



सत्यमेव जयते

File No.: 2025/TOR/E/45

Government of India

Ministry of Environment, Forest and Climate Change

(Issued by the State Level Expert Appraisal Committee(SEAC),
PUNJAB)



Dated 04/02/2025



To,

Shubham Goyal
AEROFONT DEVELOPERS
Highland Park, Highland Marg, Patiala Road, Village Bhabat, Zirakpur, S.A.S Nagar, PUNJAB,
140603
aerofrontdevelopers@gmail.com

Subject: Grant of Standard Terms of Reference (ToR) to the proposed Project under the EIA Notification 2006-
and as amended thereof-regarding.

Sir/Madam,

This is in reference to your application submitted to SEAC vide proposal number SIA/PB/INFRA2/515250/2024 dated 03/02/2025 for grant of Terms of Reference (ToR) to the project under the provision of the EIA Notification 2006-and as amended thereof.

2. The particulars of the proposal are as below :

| | |
|--|--|
| (i) ToR Identification No. | TO24B3812PB5617757N |
| (ii) File No. | 2025/TOR/E/45 |
| (iii) Clearance Type | Fresh ToR |
| (iv) Category | B1 |
| (v) Project/Activity Included Schedule No. | 8(b) Townships/ Area Development Projects / Rehabilitation Centres |
| (vii) Name of Project | Expansion of Mixed Development Group Housing & Commercial Project at Village Balomajra (H.B. No. 32), Distt. SAS Nagar, Mohali (Punjab) by M/s Aerofront Developers |
| (viii) Name of Company/Organization | AEROFONT DEVELOPERS |
| (ix) Location of Project (District, State) | S.A.S Nagar, PUNJAB |
| (x) Issuing Authority | SEAC |
| (xii) Applicability of General Conditions | NO |

3. The SEAC has examined the proposal in accordance with the Environment Impact Assessment (EIA) Notification,

2006 & further amendments thereto and after detailed examination hereby decided to grant Standard Terms of Reference to the instant proposal of **M/s. AEROFRONT DEVELOPERS** under the provisions of the aforementioned Notification.

4. The brief about products and by products as submitted by the Project proponent in Form-1 (Part A, B) and Standard Terms of Reference are annexed to this letter as Annexure (1).
5. The Ministry reserves the right to stipulate additional TORs, if found necessary.
6. The Standard Terms of Reference (ToR) to the aforementioned project is under provisions of EIA Notification, 2006 and as amended thereof. It does not tantamount to approvals/consent/permissions etc required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.
7. The granted letter, all the documents submitted as a part of application viz. Form-1 Part A and Part B are available on PARIVESH portal which can be accessed by scanning the QR Code above.

Copy To

1. The Secretary to Govt. of India, Ministry of Environment, Forest & Climate Change, Indira Paryavaran Bhawan, Jorbagh Road, New Delhi- 110003
2. The Joint Director, Northern Regional Office, Ministry of Environment, Forest & Climate Change, Bays No. 24-25, Sector- 31-A, Dakshin Marg, Chandigarh.
3. The Member Secretary, Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala- 147001, Punjab.
4. Parivesh Portal/Record file.

Annexure 1

Standard Terms of Reference for conducting Environment Impact Assessment Study for Townships/ Area Development Projects / Rehabilitation Centres and information to be included in EIA/EMP report

1. Project Details

| Sr. No. | Terms of Reference |
|------------|--|
| 1.1 | Need and benefits of the project. |
| 1.2 | Submit data for built-up area for each building, the use and occupancy classification in line with NBC 2016 also to be indicated [for differential functional requirements]. |
| 1.3 | The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out. |

2. Land Environment

| Sr. No. | Terms of Reference |
|------------|---|
| 2.1 | 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. Check on flood plain of any river. |

3. Land acquisition and R&R

| Sr. No. | Terms of Reference |
|---------|--|
| 3.1 | Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/villages and present status of such activities. |

4. Environmental Monitoring and Management

| Sr. No. | Terms of Reference |
|---------|--|
| 4.1 | Examine baseline environmental quality along with projected incremental load due to the project. |
| 4.2 | 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. |
| 4.3 | Submit Roles and responsibility of the developer etc for compliance of environmental regulations under the provisions of EP Act. |
| 4.4 | Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters. |
| 4.5 | Possible carbon footprint contribution from each activities and mitigation measures proposed shall be included as part of Environment Management Plan. |

5. Drainage

| Sr. No. | Terms of Reference |
|---------|---|
| 5.1 | Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area. Any obstruction of the same by the project. |

6. Forest

| Sr. No. | Terms of Reference |
|---------|---|
| 6.1 | Submit the details of the trees to be felled for the project, if any . |
| 6.2 | Submit the present land use and permission required for any conversion such as forest, agriculture etc. |

7. Water Environment

| Sr. No. | Terms of Reference |
|---------|--|
| 7.1 | Ground water classification as per the Central Ground Water Authority. |

8. Water Management

| Sr. No. | Terms of Reference |
|---------|--|
| 8.1 | Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart. |
| 8.2 | Rain water harvesting proposals should be made with due safeguards for ground water quality. |
| 8.3 | Maximize recycling of water and utilization of rain water. Examine details. |
| 8.4 | Examine soil characteristics and depth of ground water table for rainwater harvesting |
| 8.5 | Permission from CGWA for abstraction of groundwater, if any, including dewatering during basement excavation. |

9. Waste Management

| Sr. No. | Terms of Reference |
|---------|--|
| 9.1 | Examine details of solid waste generation treatment and its disposal. |
| 9.2 | Construction & Demolition Waste Management Plan shall be prepared as part of EMP providing details of demolition activities involved along with quantification and disposal mechanism. |

10. Energy Requirements

| Sr. No. | Terms of Reference |
|---------|--|
| 10.1 | A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project. |
| 10.2 | Examine and submit details of use of solar energy and alternative source of energy to reduce the fossil energy consumption. Energy conservation and energy efficiency. |
| 10.3 | 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. |

11. Road and Traffic

| Sr. No. | Terms of Reference |
|---------|---|
| 11.1 | 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. |
| 11.2 | A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic. |
| 11.3 | Examine the details of transport of materials for construction which should include source and availability. |

12. Disaster Management Plan

| Sr. No. | Terms of Reference |
|---------|--|
| 12.1 | Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster. This should cover details of vulnerabilities due to natural and manmade hazards (earthquake, flooding, cyclone, landslides, fire etc.) and details of disaster mitigation efforts for buildings and infrastructure through structural sufficiency and Fire and Life Safety compliance in line with National Building Code NBC, 2016. |

13. Court Cases

| Sr. No. | Terms of Reference |
|---------|--|
| 13.1 | Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given. |

14. Miscellaneous

| Sr. No. | Terms of Reference |
|---------|---|
| 14.1 | Any further clarification on carrying out the above studies including anticipated impacts due to the project and mitigative measure, project proponent can refer to the model ToR available on Ministry website http://moef.nic.in/Manual/Townships . |

Additional Terms of Reference

N/A

Annexure 2

Details of Products & By-products

| Name of the product /By-product | Product / By-product | Existing | Proposed | Total | Unit | Mode of Transport / Transmission | Remarks (eg. CAS number) |
|---|----------------------|-----------|----------|-----------|---------|----------------------------------|--------------------------|
| 8 Residential Towers with 468 DU's, 2 Community Centers & Commercial Area | Product | 143008.07 | 47583.88 | 190591.95 | Sq.m. - | | Built-up Area |