਗਰੀਕਲਚਰ ਏਰੀਆ ਨਹੀਂ ਪੈਂਦਾ ਹੈ।

ਵਣ ਵਿਭਾਗ ਦੀ ਕਿਸੇ ਵੀ ਵਾਈਲਾਈਫ ਸੈਨਚੁਰੀ/ Eco Sensitive Zone ਨੂੰ ਇਹ ਪ੍ਰੋਜੈਕਟ ਪ੍ਰਭਾਵਿਤ ਨਹੀਂ ਕਰਦਾ ਹੈ। Eco Sensitive Zone ਸਬੰਧੀ ਸ੍ਰੀਮਤੀ ਮੋਨੀਕ ਯਾਦਵ ਵਣ ਮੰਡਲ ਅਫਸਰ ਵਾਇਲ ਲਾਈਫ ਜੰਗਲੀ ਜੀਵ ਦਾ ਐਫੀਡੇਵੀਟ ਜਿਹੜਾ ਕਿ ਉਨ੍ਹਾਂ ਵੱਲੋਂ ਪੰਜਾਬ ਸਰਕਾਰ ਦੇ ਪੱਧਰ ਤੇ ਮਾਨਯੋਗ ਹਾਈ ਕੋਰਟ ਵਿੱਚ ਸਿਵਲ ਰਿਟ ਪਟੀਸ਼ਨ ਨੰਬਰ 158253 ਆਫ 2009 ਵਿੱਚ ਦਿੱਤਾ ਸੀ ਸਵੈ-ਸਪੱਸ਼ਟ ਹੈ। ਜਿਸ ਮੁਤਾਬਿਕ ਵਾਈਲਡਲਾਈਫ ਸੈਂਚੁਰੀ ਤੋਂ ਜਿਹੜੇ ਰਕਬੇ 500 ਮੀਟਰ ਦੀ ਦੂਰੀ ਤੱਕ ਹੁੰਦੇ ਹਨ, ਉਨ੍ਹਾਂ ਨੂੰ ਹੀ Eco Sensitive Zone ਮੰਨਿਆ ਜਾਂਦਾ ਹੈ। ਅਗਰ ਕੋਈ ਰਕਬਾ ਵਾਈਲਡਲਾਈਫ ਸੈਂਚੁਰੀ ਤੋਂ 500 ਮੀਟਰ ਦੀ ਦੂਰੀ ਤੋਂ ਜਿਆਦਾ ਦੂਰ ਹੈ ਤਾਂ ਉਹ Eco Sensitive Zone ਵਿੱਚ ਨਹੀਂ ਆਉਂਦਾ ਹੈ। ਪੰਜਾਬ ਰਾਜ ਦੀ Eco Sensitive Zone ਦੀ ਦੂਰੀ ਕੇਵਲ 500 ਮੀਟਰ ਹੈ। ਜਿਸ ਹਿਸਾਬ ਨਾਲ Innovative Housing and infrastructure (P) ltd. ਦੇ ਪਿੰਡ ਟੋਗਾਂ ਅਤੇ ਭੀੜਾ ਜਿਲ੍ਹਾਂ ਮੋਹਾਲੀ ਦਾ

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ਰਕਬਾ Eco Sensitive Zone ਨੂੰ ਪ੍ਰਭਾਵੀਤ ਨਹੀਂ ਕਰਦਾ ਹੈ। ਕਿਉਂਕਿ Innovative Housing and infrastructure (P) ltd. ਦੇ 500 ਮੀਟਰ ਦੇ ਘੇਰੇ ਵਿੱਚ ਨਾ ਪੰਜਾਬ ਦੀ ਅਤੇ ਨਾ ਹੀ ਚੰਡੀਗੜ੍ਹ ਪ੍ਰਸ਼ਾਸ਼ਨ ਦੀ ਕੋਈ ਫਾਈਲਡ ਲਾਈਵ ਸੈਚੂਰੀ ਆਉਂਦੀ ਹੈ। ਹੋਰ ਵਿਭਾਗ ਜਿਵੇਂ ਗਮਾਡਾ ਅਤੇ ਪੁੱਡਾ ਤੋਂ ਜਿਹੜੀਆਂ ਪ੍ਰਵਾਨਗੀਆਂ Innovative Housing and infrastructure (P) ltd. ਵੱਲੋਂ ਲੈਣੀਆਂ ਬਣਦੀਆਂ ਹਨ, ਉਹ Innovative Housing and infrastructure (P) ltd. ਆਪਣੇ ਪੱਧਰ ਤੇ ਲਵੇਗੀ।

ਇੱਥੇ ਇਹ ਵੀ ਲਿਖਣਯੋਗ ਹੈ ਕਿ ਫਾਈਲਡ ਲਾਈਫ ਪੈਦਲ ਚਲਦੀ ਹੈ ਜਿਸ ਮੁਤਾਬਿਕ ਕੋਰੀਡੋਰ ਦੇ ਰਸਤਿਆ ਤੋਂ ਹੀ Eco Sensitive Zone ਨੂੰ ਦੇਖਣਾ ਬਣਦਾ ਹੈ ਜੀ। ਪੰਰਤੂ ਕਈ ਵਾਰ ਇਸ ਨੂੰ crow fly distance way ਨਾਲ ਦੇਖਿਆ ਜਾਂਦਾ ਹੈ, ਜਿਹੜਾ ਕਿ ਸਹੀ ਨਹੀਂ ਹੈ। Eco Sensitive Zone ਨੂੰ ਅਗਰ crow fly distance way ਨਾਲ ਦੇਖਣਾ ਸ਼ੁਰੂ ਕਰ ਦਿੱਤਾ ਜਾਵੇਗਾ ਤਾਂ ਫਾਈਲਡ ਲਾਈਫ ਤਾਂ ਪੂਰਾ ਚੰਡੀਗੜ੍ਹ ਅਤੇ ਸ਼ਿਸ਼ਮਾਂ ਕਮਿਊਨਟੀ ਰੀਜ਼ਰਵ ਦਾ ਨਾਲ ਲੱਗਦੇ ਸਾਰੇ ਏਰੀਏ ਵਿੱਚ ਜਿਨ੍ਹਿਆ ਵੀ ਸਰਕਾਰੀ/ਗੈਰ ਸਰਕਾਰੀ ਬਿਲਡਿੰਗਾਂ ਹਨ ਉਹ ਸਾਰੀਆਂ ਫਾਰੈਸਟ ਦੇ ਅਧੀਨ ਆ ਜਾਂਦੀਆਂ ਹਨ ਅਤੇ ਨਜਾਇਜ ਉਸਾਰੀ ਘੋਸ਼ੀਤ ਕਰਨੀਆ ਬਣਦੀਆ ਹਨ।

ਮਾਨਯੋਗ ਨੈਸ਼ਨਲ ਗ੍ਰੀਨ ਟ੍ਰਿਬਿਊਨਲ ਦੇ ਨਿਰਦੇਸ਼ਾਂ ਇੰਨ ਆਈ.ਏ. ਨੰਬਰ 82-83 ਆਫ 2022 ਵਿੱਚ ਸ਼ਾਫ ਲਿਖਿਆ ਹੈ ਕਿ Eco Sensitive Zone certified wildlife sanctuary ਤੋਂ ਜੋ ਕਿ ਨੋਟੀਫਾਈਡ ਹੋਈ ਹੋਵੇ ਉਸ ਤੋਂ ਹੀ ਲਿਆ ਜਾ ਸਕਦਾ ਹੈ। ਜਿਸ ਵਿੱਚ ਗੋਆ ਫਾਊਂਡੇਸ਼ਨ ਵਿਚ ਆਏ ਮਾਨਜੋਗ ਸੁਪਰੀਮ ਕੋਰਟ ਦੇ ਹੁੱਕਮਾਂ ਨੂੰ ਵੀ ਡੀਫਾਈਨ ਕੀਤਾ ਗਿਆ। ਅਮਰਾਵਤੀ ਐਲਕਲੈਵ ਬਨਾਮ ਯੂਨੀਅਨ ਆਫ ਇੰਡੀਆ ਦੇ ਮੁਤਾਬਿਕ ਪੰਜਾਬ ਰਾਜ ਵਿੱਚ Eco Sensitive Zone ਨੂੰ 100 ਮੀਟਰ ਹੀ ਰੱਖਿਆ ਗਿਆ ਹੈ, ਚੰਡੀਗੜ੍ਹ ਯੂ.ਟੀ. ਵਿੱਚ ਇਹ ਜੋਨ 2.75 ਕਿਲੋਮੀਟਰ ਹੈ ਅਤੇ Eco Sensitive Zone ਨੂੰ ਹਰਿਆਣਾ ਰਾਜ ਵਿੱਚ 500 ਘੋਸ਼ੀਤ ਕੀਤਾ ਗਿਆ ਹੈ। ਪੰਰਤੂ ਹੁਣ ਤੱਕ ਇਸ ਦੀ ਕੋਈ ਪੱਕੀ ਨੋਟੀਫਿਸ਼ਨ ਜਾਰੀ ਨਹੀਂ ਕੀਤੀ ਗਈ ਹੈ ਜਿਵੇਂ ਕਿ ਅਤੇ Eco Sensitive Zone ਨੂੰ 10 ਕਿਲੋਮੀਟਰ ਲੈਣਾ ਹੈ, ਇਸ ਸਬੰਧੀ ਵੀ ਕੋਈ ਨੋਟੀਫਿਕੇਸ਼ਨ ਇਸ ਦਫਤਰ ਵਿੱਚ ਮੋਜੂਦ ਨਹੀਂ ਹੈ। ਸਾਰੇ ਪਹਿਲੂਆਂ (ਮਾਨਯੋਗ ਸੁਪਰੀਮ ਕੋਰਟ, ਹਾਈ ਕੋਰਟ ਅਤੇ ਨੈਸਨਲ ਗ੍ਰੀਨ ਟ੍ਰਿਬਿਊਨਲ ਦੇ ਹੁੱਕਮਾਂ/ ਵੱਖ-ਵੱਖ ਨੋਟੀਫਿਕੇਸਨ, ਸ੍ਰੀਮਤੀ ਮੋਨੀਕ ਯਾਦਵ, ਆਈ.ਐਫ.ਐਸ. ਵਣ ਮੰਡਲ ਅਫਸਰ ਵੱਲੋਂ ਮਾਨਯੋਗ ਕੋਰਟ ਵਿੱਚ ਦਿੱਤੇ ਐਫੀਡੇਵੀਟ, ਸ੍ਰੀ ਕੁਲਦੀਪ ਕੁਮਾਰ, ਆਈ.ਐਫ.ਐਸ. ਰਿਟਾਇਰਡ ਪ੍ਰਧਾਨ ਮੁੱਖ ਵਣ ਪਾਲ (ਜੰਗਲੀ ਜੀਵ) ਦੇ ਐਫੀਡੇਵੀਟ ਅਤੇ ਮੋਜੂਦਾ ਪ੍ਰਧਾਨ ਮੱਖ ਵਣ ਪਾਲ (ਜੰਗਲੀ ਜੀਵ) ਸ੍ਰੀ ਆਰ.ਕੇ. ਮਿਸ਼ਰਾ, ਆਈ.ਐਫ.ਐਸ. ਦੇ ਨਾਲ ਟੈਲੀਫੋਨ ਤੇ ਵਿਚਾਰ ਵਟਾਂਦਰੇ ਤੋਂ ਬਆਦ) ਆਦਿ ਨੂੰ ਦੇਖਿਆ ਗਿਆ ਜਿਸ ਅਨੁਸਾਰ Innovative Housing and infrastructure (P) ltd. ਵੱਲੋਂ ਦਾ ਪ੍ਰੋਜੈਕਟ ਕਿਸੇ ਵੀ ਕਾਨੂੰ ਆਈ.ਐਫ.ਏ. 1927, ਐਫ.ਸੀ.ਏ. 1980 ਅਤੇ ਪੀ.ਐਲ.ਪੀ.ਏ. 1900 ਦੀ ਵਾਈਲੇਸ਼ਨ ਨਹੀਂ ਕਰਦਾ ਹੈ ਅਤੇ ਭਾਰਤ ਸਰਕਾਰ ਦੇ ਪੱਤਰ ਨੰਬਰ ਐਫ.ਨੰਬਰ.6-30/2020 ਡਬਲਿਊ.ਐਲ. ਪਾਰਟ (1) ਮਿਤੀ 16/07/2020 ਇਸ ਉੱਤੇ ਲਾਗੂ ਨਹੀ ਹੈ। Innovative Housing and infrastructure (P) ltd. ਸੁੱਖਣ ਜੰਗਲੀ ਜੀਵਨ ਤੋਂ 10

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ਕਿਲੋਮੀਟਰ ਤੋਂ ਜਿਆਦਾ ਦੀ ਦੂਰੀ ਤੇ ਹੈ। ਜਿਸ ਤੋਂ ਸਾਫ ਹੁੰਦਾ ਹੈ ਕਿ Innovative Housing and Infrastructure (P) ltd. ਵੱਲੋਂ ਨਾ ਤਾ ਪੰਜਾਬ ਅਤੇ ਨਾ ਹੀ ਯੂ.ਟੀ. ਚੰਡੀਗੜ੍ਹ ਦੇ Eco Sensitive Zone ਨੂੰ ਪ੍ਰਭਾਵਿਤ ਕੀਤਾ ਜਾ ਰਿਹਾ ਹੈ। ਇਸ ਬਾਰੇ ਜੋ distance Maps ਤਿਆਰ ਕੀਤੇ ਗਏ ਹਨ, ਉਹ ਨਾਲ ਨੱਥੀ ਕੀਤੇ ਜਾਂਦੇ ਹਨ।

ਮੁੱਖ ਦਫ਼ਤਰ ਪਾਲ (ਹਿੱਲਜ)
ਐਸ.ਏ.ਐਸ. ਨਗਰ।
ਮਿਤੀ:-30/05/2022

ਨੱਥੀ:ਸਹਿਪੱਤਰ ਉਪਰਵਾਂਗ

ਪਿੱਠਅੰਕਣ ਨੰਬਰ:- 3550

ਇਸ ਦੀ ਕਾਪੀ Innovative Housing and Infrastructure (P) ltd. PCL House SCO. Opp. Sports Stadium. Sector-7-C. Chandigarh ਨੂੰ ਉਨ੍ਹਾਂ ਦੀ ਪ੍ਰਤੀਬੇਨਤੀ ਮਿਤੀ 17/05/2022 ਦੇ ਸਬੰਧ ਵਿੱਚ ਸੂਚਨਾ ਤੇ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਲਈ ਭੇਜੀ ਜਾਂਦੀ ਹੈ।

ਮੁੱਖ ਦਫ਼ਤਰ ਪਾਲ (ਹਿੱਲਜ)
ਐਸ.ਏ.ਐਸ. ਨਗਰ।

ਮੁੱਖ ਦਫ਼ਤਰ ਪਾਲ (ਹਿੱਲਜ਼)
ਪੰਜਾਬ, ਐਸ.ਏ.ਐਸ.ਨਗਰ।

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ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ, ਪੰਜਾਬ।

ਵੱਲੋਂ

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ ਐਟ ਪੁੱਡਾ ਭਵਨ,
6ਵੀਂ ਮੰਜ਼ਿਲ, ਸੈਕਟਰ-62,
ਐਸ.ਏ.ਐਸ.ਨਗਰ।

ਸੇਵਾ ਵਿਖੇ

M/s Omaxe Chandigarh Extension Developers Pvt. Ltd.
SCO. No. 139-140, Sector 8-C, Madhya Marg,
Chandigarh.

ਯਾਦ ਪੱਤਰ ਨੰ: 3969 ਸੀਟੀਪੀ(ਪਬ)/ MPM-131,
ਮਿਤੀ: 10/06/2014

ਵਿਸ਼ਾ: Approval of Revised Layout Plan for Residential Mega Project of M/s Omaxe Chandigarh Extension Developers Pvt. Ltd. in Master Plan, New Chandigarh , Distt.SAS Nagar (Area 577.556 acre)

ਹਵਾਲਾ: ਆਪ ਦੀ ਪ੍ਰਤੀ ਬੇਨਤੀ ਮਿਤੀ ਨਿੱਲ।

2. ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਸਬੰਧੀ ਆਪ ਵੱਲੋਂ ਕੁੱਲ 577.556 ਏਕੜ ਰਕਬੇ ਦਾ ਪੇਸ਼ ਕੀਤਾ ਗਿਆ ਰਿਵਾਈਜ਼ਡ ਲੇ-ਆਊਟ ਪਲੈਨ ਡਰਾਇੰਗ ਨੰ: **ML-01, dated 01.03.2014 (main sheet), ML-02, dated 01.03.2014 (Part-A Sheet), ML-03, dated 01.03.2014 (Part-B Sheet), ML-04, dated 01.03.2014 (Part-C Sheet), ML-05, dated 01.03.2014 (Part-D Sheet), ML-06, dated 01.03.2014 (Part-E Sheet), ML-07, dated 01.03.2014 (Part-F Sheet) and ML-08, dated 01.03.2014 (Commercial Sheet)** ਮੈਗਾ ਪ੍ਰੋਜੈਕਟ ਲੇ-ਆਊਟ ਪਲੈਨ ਅਤੇ ਬਿਲਡਿੰਗ ਪਲੈਨ ਅਪਰੂਵਲ ਕਮੇਟੀ ਦੀ 13ਵੀਂ ਮੀਟਿੰਗ ਮਿਤੀ 09.05.2014 ਵਿੱਚ ਵਿਚਾਰਿਆ ਗਿਆ ਅਤੇ ਤਕਨੀਕੀ ਪੱਖੋਂ ਠੀਕ ਪਾਇਆ ਗਿਆ ਹੈ। ਮੀਟਿੰਗ ਵਿੱਚ ਲਏ ਗਏ ਫੈਸਲੇ ਅਨੁਸਾਰ ਗਮਾਡਾ ਤੋਂ ਪੱਤਰ ਨੰ: ਗਮਾਡਾ/ ਡੀਟੀਪੀ/ 2014/1705, ਮਿਤੀ 30.05.2014 ਰਾਹੀਂ ਪ੍ਰਾਪਤ ਐਨ.ਡੀ.ਸੀ. ਦੇ ਸਨਮੁੱਖ ਰਿਵਾਈਜ਼ਡ ਲੇ-ਆਊਟ ਪਲੈਨ ਦੀ ਤਕਨੀਕੀ ਪ੍ਰਵਾਨਗੀ ਹੇਠ ਲਿਖੀਆਂ ਸ਼ਰਤਾਂ ਤੇ ਜਾਰੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ:-

1) ਆਪ ਸੀ.ਐਲ.ਯੂ. ਦੀ ਪ੍ਰਵਾਨਗੀ ਸਮੇਂ ਲਗਾਈਆਂ ਸ਼ਰਤਾਂ ਦੀ ਪਾਲਣਾ ਕਰਨ ਦੇ ਪਾਬੰਦ ਹੋਵੋਗੇ।
2) ਆਪ ਵਿਸ਼ੇ ਅਧੀਨ ਪ੍ਰੋਜੈਕਟ ਵਿੱਚ ਰੇਨ ਵਾਟਰ ਹਾਰਵੈਸਟਿੰਗ ਅਤੇ ਸੋਲਰ ਵਾਟਰ ਹੀਟਿੰਗ ਸਿਸਟਮ ਦਾ ਪ੍ਰਬੰਧ ਨਿਯਮਾਂ ਅਨੁਸਾਰ ਕਰਨ ਦੇ ਪਾਬੰਦ ਹੋਵੋਗੇ।
3) ਆਪ ਪੰਜਾਬ ਪ੍ਰਦੂਸ਼ਣ ਕੰਟਰੋਲ ਬੋਰਡ ਤੋਂ ਲੋੜੀਂਦਾ ਐਨ.ਓ.ਸੀ. ਪ੍ਰਾਪਤ ਕਰਕੇ ਵਿਕਾਸ ਕਾਰਜ ਕਰੋਗੇ।
4) ਵਿਸ਼ੇ ਅਧੀਨ ਪ੍ਰੋਜੈਕਟ ਦੇ ਵਿਕਾਸ ਕਾਰਜ/ ਸੜਕਾਂ/ ਯੂਟੀਲਟੀਜ਼ ਸਬੰਧੀ ਲੋੜੀਂਦੀ ਪ੍ਰਵਾਨਗੀ ਸਬੰਧਤ ਵਿਕਾਸ ਅਥਾਰਟੀ ਤੋਂ ਪ੍ਰਾਪਤ ਕਰੋਗੇ।
5) ਜੇਕਰ ਆਪ ਵੱਲੋਂ ਡੀਮਾਰਕੇਸ਼ਨ/ ਨਿਸ਼ਾਨਦੇਹੀ ਵੇਲੇ ਲੇ ਆਊਟ ਪਲੈਨ ਵਿੱਚ ਮਾਸਟਰ ਪਲੈਨ, ਨਿਯੂ ਚੰਡੀਗੜ੍ਹ ਦੀਆਂ ਤਜਵੀਜ਼ਾਂ ਦੇ ਸਨਮੁੱਖ ਕੋਈ ਤਬਦੀਲੀ ਆਉਂਦੀ ਹੈ, ਤਾਂ ਆਪ ਮਾਸਟਰ ਪਲੈਨ,ਨਿਯੂ ਚੰਡੀਗੜ੍ਹ ਦੀਆਂ ਤਜਵੀਜ਼ਾਂ ਨੂੰ ਜਿਉ ਦਾ ਤਿਉਂ ਰੱਖਣ ਲਈ ਰਿਵਾਈਜ਼ਡ ਲੇ -ਆਊਟ -ਪਲੈਨ ਪ੍ਰਵਾਨ ਕਰਵਾਉਣ ਦੇ ਪਾਬੰਦ ਹੋਵੋਗੇ।
6) ਮੌਕੇ ਤੇ ਕਿਸੇ ਵੀ ਕਿਸਮ ਦੀ ਉਸਾਰੀ ਕਰਨ ਤੋਂ ਪਹਿਲਾਂ ਆਪ ਪ੍ਰੋਜੈਕਟ ਰਕਬੇ ਦੇ ਸਰਵਿਸਜ਼ ਪਲੈਨ ਅਤੇ Road formation level ਇੰਜੀਨੀਅਰਿੰਗ ਵਿੰਗ, ਗਮਾਡਾ ਤੋਂ ਪ੍ਰਵਾਨ ਕਰਵਾਉਣ ਦੇ ਪਾਬੰਦ ਹੋਵੋਗੇ।
7) ਜੇਕਰ ਆਪ ਵੱਲ ਕਿਸੇ ਕਿਸਮ ਦੇ ਕੋਈ ਬਣਦੇ ਚਾਰਜਿਜ ਸਬੰਧੀ ਬਕਾਇਆ ਜਾਂ ਸਰਕਾਰ ਵੱਲੋ ਕੋਈ ਹੋਰ ਚਾਰਜਿਜ ਲੈਣੇ ਯੋਗ ਹੋਣਗੇ ਤਾਂ ਉਹਨਾਂ ਦੀ ਅਦਾਇਗੀ ਕਰਨ ਦੇ ਆਪ ਪਾਬੰਦ ਹੋਵੋਗੇ।

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8) ਆਪ ਵਿਸ਼ੇ ਅਧੀਨ ਪ੍ਰੋਜੈਕਟ ਸਬੰਧੀ ਪਾਪਰਾ ਦੀ ਧਾਰਾ 44 ਅਧੀਨ ਛੋਟ ਪ੍ਰਾਪਤ ਕਰਨ ਉਪਰੰਤ ਹੀ ਸਾਈਟ ਦੇ ਵਿਕਾਸ ਕਾਰਜ ਆਰੰਭ ਕਰੋਗੇ ਅਤੇ ਪਾਪਰ ਐਕਟ ਤੋਂ ਛੋਟ ਪ੍ਰਾਪਤ ਕਰਨ ਉਪਰੰਤ ਹੀ ਪਲਾਟਾਂ ਦੀ ਵਿਕਰੀ ਕਰੋਗੇ ਅਤੇ ਇਸ ਤੋਂ ਪਹਿਲਾਂ ਵਿਕਰੀ ਸਬੰਧੀ ਕੋਈ ਵੀ ਵਿਗਿਆਪਨ ਆਦਿ ਨਹੀਂ ਦੇਵੋਗੇ।

9) ਰਿਵਾਈਜ਼ਡ ਲੇ -ਆਊਟ- ਪਲੈਨ ਵਿੱਚ ਜ਼ੋ ਪਲਾਟ/ ਏਰੀਆ ਭੋਂ ਪ੍ਰਾਪਤੀ ਅਧੀਨ ਅਤੇ ਰੈਵੀਨਿਯੂ ਰਸਤਿਆਂ ਅਧੀਨ ਦਰਸਾਇਆ ਗਿਆ ਹੈ ਜਾਂ ਰਿਜ਼ਰਵ ਕੀਤਾ ਗਿਆ ਹੈ, ਉਸ ਦਾ ਵਿਕਾਸ ਅਤੇ ਸੇਲ ਭੋਂ ਦੀ ਮਾਲਕੀ ਪ੍ਰਾਪਤ ਕਰਨ ਉਪਰੰਤ ਅਤੇ ਉਸ ਦੀ ਪਲੈਨਿੰਗ ਸਮਰੱਥ ਅਧਿਕਾਰੀ ਤੋਂ ਪ੍ਰਵਾਨ ਕਰਵਾਉਣ ਉਪਰੰਤ ਹੀ ਕਰੋਗੇ । ਆਪ ਪ੍ਰੋਜੈਕਟ ਏਰੀਏ ਦੇ ਅੰਦਰ ਪੈਂਦੇ ਰੈਵੀਨਿਯੂ ਰਸਤਿਆਂ ਨੂੰ ਆਪਣੀ ਮਾਲਕੀ ਹੋਣ ਤੱਕ ਬਿਨਾਂ ਰੋਕ ਟੋਕ ਤੋਂ ਬਰਕਰਾਰ ਰੱਖਣ ਦੇ ਪਾਬੰਦ ਹੋਵੋਗੇ।

10) ਪ੍ਰੋਜੈਕਟ ਏਰੀਏ ਵਿੱਚ ਪੈਂਦੀਆਂ ਜਨ ਸਹੂਲਤਾਂ ਦੀ ਉਸਾਰੀ/ਵਿਕਾਸ ਸਰਕਾਰ ਦੀ ਨੀਤੀ/ ਐਗਰੀਮੈਂਟ ਅਨੁਸਾਰ ਕਰਨ ਦੇ ਪਾਬੰਦ ਹੋਵੋਗੇ।

11) ਆਪ ਆਪਣੇ ਪ੍ਰੋਜੈਕਟ ਵਿੱਚ ਪਿੰਡ ਰਾਣੀ ਮਾਜਰਾ ਦੀ ਮਸਤੀਲ 22 ਦੇ ਖਸਰਾ ਨੰਬਰਾਨ 3,4, 7 ਅਤੇ 14 ਵਿੱਚ ਦਰਸਾਈ ਈ.ਡਬਲਿਯੂ.ਐਸ. ਸਾਈਟ ਨੂੰ ਵਧੇਰੇ ਢੁਕਵਾਂ ਬਣਾਉਣ ਲਈ ਭਵਿੱਖ ਵਿੱਚ ਜਦੋਂ ਵੀ ਹੋਰ ਰਕਬਾ ਪ੍ਰੋਜੈਕਟ ਵਿੱਚ ਸ਼ਾਮਿਲ ਕੀਤਾ ਜਾਵੇਗਾ ਤਾਂ ਉਸ ਸਮੇਂ ਇਸ ਪਾਕਿਟ ਨਾਲ ਹੋਰ ਰਕਬਾ ਜ਼ੋੜਦੇ ਹੋਏ ਇਸ ਨੂੰ ਢੁਕਵੀਂ ਪਲੈਨਿੰਗ ਦੇ ਕਾਬਲ ਬਣਵਾਉਗੇ ਜਾਂ ਫਿਰ ਇਸ ਪਾਕਿਟ ਨੂੰ ਕਿਸੇ ਹੋਰ ਢੁਕਵੀਂ ਸਾਈਟ ਤੇ ਘੱਟੋ-ਘੱਟ 2.5 ਏਕੜ ਰਕਬੇ ਦੀ ਈ.ਡਬਲਿਯੂ.ਐਸ. ਪਾਕਿਟ ਵਿੱਚ ਸ਼ਾਮਿਲ ਕਰੋਗੇ ਅਤੇ ਉਸ ਅਨੁਸਾਰ ਲੇ-ਆਊਟ ਪਲੈਨ ਨੂੰ ਰਿਵਾਈਜ਼ਡ ਕਰਵਾਉਣ ਦੇ ਪਾਬੰਦ ਹੋਵੋਗੇ ਅਤੇ ਆਪ ਪ੍ਰੋਜੈਕਟ ਏਰੀਏ ਵਿੱਚ ਪੈਂਦੀਆਂ ਈ.ਡਬਲਯੂ. ਐਸ. ਹਾਊਸਿੰਗ ਦੀਆਂ ਸਾਈਟਾਂ ਨੂੰ ਸਰਕਾਰ ਦੀ ਨੀਤੀ ਅਨੁਸਾਰ free of cost ਸਬੰਧਤ ਅਥਾਰਿਟੀ ਨੂੰ ਟਰਾਂਸਫਰ ਕਰੋਗੇ।

12) ਆਪ ਵੱਲੋਂ ਜ਼ੋ ਰਿਹਾਇਸ਼ੀ ਅਤੇ ਕਮਰਸ਼ੀਅਲ ਪਲਾਟ ਗਮਾਡਾ ਪਾਸ ਮਾਰਟਗੇਜ਼ ਕੀਤੇ ਗਏ ਹਨ, ਉਹਨਾਂ ਨੂੰ ਉਦੋਂ ਤੱਕ ਨਹੀ ਵੇਚੋਗੇ, ਜਦੋਂ ਤੱਕ ਇਹਨਾਂ ਨੂੰ ਡੀ-ਮਾਰਟਗੇਜ਼ ਨਹੀਂ ਕਰਵਾਇਆ ਜਾਂਦਾ।

13) ਆਪ ਮਾਸਟਰ ਪਲੈਨ,ਨਿਯੂ ਚੰਡੀਗੜ੍ਹ ਦੀਆਂ ਤਜਵੀਜ਼ਾਂ ਨੂੰ ਜਿਉ ਦਾ ਤਿਉਂ ਰੱਖਣ ਦੇ ਪਾਬੰਦ ਹੋਵੋਗੇ ਅਤੇ ਜੇਕਰ ਉਸ ਅਨੁਸਾਰ ਮਾਸਟਰ ਪਲੈਨ ਵਿੱਚ ਕਿਸੇ ਕਿਸਮ ਦੀ ਤਬਦੀਲੀ ਹੁੰਦੀ ਹੈ ਤਾਂ ਮਾਸਟਰ ਪਲੈਨ ਦੇ ਉਪਬੰਧਾਂ ਅਨੁਸਾਰ ਰਿਵਾਈਜ਼ਡ ਲੇ -ਆਊਟ -ਪਲੈਨ ਪ੍ਰਵਾਨ ਕਰਵਾਉਣ ਦੇ ਪਾਬੰਦ ਹੋਵੋਗੇ।

14) ਜੇਕਰ ਆਪ ਦੇ ਪ੍ਰੋਜੈਕਟ ਵਿੱਚ ਕੋਈ ਰਕਬਾ ਸ਼ਾਮਲਾਤ/ ਲਿਟੀਗੇਸ਼ਨ ਆਦਿ ਅਧੀਨ ਆਉਂਦਾ ਹੈ ਤਾਂ ਉਸ ਨੂੰ ਪ੍ਰੋਜੈਕਟ ਵਿੱਚੋਂ ਬਾਹਰ ਕੱਢਦੇ ਹੋਏ ਰਿਵਾਈਜ਼ਡ ਲੇ -ਆਊਟ -ਪਲੈਨ ਪ੍ਰਵਾਨ ਕਰਵਾਉਣ ਦੇ ਪਾਬੰਦ ਹੋਵੋਗੇ।

15) ਆਪ ਵੱਲੋਂ ਪ੍ਰਵਾਨਿਤ ਕਮਰਸ਼ੀਅਲ ਪਾਕਿਟ-1 ਵਿੱਚ ਜ਼ੋ ਕਮਰਸ਼ੀਅਲ ਪਲਾਟ ਗਮਾਡਾ ਨੂੰ ਮਾਰਟਗੇਜ਼ ਕੀਤੇ ਗਏ ਹਨ, ਉਹਨਾਂ ਨੂੰ ਨਕਸ਼ੇ ਉੱਪਰ not to be sold and mortgage with GMADA ਮਾਰਕ ਕਰਦੇ ਹੋਏ ਇਸ ਦੀ ਰਿਵਾਈਜ਼ਡ ਪ੍ਰਵਾਨਗੀ ਪ੍ਰਾਪਤ ਕਰਨ ਦੇ ਪਾਬੰਦ ਹੋਵੋਗੇ।

16) ਆਪ ਆਪਣੇ ਪ੍ਰੋਜੈਕਟ ਵਿੱਚ ਪਾਕਿਟ-ਡੀ ਵਿੱਚ ਪੈਂਦੇ ਗਰੁੱਪ ਹਾਊਸਿੰਗ ਵਾਲੇ ਰਕਬੇ ਵਿੱਚ ਵਾਟਰ ਵਰਕਸ,ਐਸ.ਟੀ.ਪੀ. ਅਤੇ ਸਬ ਸਟੇਸ਼ਨ ਵੱਖਰੇ ਤੌਰ ਤੇ ਮੁਹੱਈਆ ਕਰਵਾਉਣ ਦੇ ਪਾਬੰਦ ਹੋਵੋਗੇ।

17) ਆਪ ਆਪਣੇ ਪ੍ਰੋਜੈਕਟ ਵਿੱਚ ਵਾਟਰ ਸਪਲਾਈ, ਸੀਵਰ , ਬਿਜਲੀ ਅਤੇ ਸਟਰੀਲ ਲਾਈਟਾਂ ਸਬੰਧੀ ਸੇਵਾਵਾਂ ਵੀ ਅੰਡਰਗਰਾਊਂਡ ਪਾਉਣ ਦੇ ਪਾਬੰਦ ਹੋਵੋਗੇ।

18) ਆਪ ਵੱਲੋਂ ਨੋਟੀਫਿਕੇਸ਼ਨ ਮਿਤੀ 14.9.06 ਜ਼ੋ ਭਾਰਤ ਸਰਕਾਰ (ਮਨਿਸਟਰੀ ਆਫ ਇੰਨਵਾਇਰਨਮੈਂਟ ਐਂਡ ਫੋਰੈਸਟ) ਵੱਲੋਂ ਜਾਰੀ ਹੈ, ਦੀਆਂ ਮਿਥਿਆਵਾਂ ਦੀ ਪੂਰਤੀ ਕਰਨ ਸਬੰਧੀ ਕੰਪੀਟੈਂਟ ਅਥਾਰਟੀ ਤੋਂ ਐਨ.ਓ.ਸੀ. ਪ੍ਰਾਪਤ ਕੀਤਾ ਜਾਵੇਗਾ।

19) ਪ੍ਰੋਜੈਕਟ ਦੇ ਰਕਬੇ ਵਿੱਚ ਬਿਜਲੀ ਆਦਿ ਸਬੰਧੀ ਕਾਰਜ ਪੰਜਾਬ ਸਟੇਟ ਪਾਵਰ ਕਾਰਪੋਰੇਸ਼ਨ ਲਿਮਟਿਡ/ ਸਬੰਧਤ ਅਥਾਰਟੀ ਦੀ ਪ੍ਰਵਾਨਗੀ ਅਨੁਸਾਰ ਕੀਤੇ ਜਾਣਗੇ।

20) ਪ੍ਰੋਜੈਕਟ ਏਰੀਏ ਵਿੱਚ ਕਿਸੇ ਵੀ ਬਿਲਡਿੰਗ ਦੀ ਉਸਾਰੀ ਸਮਰੱਥ ਅਧਿਕਾਰੀ ਤੋ ਬਿਲਡਿੰਗ ਪਲੈਨ ਪਾਸ ਕਰਵਾਉਣ ਉਪਰੰਤ ਹੀ ਕੀਤੀ ਜਾਵੇਗੀ ।

21) ਪ੍ਰੋਜੈਕਟ ਏਰੀਏ ਵਿੱਚ ਕਿਸੇ ਕਿਸਮ ਦੀ ਉਸਾਰੀ ਕਰਨ ਤੋਂ ਪਹਿਲਾਂ ਪੰਜਾਬ ਪਾਲਿਯੂਸ਼ਨ ਕੰਟਰੋਲਡ ਬੋਰਡ,ਪਟਿਆਲਾ ਤੋਂ ਲੋੜੀਂਦਾ ਐਨ.ਓ.ਸੀ. ਪ੍ਰਾਪਤ ਕਰਨ ਦੇ ਪਾਬੰਦ ਹੋਵੋਗੇ।

22) ਆਪ ਪ੍ਰੋਜੈਕਟ ਏਰੀਏ ਵਿੱਚ ਲੇਖਾ ਅਫਸਰ (ਲਾਇਸੈਂਸਿੰਗ), ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ.ਨਗਰ ਵੱਲੋਂ ਜਾਰੀ ਪੱਤਰ ਨੰ: ਗਮਾਡਾ/ ਡੀਟੀਪੀ/ 2014/1705, ਮਿਤੀ 30.05.2014 ਰਾਹੀਂ ਨੱਥੀ ਲਿਸਟ ਅਨੁਸਾਰ ਜ਼ੋ ਪਲਾਟ ਗਮਾਡਾ ਪਾਸ ਮਾਰਟਗੇਜ਼ ਕੀਤੇ ਗਏ ਹਨ, ਦਾ ਵਿਕਾਸ ਅਤੇ ਵਿਕਰੀ ਉਦੋਂ ਤੱਕ ਨਹੀਂ ਕਰੋਗੇ ਜਦੋਂ ਤੱਕ ਉਕਤ ਭੋਂ/ਸਾਈਟਾਂ ਨੂੰ ਡੀ-ਮਾਰਟਗੇਜ਼ ਨਹੀਂ ਕਰਵਾਇਆ ਜਾਵੇਗਾ।

23) ਆਪ ਪੁੱਡਾ ਵੱਲੋਂ ਜਾਰੀ ਮੀਮੋ ਨੰ: ਪੁੱਡਾ/ਸੀ.ਏ/2013/1713-16, ਮਿਤੀ 27.02.13 ਰਾਹੀਂ ਜਾਰੀ ਹਦਾਇਤਾਂ ਦੀ ਪਾਲਣਾ ਕਰਨ ਦੇ ਪਾਬੰਦ ਹੋਵੋਗੇ।

ਆਪ ਵੱਲੋਂ ਸੀ.ਐਲ.ਯੂ. ਸਬੰਧੀ ਬਣਦੇ differential charges ਰੁਪਏ 08,67,500/- ਅਤੇ 9,800/- ਜ਼ੋ ਕਿ ਕ੍ਰਮਵਾਰ ਡੀ.ਡੀ ਨੰ: 032172, ਮਿਤੀ 07.06.2014 ਅਤੇ ਨੰ:238901, ਮਿਤੀ 10.06.2014 ਰਾਹੀਂ ਜਮ੍ਹਾਂ ਕਰਵਾਏ ਗਏ ਹਨ, ਇਸ ਦਫਤਰ ਵਿੱਚ ਪ੍ਰਾਪਤ ਹੋ ਗਏ ਹਨ।

ਪ੍ਰਵਾਨਤ ਰਿਵਾਈਜ਼ਡ ਲੇ-ਆਊਟ ਪਲੈਨ ਡਰਾਇੰਗ ਨੰ: ML-01, dated 01.03.2014 (main sheet), ML-02, dated 01.03.2014 (Part-A Sheet), ML-03, dated 01.03.2014 (Part-B Sheet), ML-04, dated 01.03.2014 (Part-C Sheet), ML-05, dated 01.03.2014 (Part-D Sheet), ML-06, dated 01.03.2014 (Part-E Sheet) and ML-07, dated 01.03.2014 (Part-F Sheet) (ਕੁੱਲ 8 ਡਰਾਇੰਗਾਂ) ਦਾ ਇੱਕ ਪ੍ਰਿੰਟ ਨਾਲ ਨੱਥੀ ਕੀਤਾ ਜਾਂਦਾ ਹੈ।

ਨੱਥੀ/ ਉਪਰੋਕਤ ਅਨੁਸਾਰ।

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ।

ਪਿੱਠ ਅੰਕਣ ਨੰ: ਸੀਟੀਪੀ(ਪਬ)/ MPM-131, ਮਿਤੀ:

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਮੁੱਖ ਪ੍ਰਸਾਸ਼ਕ, ਗਮਾਡਾ,ਮੋਹਾਲੀ ਨੂੰ ਉਹਨਾਂ ਦੇ ਪੱਤਰ ਨੰ: ਗਮਾਡਾ/ ਡੀਟੀਪੀ/ 2014/1705, ਮਿਤੀ 30.05.2014 ਦੇ ਹਵਾਲੇ ਵਿੱਚ ਸਮੇਤ ਰਿਵਾਈਜ਼ਡ ਲੇ-ਆਊਟ ਪਲੈਨ ਡਰਾਇੰਗ ਨੰ: **ML-01, dated 01.03.2014 (main sheet), ML-02, dated 01.03.2014 (Part-A Sheet), ML-03, dated 01.03.2014 (Part-B Sheet), ML-04, dated 01.03.2014 (Part-C Sheet), ML-05, dated 01.03.2014 (Part-D Sheet), ML-06, dated 01.03.2014 (Part-E Sheet), ML-07, dated 01.03.2014 (Part-F Sheet) and ML-08, dated 01.03.2014 (Commercial Sheet)** ਜਿਸ ਵਿੱਚ ਪਲਾਟ not to be sold/ hypothecated to GMADA ਮਾਰਕ ਕਰਕੇ ਸੂਚਨਾਂ ਅਤੇ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ। ਪ੍ਰੋਜੈਕਟ ਸਬੰਧੀ ਜੇਕਰ ਕੋਈ ਹੋਰ ਬਕਾਇਆ ਰਕਮ ਨਿਕਲਦੀ ਹੋਵੇ ਤਾਂ ਉਹ ਆਪਣੇ ਪੱਧਰ ਤੇ ਵਸੂਲ ਕਰ ਲਈ ਜਾਵੇ।

ਨੱਥੀ/ ਉਪਰੋਕਤ ਅਨੁਸਾਰ।

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ।

ਪਿੱਠ ਅੰਕਣ ਨੰ: ਸੀਟੀਪੀ(ਪਬ)/ MPM-131, ਮਿਤੀ:

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਮੁੱਖ ਪ੍ਰਸਾਸ਼ਕ, ਪੁੱਡਾ, ਮੋਹਾਲੀ ਨੂੰ ਸਮੇਤ ਡੀ.ਡੀ. ਨੰ: 032173, ਮਿਤੀ 07.06.2014 ਬਾਬਤ ਰੁਪਏ 43,500/- ਅਤੇ ਡੀ.ਡੀ. ਨੰ: 238902, ਮਿਤੀ 10.06.2014 ਬਾਬਤ ਰੁਪਏ 400/- ਬਤੌਰ 5% ਐਸ.ਆਈ.ਐਫ ਚਾਰਜਿਜ਼ ਆਫ ਸੀ.ਐਲ.ਯੂ. ਸੂਚਨਾਂ ਅਤੇ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜੇ ਜਾਂਦੇ ਹਨ।

ਨੱਥੀ/ ਉਪਰੋਕਤ ਅਨੁਸਾਰ।

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ।

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY PUNJAB
Ministry of Environment, Forest & Climate Change, Government of India
O/o Directorate of Environment & Climate Change
MGSIPA Complex Sector 26,
Chandigarh-160019
seiaapb2017@gmail.com

No. SEIAA/2022/5009 **Registered/E-mail** **Date: 19.01.2022**

To

The Member Secretary,
Punjab Pollution Control Board,
Vatavaran Bhawan, Nabha Road,
Patiala.

Subject: **Complaints received against the illegal acts of the Builder M/s Omaxe Chandigarh Extension Developers Private Limited.**

It is intimated that SEIAA in its 197th meeting held on 06.11.2021 perused the minutes of the 210th meeting of SEAC held on 24.12.2021 and observed that after exhaustively considering all aspects of the case including the complaints dated 07.08.2021, 27.08.2021, 23.10.2021, and 13.12.2021 made by Sh. Sandeep Singh/ replies of Project Proponent thereto submitted vide letter dated14.09.2021, 11.11.2021 and 17.12.2021 and other relevant reports/ records, the case of M/s Omaxe Chandigarh Extension Developers Private Limited has been recommended by SEAC for grant of EC to the Project proponent.

SEIAA carefully examined the complaints and observed that issues regarding the legality of RMC plants in terms of obtaining their Consent to Operate, proper functioning of the STPs, and compliance of C&D Waste Management and Disposal Rules relate to Punjab Pollution Control Board.

As such, SEIAA decided to refer said complaints to Punjab Pollution Control Board, being the statutory regulatory body empowered to deal with these alleged violations. Copies of the said complaints can be downloaded from the hyperlink given as under: -

https://drive.google.com/drive/folders/1-pXndJ6wdJWbeXtvQEJsrw5lLo74SdEv?usp=sharing

In view of above, complaints dated 07.08.2021, 27.08.2021, 23.10.2021 and 13.12.2021 are being forwarded with a request to direct the concerned Regional Officer to take action under the relevant Acts and Rules to address the aforesaid issues.

DA/As above

Environmental Engineer
for Member Secretary

TRUE COPY

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY PUNJAB
Ministry of Environment, Forest & Climate Change, Government of India
O/o Directorate of Environment & Climate Change
MGSIPA Complex, Sector 26,
Chandigarh-160019
seiaapb2017@gmail.com

No. SEIAA/MS/2021/4924 **Date:** 06/12/2021

To

Sh. S.S. Sehgal, Advocate
Chamber No. 20, Ground Floor
District-Court, Mohali
Mobile No. 79864-73433

Subject: **Appeal for non-supply of information under the Right to Information Act, 2005.**

In reference to your subject cited appeal dated 15.11.2021, please find enclosed herewith order dated 06.12.2021 passed by the First Appellate Authority under the Right to Information Act, 2005.

Further, in compliance with the decision no. (ii) of the said order, copies of the conceptual plan submitted by M/s Omaxe Chandigarh Extension Developer at the time of obtaining Environment Clearance dated 25.03.2015 is attached herewith for ready reference.

This disposes off your appeal submitted under RTI Act, 2005.

Environmental Engineer-cum- APIO
Er. Parveen Saluja,
98789-42024

TRUE COPY

OFFICE OF THE FIRST APPELLATE AUTHORITY

(Under the Right to Information Act, 2005)
State Environment Impact Assessment Authority, Punjab
O/o Directorate of Environment & Climate Change
MGSIPA Complex, Sector-26, Chandigarh-160019

Appeal No. 1 of 2021

IN THE MATTER OF:

S.S. Sehgal, Advocate
Chamber No. 20, Ground Floor
District Courts, Mohali
(Mobile No. 7986473433) .... **Appellant**

Vs.

Assistant Public Information Officer
State Environment Impact Assessment Authority, Punjab
O/o Directorate of Environment & Climate Change
MGSIPA Complex, Sector-26, Chandigarh-160019 .... **Respondent**

Order No : 4923
Date of Order: 06.12.2021

ORDER

1. The Appellant has filed first appeal dated 15.11.2021 under section 19 (1) of the Right to Information Act, 2005 w.r.t information sought vide letter dated 19.08.2021 under RTI Act, 2005, which was duly received vide diary no. 464 dated 19.08.2021 by the Assistant Public Information Officer (APIO) (hereinafter referred to Respondent) of the State Environment Impact Assessment Authority, Punjab.

2. In the appeal, the Appellant has mentioned the main ground at point no. 2 that even after the lapse of statutory period of 01 month, no information has been supplied to him against his RTI application. Further, as per the point no. 3, information has been sought, free of cost as per the provision of RTI Act, 2005.

3. The Respondent (APIO) informed that in response to RTI application dated 19.08.2021 (RTI fee received on 25.08.2021), appellant was conveyed vide letter dated 4719 dated 01.09.2021 that as per the record of the office, no information is available.

4. The Respondent (APIO) explained the reason for not providing the information as sought by the appellant that record of SEIAA was kept at 03 locations viz partially at MGSIPA Office, Sector-26, Chandigarh, at the Regional Office of the PPCB, Mohali and at the Head Office of the PPCB, Patiala. The information was relating to the case file of grant of Environmental Clearance to Omaxe Chandigarh Extension Developer Pvt. Ltd long back in the year 2015 and at the time of replying to the appellant, the said file was not traceable in the record room.

   Subsequently, Hon'ble NGT in OA No. 222/2021 (IA No. 166/2021) titled Sandeep Singh Vs. Union of India has passed an order dated 13.09.2021 vide which a 05-member Joint Committee comprising MoEF&CC, CPCB, SEIAA Punjab, PPCB and District Magistrate Mohali was constituted. In order to provide the record to the said Committee, all the above 03 locations (where old record was being kept) were searched extensively for locating the file of Omaxe Chandigarh Extension Limited pertaining to grant of

Environmental Clearance in 2015 and finally the said file was traced and provided to the said Committee.

5. The aforementioned Joint 5-member Committee conducted its 2nd meeting on 12.11.2021 in which the Appellant/Complainant as well as project proponent from M/s Omaxe Chandigarh Extension Developers Pvt. Ltd. were called for interaction. During the meeting, it was directed that conceptual plan submitted by M/s Omaxe Chandigarh Extension Developers Pvt. Ltd. at the time of obtaining Environmental Clearance for expansion of integrated Residential Township namely "Chandigarh Extension" in an area of 592.463 acres, shall be shared by SEIAA Punjab.

In the meeting, a copy of the conceptual plan of the project having an area of 592.463 acre was provided to the Appellant by project proponent of Omaxe Chandigarh Extension Developers Pvt. Ltd. and asked to compare the same with the record file of SEIAA, Punjab. Appellant was requested telephonically by the Respondent (APIO) to visit the office of SEIAA, Punjab and get a copy of the conceptual plan. However, Appellant has not visited the office of SEIAA, Punjab, so far.

6. M/s Omaxe New Chandigarh Developers Pvt. Ltd. was also informed vide email dated 22.11.2021 that information relating to the Environment Clearance granted to their Project in 2015 has been sought under RTI by the appellant and was asked whether the same may be provided to the Appellant under the provisions of Right to Information Act, 2005 or not. If not, a specific reason may be provided, within 07 days.

7. In response, M/s Omaxe New Chandigarh Developers Pvt. Ltd. vide letter dated 26.11.2021 objected to the supply of this information under the RTI to the appellant on the following grounds:

(i) That the applicant has sought the information which falls under the definition of Third-Party Information and therefore, should not be provided to the appellant.

(ii) That the information sought is related to the documents which were submitted by the company to SEIAA office for the limited purpose of obtaining Environmental Clearance. The information includes the documents which the company does not want to share with anyone else as it pertains to the assets of the company and the Mega Project Plans which are internal matter of the company and relates to its future course of action. The information pertains to the larger trade interests of the company which can be exploited by the business rivals to the detriment of the company. The information demanded was supplied to SEIAA was in fiduciary relationship and should not be shared. Therefore, the company objects to the supplying of this information to the applicant.

(iii) That under section 8 (d) and 8(e) of the Right to Information Act, 2005, the information sought by the applicant is exempted from disclosure. The relevant extract of section 8 is reproduced below for ready reference: -

Section 8 of RTI Act, 2005

(d) Information including commercial confidence, trade secrets or intellectual property, the disclosure of which harm the competitive position of third party, unless the competent authority is satisfied that larger public interest warrants the disclosure of such information;

(e) Information available to a person in his fiduciary relationship, unless the competent authority is satisfied that the larger public interest warrants the disclosure of such information.

8. After hearing the Respondent (APIO) on 03.12.2021 as above, examining the appeal of Appellant submitted on 15.11.2021 and reply of M/s Omaxe New Chandigarh Developers Pvt. Ltd., First Appellate Authority decided as under:

(i) Information sought by the Appellant be refused due to the following reasons:

a) that information relates to the third-party M/s Omaxe New Chandigarh Developers Pvt. Ltd. which has objected to supply of the information to the Appellant vide letter dated 26.11.2021.

b) that Environment clearance in respect of which the information is being sought was granted long back in year 2015. Appellate Authority is not satisfied that case of "larger public interest" warranting the overriding of Sections 8(d) and 8(e) of the RTI is made out in this case; more so as M/s Omaxe have objected to the supplying of the information.

(ii) Conceptual plan submitted by M/s Omaxe Chandigarh Extension Developer at the time of obtaining Environment Clearance dated 25.03.2015 be provided to the Appellant, since Joint Committee constituted by the Hon'ble NGT in its meeting held on 12.11.2021 has specifically desired that the same may be shared with the Appellant/Complainant.

The appeal is accordingly dismissed.

06/12/2021

(**Hardeep Singh Gujral**)
First Appellate Authority-cum-
Chairman, SEIAA

Copy to:

1. Sh. S.S. Sehgal, Advocate
Chamber No. 20, Ground Floor,
District Courts, Mohali
(Mobile No. 7986473433)

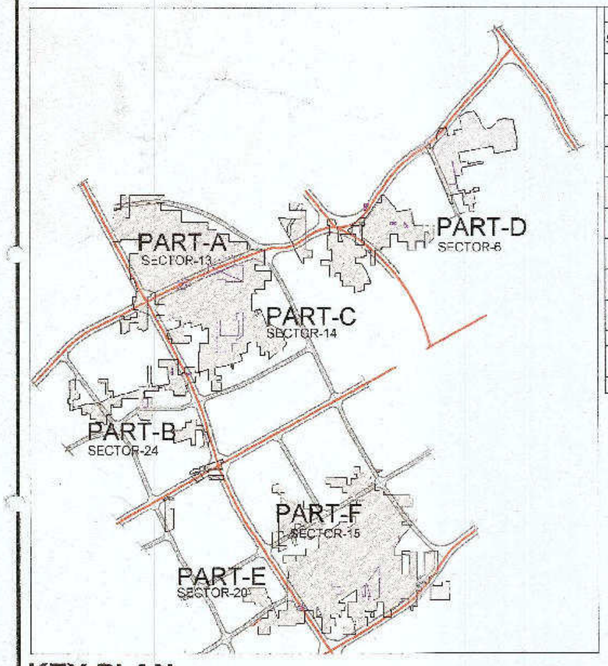
2. Assistant Public Information Officer
State Environment Impact Assessment Authority, Punjab
O/o Directorate of Environment & Climate Change
MGSIPA Complex, Sector-26, Chandigarh-160019

3. Directorate of Environment & Climate Change- For publishing on the website of Department.

*****

DETAIL OF CHANGE OF LAND USE			
S.NO.	DESCRIPTION		AREA (ACRES)
i)	C.L.U. ACCORDED VIDE LETTER NO. 3368 CTP(PE)/SP-432(M) DTATED 23-04-2009		107.783
ii)	C.L.U. ACCORDED VIDE LETTER NO. 4155 CTP(PE)/SP 432(M) DTATED 28-05-2010		9.585
iii)	C.L.U. ACCORDED VIDE LETTER NO. 8648 CTP(PE)/SP-432(M) DTATED 13-12-10		21.166
iv)	C.L.U. ACCORDED VIDE LETTER NO. 4613 CTP(PE)/SP-432(M) DTATED 29-06-2011		208.442
v)	C.L.U. ACCORDED VIDE LETTER NO. 5931 CTP(Pb)/SP-432(M) DTATED 05-08-2011		162.060
vi)	C.L.U. ACCORDED VIDE LETTER NO. 5829 CTP(Pb)/SP-432(M) DTATED 19-08-2011		43.445
vii)	C.L.U. ACCORDED VIDE LETTER NO. 7048 CTP(Pb)/SP-432(M) DTATED 18-10-2011		28.340
viii)	C.L.U. ACCORDED VIDE LETTER NO. 4143 CTP(Pb)/SP-432(M) DTATED 13-08-2012		69.868
ix)	C.L.U. ACCORDED VIDE LETTER NO. 4063 CTP(Pb)/SP-432(M) DTATED 19-07-2013		70.680
	TOTAL CLU GRANTED	(A)	715.869
	Area exempted from scheme but CLU granted (as per detail given)	(B)	123.406
	Scheme area	(A-B =C)	592.463

OVERALL POPULATION				
DESCRIPTION	UNIT	AREA	PERSONS /UNIT	POPULATION
NOS OF RESIDENTIAL PLOTS (VARIOUS SIZES)	NOS	3371	15	50565
TOTAL GROUP HOUSING (GH1 25.012 ACS) + GH2 (11.537 ACS)	ACRES	36.549	300	10965
COMMERCIAL	ACRES	11.711	100	1171
EWS	ACRES	30.007	400	12003
INSTITUTION	ACRES	29.379	100	2938
GREEN AREA	ACRES	31.955		
TOTAL				77642



KEY PLAN

PART-A
SECTOR-13

PART-D
SECTOR-6

PART-C
SECTOR-14

PART-B
SECTOR-24

PART-F
SECTOR-15

PART-E
SECTOR-20

PROJECT:-	INTERGRATED RESIDENTIAL TOWNSHIP NAMELY CHANDIGARH EXTENSION SITUATED IN LPA MULLANPUR DISTT. SAS NAGAR
NORTH	
DEVELOPER:-Omaxe Chandigarh Extension Developers Pvt. Ltd. Corp office:- 10, LSC Kalkaji New Delhi-110019	
DRAWING TITLE:- CONCEPTUAL LAYOUT PLAN	
DRG.No. : ML-01	DATE:- 08-10-2014
DESIGNER :	DEVELOPER

26.11.21

ANNEXORE R-2/23

Annexure R-2/23

572

STATE EXPERT APPRAISAL COMMITTEE PUNJAB
Ministry of Environment, Forest & Climate Change, Government of India
O/o Directorate of Environment & Climate Change
MGSIPA Complex, Sector 26,
Chandigarh-160019
seacpb2017@gmail.com

To

The Chairman
State Environment Impact Assessment Authority (SEIAA)
Punjab, Chandigarh.

Letter No. SEAC/DECC/2022/372
Date: 23.08.2022

Subject **Appeal No. 20/2022 (I.A No. 106/2022 & I.A No. 107/2022) titled as Sandeep Singh V/s Union of India & Ors. in the Hon'ble National Green Tribunal**

This is in reference to your letter no. 371 dated 18.08.2022 on the subject cited above.

2. The said matter was discussed in the 227th meeting of SEAC held on 22.08.2022. The Proceedings of the meeting are attached herewith for your information & further necessary action please.

Chairman
State Expert Appraisal Committee

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Item No 227.01: Appeal No. 20/2022 (I.A. No. 106/2022 & I.A. No. 107/2022) titled as Sandeep Singh Vs. Union of India & Ors in the Hon'ble National Green Tribunal.

It is submitted that SEIAA letter no. 371 dated 18.08.2022 addressed to SEAC is reproduced as under:

"It is intimated that the subject cited appeal is pending in the Hon'ble National Green Tribunal and SEIAA is to file a reply in the matter.

It is further intimated here that the matter was considered by SEIAA in its 212th meeting held on 17.08.2022 and while deliberating upon the reply to be filed in the said appeal, it was noticed that the appellant has levelled allegations that the conceptual plan dated 08.10.2014 on the basis of which, the Environment Clearance had been granted to the Project Proponent on 25.03.2015, is forged and it was prepared by the respondent builder only on 01.12.2021. Appellant has levelled this allegation only on the basis of signatures dated 01.12.2021 made in the designer column of the conceptual plan.

During deliberations, it was informed by Sh. Aushwinder Singh, supporting staff, SEIAA that one of the signatures in the column are of Member Secretary, SEAC and the other are of him.

After deliberations, it was decided by SEIAA that a clarification in this regard be obtained from SEAC as to why the aforementioned signatures have been made by the supporting staff and the Member Secretary, SEAC on the conceptual plan.

It is requested to submit the clarification by 23.08.2022 as the SEIAA has to file a reply in the matter in the Hon'ble NGT, well before the next dated of hearing i.e. before 26.08.2022."

Mr. Aushwinder Singh, Support Staff, SEIAA/SEAC & the Member Secretary, SEAC, Punjab were asked to submit their reply in reference to the above matter on the basis of available record. They have submitted their reply on dated 22.08.2022 to the Committee.

The Committee perused the reply and found the same satisfactory. It further desired that a copy of the proceedings along with the copy of the reply may be submitted to SEIAA, Punjab for further necessary action.

2022.09.13 09:49

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To,

The Chairman
State Expert Appraisal Committee,
Punjab, Chandigarh

Date: 22.08.2022

Subject: Appeal No. 20/2022 (I.A No. 106/2022 & I.A No. 107/2022) titled as Sandeep Singh V/s Union of India & Ors. in the Hon'ble National Green Tribunal

Respected Sir,

As desired in the 227th meeting of State Expert Appraisal Committee (SEAC) held today, the position regarding the conceptual plan is as under:

1. The proposal regarding expansion of township project namely "Omaxe Chandigarh Extension" by M/s Omaxe New Chandigarh Developers Pvt. Ltd. (Proposal No. SIA/PB/MIS/62162/2014) remained under appraisal of SEAC in different meetings held between 20.07.2021 to 24.12.2021.
2. Simultaneously, during this period, the Committee constituted by Hon'ble National Green Tribunal vide order dated 13.09.2021 in O.A No. 222/2021 (I.A No. 166/2021) titled "Sandeep Singh V/s Union of India" was investigating the complaint made by Sandeep Singh regarding the above project. The Committee in its 2nd meeting held on 12.11.2021 directed that conceptual plan submitted by Omaxe Chandigarh Extension Developers Pvt. Ltd. at the time of obtaining Environmental Clearance for expansion of integrated residential township namely "Chandigarh Extension" in an area of 592.463 acres shall be shared by SEIAA, Punjab with the appellant/complainant.
3. Meanwhile, S.S. Sehgal, Advocate filed first appeal dated 15.11.2021 to the Appellate Authority, Office of Chairman, SEIAA, Punjab, under RTI Act, 2005, seeking a copy of the conceptual plan filed by M/s Omaxe Chandigarh Extension Developers Pvt. Ltd. at the time of obtaining Environment Clearance Certificate dated 25.03.2015.
4. Since, the case for grant of expansion of township project namely "Chandigarh Extension" by M/s Omaxe New Chandigarh Developers Pvt. Ltd. was under appraisal/examination by SEAC, Punjab, NGT constituted Committee & SEIAA, Punjab, the conceptual plan available in the records was handed over to SEIAA, Punjab after authentication on 01.12.2021 by the undersigned(s).
5. This is for further necessary action by SEAC, Punjab.

22.8.22
Aushwinder Singh
Support Staff SEIAA/SEAC, Punjab

22/8/22
Pardeep Garg
Member Secretary, SEAC, Punjab

2021.02.13 09:49
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OMAXE
Turning dreams into reality

Mukesh Bhati <mukeshbhati@omaxe.com>

Email Alert From System Administrator of Online Submission and Monitoring of Wildlife Clearances Proposal(OSMWCP) portal

1 message

monitoring-fc@nic.in <monitoring-fc@nic.in> Fri, Dec 24, 2021 at 8:52 PM
To: mukeshbhati@omaxe.com
Cc: monitoring-fc@nic.in

This is to acknowledge that a proposal seeking prior approval of Central Government under the Forest (Conservation) Act 1980 as per the details given below has been successfully uploaded on the portal of the Ministry of Environment, Forests and Climate Change Government of India.

1. Proposal No.	: FP/PB/Others/6166/2021
2. Proposal Name	: OMAXE CHANDIGARH EXTENSION
3. Category of the Proposal	: Others
4. Date of Submission	: 24/12/2021
5. Name of the Applicant with Contact Details	
Name	: DALEEP
Mobile No.	: 9815903092
State	: Delhi
District	: New Delhi
Pincode	: 110019
6. Protected Area (ha.)	: 0

The proposal will be examined by Wild Life Warden, Forest (Conservation) Act, 1980 to assess its completeness.

(System Administrator)

Omaxe New Chandigarh Developers Pvt. Ltd.

*** This is a system generated email, please do not reply. ***

TRUE COPY

Annexure-R-2/25

576

Omaxe New Chandigarh Developers Pvt. Ltd.

Corporate Office : 10 LSC, Kalkaji, New Delhi – 110 019
Tel.: 011-41896680, 81,82,83 Fax : 41896653
(Formerly M/s Omaxe Chandigarh Extension Developers Private Limited)

Reference No.MS/2022/19 Date: 21.09.2022

To
The Member Secretary,
State Level Environment Impact Assessment Authority, Punjab
Ministry of Environment, Forest & climate Change,
Govt. of India,
O/o Directorate of Environment & Climate Change,
MGSIPA Complex, Sector 26, Chd.

Subject: Submission of clarification regarding revised environment clearance of 805 acres granted on 19.01.2022

Respected Sir,

Please refer the subject cited above and our telephonic discussion, in this context we are submitting the clarification as below:

1. **Current population and arrangement of disposal of treated water**: At present approx. 1200 families are residing at site. Total water requirement is 810 KLD and waste water generation is 648 KLD which we are treating through our 3 STP's (1 MLD, 100 KLD and 50 KLD). We are using all threated water for landscaping, construction and karnal Technology developed at site in 6 acres. Copy of water balance and its uses is attached as Annexure-1. In next one year time i.e. up to December 2023 we are expecting approximate 700 families will occupy our township. Water balance for the same is also enclosed herewith for your ready reference.
2. **Status of Sewer line laid by GMADA**: that the GMADA has already given us a letter regarding disposal of sewer at their trunk sewer line laying of which is in process and will be completed up to Dec 2023 approximately. Since we have already paid approx. 300 crore in EDC it's a liability / obligation of GMADA to provide the services at our doorstep. GMADA will provide us

TRUE COPY

Omaxe New Chandigarh Developers Pvt. Ltd.
Corporate Office : 10 LSC, Kalkaji, New Delhi – 110 019
Tel.: 011-41896680, 81,82,83 Fax : 41896653
(Formerly M/s Omaxe Chandigarh Extension Developers Private Limited)

a sewer connection for disposal of treated water. Copy of the NOC issued by GMADA is enclosed for your ready reference please.

3. **Status of internal Sewer line laid by Omaxe:** we have laid all the internal services like sewer, water supply, storm and drainage at site. We are developing approx. 1200 acres township out of which we have taken EC of area measuring 805 acres. Out of 805 acres we have already planned approx. 700 acres and site plan for the same approved by chief Town Planner, Punjab. We have sufficient land bank, green area as well as construction activities where we can use all the treated water till we get the sewer connection from GMADA.
4. **Status regarding ownership of land as on 25.03.2015:** at the time of environment clearance granted to us (592.463 acres), we were having 585.563 acres land under sale deed and area of 6.90 acres were under agreement. Details of the same is enclosed herewith as per your desired Performa. As per above company was having 98.84% land under ownership (sale deed) and 1.16% under agreement.

Hope you will find these in order. This is for your information and record please.

Thanking you,
Yours Faithfully,
For **Omaxe New Chandigarh Developers Pvt. Ltd.**

(Authorized Signatory)

TRUE COPY

ADVOCATES' WELFARE FUND STAMP ₹25 0168007

₹5 NCT OF DELHI COURT FEE DLCT0120878L2237P 01-DEC-2022

IN THE HON'BLE NATIONAL GREEN TRIBUNAL,
PRINCIPAL BENCH, NEW DELHI
APPEAL NO. 20 OF 2022

IN THE MATTER OF:

SANDEEP SINGH ... APPELLANT

VERSUS

UNION OF INDIA & ORS. ...RESPONDENTS

KNOW ALL to whom these present shall come that I, member Secretary, the Authorised Representative of Respondent No.2, do hereby appoint:
(herein after called the advocate/s) to be my Advocate in the above noted case authorize them:-

RICHA KAPOOR
D/725/1992
E-43, Second Floor, Lajpat Nagar – III, New Delhi – 110024
Mob. No. : +91 9810400407, +91 8447226339
Email ID: office@mrklegal.co.in

To act, appear and plead in the above-noted case in this Court or in any other Court in which the same may be tried or heard and also in the appellate Court including High Court subject to payment of fees separately for each court by me/us.

To sign, file, verify and present pleadings, appeals, cross-objections or petitions for executions review revision, withdrawal, compromise or other petitions or affidavits or other documents as may be deemed necessary or proper for the prosecution of the said case in all its stages subjects to payment of fees for each stage.

To file and take back documents, to admit and/or deny the documents of opposite party.

To withdraw or compromise the said case or submit to arbitration any differences or disputes that may arises touching or in any manner relating to the said case. To take execution proceedings.

To deposit, draw and receive monthly cheques, cash and grant receipts thereof and to do all other acts and things which may be necessary to be done for the progress and in the course of the prosecution of the said case.

To appoint and instruct any other Legal Practitioner authorizing him to exercise the power and authority hereby conferred upon the Advocate whenever he may think fit to do so and to sign the power of attorney on our behalf.

And I the undersigned do hereby agree to ratify and confirm all acts done by the Advocate or his substitute in the matter as my/our own acts, as if done by me/us to all intents and proposes.

And I, undertake that I or my duly authorised agent would appear in Court on all hearings and will inform the Advocate for appearance when the case is called.

And I the undersigned do hereby agree not to hold the advocate or his substitute responsible for the result of the said case. The adjournment costs whenever ordered by the Court shall be of the Advocate which he shall receive and retain for himself.

And I the undersigned do hereby agree that in the event of the whole or part of the fee agreed by me to be paid to the advocate remaining unpaid he shall be entitled to withdraw from the prosecution of the said case until the same is paid up. The fee settled is only for the above case and above Court. I hereby agree that once fee is paid, I will not be entitled for the refund of the same in any case whatsoever and if the case prolongs for more than 3 years the original fee shall be paid again by me/us.

IN WITNESS WHEREOF I do hereunto set my hand to these presents the contents of which have been understood by me on this 20 day of OCTOBER, 2022.

Richa Kapoor
D/725/1992

ADVOCATE

D/1053/2012

CLIENT
Member Secretary
State Environment Impact
Assessment Authority, Punjab
IKGSPA Complex, Sector 26
Chandigarh

Identified this Signature
Richa Kapoor

Gmail Office MarkLegal <office@marklegal.co.in>

Proof of Service Written statement by way of affidavit of Dr. Kamal Kumar Garg, IAS, Member Secretary, State Level Environment Impact Assessment Authority, Punjab (SEIAA) on behalf of Respondent No. 2 in the matter titled Sandeep Singh Vs Union of India and ors | Appeal No. 20 of 2022

Office MarkLegal <office@marklegal.co.in> Fri, Dec 15, 2023 at 10:48 AM
To: prince@artlo.in

Dear Sir,

Please find attached the Written statement by way of affidavit of Dr. Kamal Kumar Garg, IAS, Member Secretary, State Level Environment Impact Assessment Authority, Punjab (SEIAA) on behalf of Respondent No. 2 in the matter titled Sandeep Singh Vs Union of India and ors | Appeal No. 20 of 2022

Kindly acknowledge the receipt of the same on behalf of the Appellant

--

Regards,

RICHA KAPOOR
Counsel For The Respondent No. 2
407, Lawyers Chambers Block-I,
High Court of Delhi,New Delhi-110003
Contact No. - 011-40109874, +91 8447226339, 9810400407
Email. office@marklegal.co.in

Sandeep Singh Vs. UOI Written Statement Res. 2...