



सत्यमेव जयते

**File No.: 2025/TOR/E/42**  
**Government of India**  
**Ministry of Environment, Forest and Climate Change**  
**(Issued by the State Level Expert Appraisal Committee(SEAC),**  
**PUNJAB)**

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Dated 03/02/2025



To,

Balvinder Singh Sandha  
AGI INFRA LIMITED  
SCO 1-5, URBANA JALANDHAR HEIGHTS-II, TEHSIL & DISTRICT- JALANDHAR, PUNJAB ,  
Pholriwal, JALANDHAR, PUNJAB , 144022  
agihm20@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/INFRA2/513595/2024 dated 29/01/2025 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 :

<b>(i) ToR Identification No.</b>	TO24B3812PB5337019N
<b>(ii) File No.</b>	2025/TOR/E/42
<b>(iii) Clearance Type</b>	Fresh ToR
<b>(iv) Category</b>	B1
<b>(v) Project/Activity Included Schedule No.</b>	8(b) Townships/ Area Development Projects / Rehabilitation Centres
<b>(vii) Name of Project</b>	Expansion of the Residential Group Housing Project Namely "AGI Smart Homes-II" by M/s AGI Infra Ltd. Located in the Revenue Estate of Village Pholriwal, Tehsil & District Jalandhar, Punjab.
<b>(viii) Name of Company/Organization</b>	AGI INFRA LIMITED
<b>(ix) Location of Project (District, State)</b>	JALANDHAR, PUNJAB
<b>(x) Issuing Authority</b>	SEAC
<b>(xii) Applicability of General Conditions</b>	YES

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. AGI INFRA LIMITED** 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**

<b>Sr. No.</b>	<b>Terms of Reference</b>
<b>1.1</b>	Need and benefits of the project.
<b>1.2</b>	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].
<b>1.3</b>	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**

<b>Sr. No.</b>	<b>Terms of Reference</b>
<b>2.1</b>	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

Sr. No.	Terms of Reference
	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 <a href="http://moef.nic.in/Manual/Townships">http://moef.nic.in/Manual/Townships</a> .

## 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)
The proposed expansion involves of a large residential complex, which will comprise 1,518 flats in total. with two basements and a community centre with total built-up area of 3,04,252.48 sqm	Product	1150	368	1518	Flats	It is a residential group housing project.	NA