



Government of India
Ministry of Environment, Forest and Climate Change
IA Division
(INFRA-2)



Minutes of Agenda for 6th Meeting of Expert Appraisal Committee (Infra-2), for Projects related to Airports 7(a); Common Hazardous Waste Treatment, Storage and Disposal Facilities 7(d); Common Bio-Medical Waste Treatment Facilities 7(da); Common Municipal Solid Waste meeting INFRA-2 held from 08/07/2026 to 08/07/2026

MoM ID: EC/MOM/EAC/874581/7/2026

Agenda ID: EC/AGENDA/EAC/874581/7/2026

Meeting Venue: N/A

Meeting Mode: Virtual

Date & Time:

08/07/2026	03:00 PM	06:00 PM
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1. Opening remarks

The Member Secretary of the Expert Appraisal Committee (Infra-2), hereinafter referred to as EAC (Infra-2), welcomed the Chairman / Members of the committee and stated briefly the agenda items of the meeting. The Member Secretary also reiterated the decision of the Ministry that all members are required to declare their conflicts of interest and recuse from the meeting if required. In case it is revealed later that in spite of the conflict of interest, the Member had participated in the meeting, the responsibility for the same shall lie with the concerned Member and it may lead to her / his removal from the membership of EAC. In view of this, he requested all the participating members to inform if they have any conflict of interest with regard to any agenda items to be discussed in this meeting. The Chairman thereafter requested the Member Secretary to initiate deliberations. The list of participating EAC Members is placed in **Annexure 1**.

2. Confirmation of the minutes of previous meeting

The Expert Appraisal Committee (EAC) considered the Minutes of its 5th meeting held on 03.06.2026. Subsequently, the Committee convened a meeting on 18.06.2026, in continuation of the 5th EAC meeting, to reconsider the proposal for grant of Environmental Clearance for the

establishment of Sindhu Central University (SCU) at Village Khaltsi, Tehsil Khaltsi, District Leh, Union Territory of Ladakh, by M/s Bureau of Central University, Department of Higher Education (DHE), Ministry of Education (MoE), Government of India. After detailed deliberations, the Committee decided to recall its earlier recommendation made during the 5th EAC meeting held on 03.06.2026 and to return the proposal in its present form. Accordingly, the Committee approved the Corrigendum/Amendment to the Minutes of its 5th meeting held on 03.06.2026, incorporating the aforesaid decision. A copy of the Corrigendum/Amendment to the Minutes of the 5th EAC Meeting held on 03.06.2026 is enclosed as **Annexure-2**.

Further, it is being observed that sometimes positioning of texts/contents used to change in the PARIVESH generated Minutes. In view of this limitation of PARIVESH portal, in case any discrepancy occurs due to displacement of text/content of the Minutes, the pdf copy enclosed at the end of portal-generated Minutes shall be considered as the final one and be referred as the Minutes of the Meeting. Typo errors, if any, noticed during the processing of these cases may be corrected appropriately in the light of relevant facts and figures.

3. Details of proposals considered by the committee

Day 1 -08/07/2026

3.1. Agenda Item No 1:

3.1.1. Details of the proposal

Proposed development of Industrial/Warehousing/storage over an area measuring 283077 .1725 Sq. mt r. (69 .95 Acres) in the revenue estate of Village Pathreri and Bhudka, Distt. Gurugram by HORIZON INDUSTRIAL PARKS PRIVATE LIMITED located at GURUGRAM,HARYANA			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity Sub-Activity (Schedule Item)
IA/HR/INFRA2/556186/2025	21/121/2025-IA.III	28/11/2025	Townships/ Area Development Projects / Rehabilitation Centres Area Development (8(b))

3.1.2. Project Salient Features

The proposal is of Environmental Clearance for the Proposed development of Industrial/Warehousing/storage over an area measuring 2,83,077.1725 sq. m (69 .95 Acres) in the revenue estate of Village Pathreri and Bhudka, Gurugram by M/s Horizon Industrial Parks Private Limited.

6.1.2 The project proponent (M/s Horizon Industrial Parks Private Limited) and the accredited consultant (M/s Ind Tech House Consult.) have submitted the following information regarding the project:

- iii. Earlier, Environmental Clearance (EC) was obtained vide letter dated 27.04.2023 for a plot area of 328,452.69 sq. m and built-up area of 2,44,892.35 sq. m for Godowns / Warehouse (other than Agriculture Produce Warehouse). Subsequently, part Change of Land Use (CLU) permission from Warehouse (Non-Agro Produce) to Industrial Unit (Orange Category) for manufacturing/assembling and storage over an area measuring 2,83,077.1725 sq. m (69.95 acres) was granted by GMDA vide CLU Application No. CLU-1728291458468 dated 30.10.2024.

Out of this, 231,328.94 sq. m is part of the previously EC-approved land, while 51,748.2325 sq. m constitutes additional new land. As the land use of the project has been changed from Warehouse (Non-Agro Produce) to Industrial Unit (Orange Category) for manufacturing/assembling and storage activities, a fresh Environmental Clearance has been applied for.

iv. The total plot area is 2,83,077.17 sq. m, FAR/FSI area is 173,300.06 sq. m and total Built-up area of 1,74,009.90 sq. m. The project will comprise of 1 floor. Maximum height of the building is 21 m. The details of building are as follows:

SN	Description	Particulars	
GENERAL			
1.	Total Plot Area (sq. m)	2,83,077.17	
2.	Proposed Built Up Area (sq. m)	1,74,009.90	
3.	Max Height of Building (m)	21	
4.	No. of Blocks (no.)	10	
5.	Max No of Floors (no.)	1	
6.	Cost of Project (cr.)	344.56	
7.	Expected Population (no.)	2464	
AREAS			
8.	Permissible Ground Coverage Area (60%) (sq. m)	1,69,846.30	
9.	Proposed Ground Coverage Area (52.03%) (sq. m)	1,47,275.98	
10.	Permissible FAR Area (125%) (sq. m)	3,53,846.46	
11.	Proposed FAR Area (61.22%) (sq. m)	1,73,300.06	
12.	Proposed Non FAR Area (sq. m)	709.84	
13.	Proposed Built Up Area (sq. m)	1,74,009.90	
WATER			
14.	Total Water Requirement (KLD)	963.48	
15.	Fresh water requirement (KLD)	473.68	
16.	Waste water Generation (KLD)	544.32	
17.	Proposed ETP/STP Capacity (KLD)	700	

18.	Treated Water Available for Reuse(KLD)	490	
19.	Treated Water Requirement (KLD)	489.80	
20.	Surplus Treated water (KLD)	0	
RAIN WATER HARVESTING			
	No of RWH of Pits Proposed (nos.)	70	
PARKING			
22.	Total Permissible Parking Area (sq. m)	13341	
23.	Total Proposed Parking Area (sq. m)	13271	
GREEN AREAS			
	Proposed Green Area (20 % of plot area) (sq. m)	56615.43	
WASTE GENERATION			
25.	Municipal Solid Waste Generation (TPD)	0.69	
26.	Bio Degradable waste (TPD)	0.33	
	Quantity of Sludge Generated from STP (kg/day)	54.43	
POWER			
28.	Total Power Requirement (KW)	17250	
29.	DG set backup (KVA)	15625	
30.	Number of DG Sets (KVA)	2000x2,1000x4,750x6,500x5,125x	
31.	Solar energy (Kwp)	2000	

v. During construction phase, total water requirement for labours is expected to be 11 KLD, which will be met by 6.6 KLD of fresh water and 4.4 KLD of treated water through tankers. During the construction phase, soak pits and septic tanks will be provided for disposal of waste water. Temporary sanitary toilets will be provided during peak labor force.

vi. During operational phase, Total water requirement of the project is expected to be 963 KLD and the same will be met by 473 KLD of fresh water demand will be done through Municipal supply from GMDA and 490 KLD treated water from in house CETP/STP. Total waste water generated from the project will be 544 KLD which will be treated in house CETP/STP of 700 KLD capacity. Treated water from CETP/STP will be 490 KLD which will be recycled and reused for flushing (207 KLD) and landscape (283 KLD). Project is ZLD.

vii. About 0.69 TPD solid wastes will be generated in the project. The biodegradable waste (0.33 TPD) will be processed in OWC and the non-biodegradable waste generated (0.36 TPD) will be handed over to authorized local vendor.

- viii. The total power requirement during construction phase is 250 KVA and will be met from Grid supply of Dakshin Haryana Bijli Vitaran Nigam Limited (DHBVNL) and total power requirement during operation phase is 17250 KW and will be met from Grid supply of Dakshin Haryana Bijli Vitaran Nigam Limited (DHBVNL).
- ix. 70 Nos. of RWH pits of total capacity 6131.68 KL are proposed for ground water recharge.
- x. Parking facility for 13271 sqm are proposed to be provided against the requirement of 13341 sqm (according to local norms).
- xi. Proposed energy saving measures would save as per HAREDA norms.
 - xiii. The project is not located in Critically Polluted area.
 - xiv. No NBWL Clearance is required for the project.
 - xv. No Forest Clearance is required for the project.
 - xvi. No Court case pending against the project.
- xviii. 56,615.43 sq. m (20 % of plot area) is earmarked for green belt development. Total no. of proposed trees is 3540 nos. within project site.
- xix. The Total Outlay of the Environment Management Plan: (Capital Cost = Rs116.38 Lakhs Lakh; Recurring Cost- Rs25.96 lakhs/ year = During construction phase and during operation phase Capital Cost = Rs731.30 Lakhs; Recurring Cost = Rs90.56 Lakhs /year).
- xx. The project is expected to be completed in March 2027 start of construction.
- xxii. Environment benefits of the project include - The project will lead to overall development of the area.

6.1.3 The EAC, during deliberations noted the following:

- i. The project/activity is covered under item 8(b) 'Township/Area Development Project' of the Schedule to the EIA Notification, 2006 as amended, and requires appraisal at the State level. However, due to the temporary absence of SEIAA/SEAC in Haryana. As per the provisions of the Ministry OM No. IA3-22/10/2022-IA.III [E 177258] dated 02.08.2023 for appraisal at the Central level by sectoral EAC.
- ii. Earlier, EC was obtained vide letter dated 27.04.2023 for a plot area of 328,452.69 sq.m and built-up area of 244,892.35 sq. m for Godowns Warehouse (other than Agriculture Produce Warehouse).
- iii. Additionally, the PP obtained partial Change of Land Use (CLU) permission from Warehouse (Non-Agro Produce) to Industrial Unit (Orange Category) for manufacturing, assembling, and storage activities over a total area of 283,077.1725 sq. m (69.95 acres), granted by GMDA vide CLU Application No. CLU-1728291458468 dated 30.10.2024. Of this area, 231,328.94 sq. m falls within the previously EC-approved land, while 51,748.2325 sq. m constitutes additional new land.
- iv. PP obtained ToR issued by Ministry of Environment, Forest and Climate Change vide letter dated 08.09.2025.
- v. The Plot area of the project is 283077.17 sq. m and total built-up area will be 174009.90 sq. m. Maximum no. of Floor will be 1 and maximum height of the building will be 21 m.

- vi. The project was earlier considered by EAC in its 156th EAC meeting held during 4th December, 2025 wherein the committee deferred the project and raised the ADS for submission of the requisite information. The PP submitted the point wise reply to the ADS as given below:

S. No	ADS raised by Ministry	PP reply
	The PP shall submit the clarification on the difference in name of applicant and authorized signatory in the PARIVES H portal.	Mr. Vinay Raghavendra Gudi. Authorized signatory for the project was registered as applicant for the project at the parivesh portal. He has left the Company and now Mr. Sujoy Das is the authorized Signatory for this project. However, PP submitted a copy of authorization letter.

2	The PP shall submit a detailed and clearly demarcated layout plan indicating the land use breakup for industrial and warehouse activities	The first Environmental Clearance was obtained vide letter no. SEIAA/HR/2018/90 dated 13.02.2018 for a plot area of 97,123.75 sq. m (23.99 Acres) and built-up area of 72,552.62 sq. m for the warehouse. Thereafter, an additional land parcel measuring 2,31,328.94 sq. m (57.16 Acre) was acquired, and Environmental Clearance under the expansion category was obtained vide EC Identification No. EC23B000HR169580, File No. SEIAA/HR/2022/124 dated 27.04.2023 for a total plot area of 3,28,452.69 sq. m (97,123.75 sq. m + 2,31,328.94 sq.m) and A total built-up area of 2,44,892.35 sq. m for warehouse. Thereafter further 51,748.2325 sq. m (12.78 Acre) additional new land has been Purchased. Out of Total Plot area of Expansion EC 3,28,452.69 Sq. m (81.16 Acre), we have obtained EC in Amendment category vide EC Identification no. EC25C3805HR5245274A and file No. SEAC/HR/2025/001 dated 10/06/2026 for plot area 97,123.75 sq. m (23.99 Acres) for warehouse. Amendment of EC for plot area 97,123.75 sq.m. Further CLU from Warehouse to Industrial has been obtained for 2,31,328.94 sq. m (57.16 Acre) from previous EC and additional purchased 51,748.2325 sq. m (12.78 Acre) total 69.95 Acre. Now we have applied for the grant of EC for the total of 283077.17 sq. m plot for Industrial Shed.
3	PP shall submit a revised ATR to the Regional Office and ensure full compliance with all conditions of the existing EC with supporting documents.	PP has submitted revised ATR as per the suggestion of the EAC.

3.1.3. Deliberations by the committee in previous meetings

Date of EAC 1 :04/12/2025

Deliberations of EAC 1 :

The EAC after deliberations, observed that the instant proposal is an expansion project. The Committee further observed that the authorized signatory was not present during the presentation, while the name of the PP on PARIVESH is different. The PP was therefore directed to strictly adhere to the guidelines issued by the Ministry for submission of applications on PARIVESH. The Committee clarified that the case shall only be considered if the authorized signatory is present during the presentation. Further, the PP and consultant shall sit together for ease of presentation, and the consultant shall ensure that the valuable time of the Committee is not wasted due to connection issues.

Earlier, PP had obtained the Environmental Clearance (EC) vide letter dated 27.04.2023 for a plot area of 328,452.69 sq. m and built-up area of 244,892.35 sq. m for warehouse (other than Agriculture Produce Warehouse). The Committee further observed that the project is an expansion of an existing facility. The PP has obtained partial Change of Land Use (CLU) permission from Warehouse (Non-Agro Produce) to Industrial Unit (Orange Category) for manufacturing, assembling, and storage activities over an area of 283,077.1725 sq. m (69.95 acres), granted by GMDA vide letter dated 30.10.2024. out of which, 231,328.94 sq. m falls within the previously EC-approved land, while 51,748.2325 sq. m constitutes additional new land.

As the land use has been revised from Warehouse (Non-Agro Produce) to Industrial Unit (Orange Category), the Committee reviewed the submission and sought clarification on the specific portions of the proposed land designated for industrial activities and those allocated for warehouse use. However, the PP did not provide a clear explanation of the project details to the EAC. Further, the PP was unable to clarify which activities are included in the expansion EC and which activities are not covered. The Committee expressed its displeasure and advised the PP to first prepare a clear and comprehensive layout of the project before applying for appraisal.

Further, the committee observed that the PP had obtained a Certified Compliance Report from the Ministry's Regional Office, vide letter dated 28.05.2025, which highlighted various non-compliances with the conditions of the existing EC. In response, the PP submitted an Action Taken Report (ATR) to the Regional Office vide letter dated 20.06.2025. However, the Committee observed that the ATR was not satisfactory in addressing the identified non-compliances. Accordingly, the Committee suggested that the PP to submit a revised ATR to the Regional Office and emphasized that the PP shall ensure full compliance with all conditions of the existing EC with supporting documents.

In view of the above, the Committee has directed that PP submit the following for further consideration of the proposal:

- i. The PP shall submit the clarification on the difference in name of applicant and authorized signatory in the PARIVESH portal.
- ii. The PP shall submit a detailed and clearly demarcated layout plan indicating the land use breakup for industrial and warehouse activities.

After detailed deliberations, the committee decided to **defer** the project for want of above informations/documents.

3.1.4. Deliberations by the EAC in current meetings

The EAC, after detailed deliberations, observed that the proposal had earlier been considered in its 156th meeting held on 04.12.2025, wherein the Committee had deferred the proposal and sought Additional Details Sought (ADS) for submission of requisite information.

During the presentation, the Committee observed that the drone video submitted by the PP was the same as that presented during the earlier meeting held on 02.12.2025, wherein certain construction activities were visible. The Committee enquired about the present status of construction, to which the PP submitted that the construction activities had been undertaken in accordance with the earlier EC. However, the PP did not furnish any substantive documentary

evidence in support of the claim.

The PP explained the project layout and land-use pattern. It was submitted that Environmental Clearance had initially been granted by SEIAA, Haryana, vide Letter No. SEIAA/HR/2018/90 dated 13.02.2018, for development of a warehouse over a plot area of 97,123.75 sq. m (23.99 acres) with a built-up area of 72,552.62 sq. m. Thereafter, an additional land parcel was acquired, and Environmental Clearance under the expansion category was granted vide EC Identification No. EC23B000HR169580, File No. SEIAA/HR/2022/124 dated 27.04.2023, for a total plot area of 2,31,328.94 sq. m (57.16 acres) with a total built-up area of 2,44,892.35 sq. m for warehouse development. Further, an amendment to the Environmental Clearance had also been obtained from SEIAA, Haryana, vide EC Identification No. EC25C3805HR5245274A, File No. SEAC/HR/2025/001 dated 10.06.2026, in respect of the original plot area of 97,123.75 sq. m (23.99 acres) for warehouse development.

Now, it was further submitted that an additional land parcel measuring 51,748.2325 sq. m (12.78 acres) was subsequently acquired. Thereafter, the Gurugram Metropolitan Development Authority (GMDA) granted partial Change of Land Use (CLU) from warehouse to industrial unit (Orange Category) for manufacturing/assembling and storage activities, resulting in a total project area of 2,83,077.17 sq. m (69.95 acres), comprising the land covered under the earlier Environmental Clearance along with the newly acquired land parcel. It was observed that present proposal has been submitted for grant of EC for the development of industrial sheds over the total plot area of 2,83,077.17 sq. m (69.95 acres) with additional area recently acquired by PP.

After examining the submissions, the committee observed that the PP failed to clearly explain the land-use distribution between the warehouse component, the proposed industrial (Orange Category) activities and the proposed layout with respect to current proposal. The details furnished regarding the existing EC, subsequent Change of Land Use (CLU), and the present proposal were inconsistent and did not clearly establish the area proposed for warehouse development vis-à-vis the area proposed for industrial activities.

The Committee further observed that the PP has submitted the present proposal seeking Environmental Clearance for the entire plot area of 2,83,077.17 sq. m (69.95 acres), which is presently under appraisal by the EAC. Simultaneously, the PP has obtained an amendment to the Environmental Clearance from SEIAA, Haryana, vide letter dated 10.06.2026, in respect of the original plot area of 97,123.75 sq. m (23.99 acres) for warehouse development, which was already covered under the Environmental Clearance dated 27.04.2023.

Based on the above, the Committee observed that certain land parcels stated to be covered under the existing Environmental Clearance for warehouse development were also represented as forming part of the present proposal for industrial shed development. Also, new acquired land has been proposed which may be construed that PP shall have submitted the proposal in expansion of EC than the fresh case. In the absence of a clear demarcation of the respective land parcels, authenticated layout plans, and a reconciled land-use statement, the Committee was unable to ascertain the exact scope, extent, and category of the proposed development. Further, the Committee observed that the status of the existing Environmental Clearance, the amendment thereto, and the present proposal had not been adequately disclosed and reconciled before the EAC, thereby creating ambiguity regarding the actual scope of the proposal.

The Committee also observed that the PP had not disclosed, during the appraisal process, the fact that an application for amendment to the Environmental Clearance dated 27.04.2023 was pending before SEIAA, Haryana, and subsequently culminated in the issuance of the amendment dated 10.06.2026. The non-disclosure of this material information prevented the Committee from examining the proposal in its proper factual context and raised concerns regarding the completeness and transparency of the information furnished by the PP.

In view of the above observations and the inconsistencies in the information furnished by the PP, the EAC decided to **return** the proposal in its present form.

Returned in present form

3.2. Agenda Item No 2:

3.2.1. Details of the proposal

Common Solid Waste Management Facility at Sitarganj, Dist.-Udham Singh Nagar, Uttarakhand by Nagar Palika Parishad Sitarganj located at UDAM SINGH NAGAR,UTTARAKHAND			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity Sub-Activity (Schedule Item)
IA/UK/INFRA2/556710/2025	21/203/2025-I A.III	11/11/2025	Common Municipal Solid Waste Management Facility (CMSWMF) Integrated Municipal Solid Waste Management Facility (CMSWMF) (7(i))

3.2.2. Project Salient Features

The proposal is of Environmental Clearance for the Common Solid Waste Management Facility located at Sitarganj, Udham Singh Nagar, Uttarakhand by M/s Nagar Palika Parishad, Sitarganj.

6.2.2 The project proponent (M/s Nagar Palika Parishad, Sitarganj) and the accredited consultant (M/s Ind Tech House Consult) have submitted the following information regarding the project:

i. The proposed project is New.

P o i n t	L a t i t u d e	L o n g i t u d e
A	28° 56' 37.03" N	79° 41' 33.876" E
B	28° 56' 6"	79° 41' 11"

	3 6. 6 6" N	4 0. 1 4" E
C	2 8° 5 6' 3 7. 0 1" N	7 9° 4 1' 4 2. 5 5" E
D	2 8° 5 6' 3 5. 1 5" N	7 9° 4 1' 4 2. 4 3" E
E	2 8° 5 6' 3 6. 2 9" N	7 9° 4 1' 3 8. 2 8" E

S. No	Facilities	Area (Sq m)
1	Sanitary Landfill Facility	3400
2	Waste Processing Area	420
3	Leachate Sump	3
4	Office	18
5	Security Room	9
6	Road	100
7	Green Area (12%)	540

	Total	4490
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- iv. During construction phase, total water requirement for domestic purpose is 5 KLD and during operation phase, the total water requirement for domestic purpose is 1 KLD and 5 KLD for water sprinkling & green area will be met from Tanker supply.
- v. About 29 TPD solid wastes will be generated in the project. The biodegradable waste (16 TPD). Dry waste segregation, compaction, shredding and sale to recyclers. Landfill facility [Total 15739 MT capacity considering design year 2042] for inert and rejects.
- vi. As estimated approx. 1.6 KLD leachate will be generated. Leachate generated shall be used for moistening of compost and remaining if any will be solar evaporated
- vii. The total power requirement during construction phase is 50 KW and will be met from local electricity distribution authority.
- viii. Hazardous Waste Management: The details of the waste are given below:

SN	Type/ Name of Hazardous waste	Specific Source of generation	Category and Schedule as per HW Rules.	Quantity (MT/Annum)	Management of HW
1	Used Oil	D.G Set	SCH-1/5.1	0.5	Used oil will be sold to authorized recyclers.

- xiv. Total Green Area is 540 sq. m (12 % of the total plot area) will be developed as green belt.
- xv. The project is expected to be completed in May 2026.
- xviii. Benefits of the project include - Facility is developed for good Health and hygiene of people. Employment will be as per prevailing norms of state government for skilled and unskilled people for the proposed project.
- xix. Budget for Environment Management Plan during Construction and Operation phase with capital and recurring cost are given below:

	Capital (Rs. in Lakhs)	Recurring (Rs. in Lakhs)
Operation phase	49	10.74

6.2.3 The EAC, during deliberations noted the following:

- The project/activity is covered under category 'B' of item 7(i) 'Common Municipal Solid Waste Management Facility (CMSWMF)' of the Schedule to the EIA Notification, 2006 as amended requires appraisal at the State level. However, due to the temporary absence of SEIAA / SEAC in Uttarakhand, this proposal has been appraised at the Central level by sectoral EAC.
- Nagar Palika Parishad, Sitarganj has planned to establish an integrated solid waste processing and landfill facility in accordance of the Solid Waste Management Rules, 2016.
- The total land available for the proposed project is 0.449 ha, and the total designed waste-management capacity is 29 TPD for the design year 2041, including landfill components. The facility will comprise a sanitary landfill with a total capacity of 15,739 MT for inert waste and rejects, an organic waste composting unit with a capacity of 16 TPD, an existing system for recyclable recovery from mixed dry waste, and provisions for RDF production.
- PP obtained ToR vide letter dated 07.10.2024 issued by SEIAA Uttarakhand. Baseline study was conducted during the period from March 2024 to May 2024. The Public hearing was conducted on 06.06.2025 at Bawanpuri, Sitarganj, District Udham Singh Nagar, Uttarakhand - 244713, under the chairmanship of the Deputy District Magistrate. 26 no. of persons attended the hearing, out of which 03 no. of people expressed their views and No written representation was submitted.
- The project was earlier considered by EAC in its 156th EAC meeting held during 04th

December, 2025 wherein the committee deferred the project and raised the ADS for submission of the requisite information. The PP submitted the point wise reply to the ADS as given below:

S. N o	ADS raised by Ministry	PP reply
	PP shall obtain the requisite LU/LC approval from the concerned authority and submit.	PP informed that the land has been allotted vide G O no. 1721/XVIII(II)/2015-18(141) 2015 dated 22 July 2015 for solid waste management.
	PP shall provide information or records indicating when the dumping activity commenced or the duration for which it has continued.	PP informed that dumping of wastes started after allotment of land. DPR for the proposed sanitary landfill along with waste processing facility was prepared through consultant and subsequently approved by the Govt. of Uttarakhand in 2020. As per assessment done through consultant, quantity of wastes dumped at site in 2024 was 15,324.74 T. In compliance with the Section 15(zj) of the SWM Rules 2016 and CPCB Guidelines for Disposal of Legacy Waste (Old Municipal Solid Waste), M/s Zero Waste Incorporation was engaged by the Nagar Palika in September 2024 for clearing of the dumped wastes by bio mining and waste processing. As per report received as on 17/02/2025, a quantity of 15,324.74 Tonne wastes has been cleared and due to ongoing continuous waste dumping throughout the year, approx. 4102.55 Tonne wastes are still left at the site. Once the construction of proposed landfill will start, remaining wastes will also be cleared side by side.
	PP shall submit the requisite CTE/CTO issued by the SPCB. If the same is not available, the PP shall provide a detailed clarification along with supporting documents to substantiate their position.	PP informed that in the absence of any sanitary landfill facility in 2015, dumping of collected solid wastes started at the site. Later when DPR for sanitary landfill project was prepared, Nagar Palika took action regarding clearing of legacy wastes dumped at the site. CTE/CTO was not required at the time as per the CPCB classification list of industrial sectors in 2016. The biomining and clearing of legacy wastes completed in February 2025. Now, as per the latest Classification of Sectors by the CPCB in 2025, Municipal Solid Waste Material Recovery Facility (Quantity of MSW $\geq$ 5 TPD) and Bio-mining of legacy waste projects comes under 'Blue' category. Therefore, for the remaining legacy waste biomining activity to be taken henceforth, necessary CTE/CTO will be obtained.
	The PP shall submit study regarding the effect on groundwater, soil, and nearby agricultural fields due to the leachate from the dumped waste.	In compliance with the EAC observation, fresh groundwater sample from the nearby borewell, soil samples from nearby agricultural field collected and analysed through NABL recognised laboratory. The soil and groundwater are not contaminated.

	The PP shall submit complete chronology of the event with documents regarding the legacy waste, authorizations, and compliance status.	i. Land was transferred to Nagar Palika in 2015 and dumping of wastes started after that. ii. Legacy waste (dumped wastes) clearing activity through agency started from 14/09/2024 and ended on 17/02/2025. As per the report submitted by the agency to the Nagar Palika, 1532 4.74 MT of legacy wastes was cleared. iii. Remaining dumped wastes till date at the site will also be cleared soon.
S. No	ADS raised by Ministry	PP reply
	PP shall submit a detailed justification explaining why the proposal should not be considered under the violation category, with specific reference to the applicable provisions of the EIA Notification, 2006.	· Please refer the OM issued by the MoEF&CC dated 07.11.2017 [F.No. 22-19/2017-IA.III] and as per point 3 of the said OM read as “The municipal solid waste management involves various steps like door-to-door collection, segregation, composting, refuse derived fuel (RDF) making, waste to energy generation through waste to energy plants and disposal in scientific landfills. The above activities are not covered under item 7(i) of composting, RDF making and waste to energy plant (up to capacity of 15 MW) are proposed at an existing landfill site, they do not attract the provisions of the EIA Notification, 2006”. · Also, as per Section 15 of the Solid Waste Management Rules 2026, regarding Environmentally sound management of existing solid waste dumpsites including solid waste dumped on land under the jurisdiction of entities – Para 1) All existing solid waste dumpsites or garbage vulnerable points to be geographically mapped and assessed for accumulation of solid waste by 31 October 2026 in urban areas and rural areas Para 7) Local Body shall not dispose fresh solid waste and other waste including construction and demolition waste on legacy waste dumpsites where biomining and bioremediation is being undertaken Para 11) The concerned State Government or land owning agency may consider using the vacant land of dumpsite after clearing waste or legacy waste, for the establishment of solid waste management infrastructure, subject to applicable regulations. In view of the above, we understand that our proposal does not fall under the violation category, with specific reference to the applicable provisions of the EIA Notification, 2006
	PP shall submit the undertaking that no waste shall be dumped on the site till EC is obtained.	PP has submitted an undertaking stating that no further dumping of solid wastes at the site until EC is obtained.
	PP shall review the Ministry's Office Memorandum dated 07.11.2017 and accordingly revise the proposal in line with t	PP has stated that the response is the same as provided under point no. 1 above.

	he provisions and guidelines stipulated therein.	
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3.2.3. Deliberations by the committee in previous meetings

Date of EAC 1 :04/12/2025

Deliberations of EAC 1 :

The EAC, after detailed deliberations, observed that the proposal relates to a new Common Solid Waste Management Facility. From the drone videos and .kml file, the committee observed that no boundary wall exists at the site, where solid waste has already been dumped. It was further noted that the proposed site is situated amidst agricultural land. The Committee sought clarification on the land use clearance obtained from the competent authority. The PP stated that presented certain land documents, no Land Use/Land Conversion (LU/LC) approval was submitted. Therefore, the Committee suggested that PP shall obtain the requisite LU/LC approval from the concerned authority and submit to Ministry.

The Committee further sought clarification regarding the total quantity of waste dumped at the site and the specific time period over which such dumping had taken place. In response, the PP was unable to provide any information or records indicating when the dumping activity commenced or the duration for which it has continued. The PP stated that the waste currently present at the site is legacy waste but did not furnish any supporting documentation, historical data, or monitoring records to substantiate the timeline or quantify the accumulated waste. The committee has suggested that PP shall provide the information in this regard.

The Committee further enquired whether any Consent to Establish (CTE)/Consent to Operate (CTO), or other authorization had been issued by the State Pollution Control Board (SPCB) for the existing dump site. The PP informed that no CTE/CTO had been obtained from the SPCB for the project. Accordingly, the Committee suggested that the PP shall submit the requisite CTE/CTO issued by the SPCB. If the same is not available, the PP shall provide a detailed clarification along with supporting documents to substantiate their position.

Further, the Committee also enquired whether an impervious lining (HDPE/LDPE) had been provided at the site. The PP replied that no lining exists as the waste dumped is legacy waste. The Committee expressed concern that leachate from the waste may have contaminated groundwater and soil, potentially impacting nearby agricultural land and crops. Thus, the PP shall submit study regarding the effect on groundwater, soil, and nearby agricultural fields due to the leachate from the dumped waste.

In view of the above, the Committee has directed that PP submit the following for further consideration of the proposal:

- i. PP shall obtain the requisite LU/LC approval from the concerned authority and submit.
- ii. PP shall provide information or records indicating when the dumping activity commenced or the duration for which it has continued.
- iii. PP shall submit the requisite CTE/CTO issued by the SPCB. If the same is not available, the PP shall provide a detailed clarification along with supporting documents to substantiate their position.
- iv. The PP shall submit study regarding the effect on groundwater, soil, and nearby agricultural fields due to the leachate from the dumped waste.
- v. The PP shall submit complete chronology of the event with documents regarding the legacy waste, authorizations, and compliance status.

After detailed deliberations, the EAC decided to **defer** the project want of above information.

Date of EAC 2 :25/03/2026

Deliberations of EAC 2 :

4The EAC, after deliberation, observed that the proposal project was considered by the earlier EAC in its 156th meeting held during 04.12.2025, wherein it was deferred due to non-submission of certain requisite information. Now, the PP presented the point-wise reply to the ADS raised by the EAC. In this line, the proposal has been reconsidered by the current EAC.

The PP informed that the land has been allotted vide letter dated 22.07.2025 for Solid waste management. The Committee further enquired whether the PP was aware of the Ministry's OM dated 07.11.2017. In response, the PP informed that they had reviewed the said OM, which clarifies that municipal solid waste management activities such as door-to-door collection, segregation, composting, refuse-derived fuel (RDF) production, and waste-to-energy generation, do not attract the provisions of the EIA Notification, 2006 when proposed as standalone activities, except for landfill sites. It further stated that composting, RDF, and waste-to-energy plants (up to 15 MW), when proposed at an existing landfill site, are also exempt from prior environmental clearance under the EIA Notification, 2006.

Further, the committee has sought a detailed justification explaining why the proposal should not be considered under the violation category, with specific reference to the applicable provisions of the EIA Notification, 2006 as amended. The justification shall clearly demonstrate compliance with all statutory requirements, supported by relevant documents, timelines of project development, and approvals obtained from the competent authorities, if any. The PP shall also clarify whether any construction or project-related activities were undertaken prior to obtaining the requisite Environmental Clearance, and provide reasons and supporting evidence to substantiate their claim.

Further, the Committee sought details regarding records indicating the commencement of dumping activities at the site and the duration for which such activities have been carried out. In response of the PP that the proposed site has been used for open dumping of municipal solid waste collected by Sitarganj Nagar Palika since 2015. The committee observed that PP has not obtained statutory approvals from the MoEF&CC and State Pollution Control Board as per the procedure specified and opined that the instant proposal falls under violation of the provisions of the EIA Notification, 2006 and its subsequent amendments. Further, the committee suggested PP to stop dumping of the waste on the land immediately and shall not dump till EC is obtained.

In view of the above, the Committee has desired that PP submit the following for further consideration of the proposal:

all submit a detailed justification explaining why the proposal should not be considered under the violation category, with specific reference to the applicable provisions of the EIA Notification, 2006.

all submit the undertaking that no waste shall be dumped on the site till EC is obtained.

shall review the Ministry's Office Memorandum dated 07.11.2017 and accordingly revise the proposal in line with the provisions and guidelines stipulated therein.

After detailed deliberations, the committee decided to **defer** the proposal for want of above.

3.2.4. Deliberations by the EAC in current meetings

The EAC, after detailed deliberations observed that the proposal had earlier been considered by the EAC in its 156th meeting held on 04.12.2025 and again in its 2nd meeting held on 25.03.2026, wherein the proposal was deferred and Additional Details Sought (ADS) were issued to the PP for submission of the requisite information.

It was observed that landfilling or dumping of municipal solid waste and tonnes of quantity has been dumped on the proposed site. Land was allotted to local Municipal Corporation in 2015 through gazette notification of Govt. of Uttarakhand particularly for solid waste management site.

Further, it was informed by PP that, in terms of the Ministry's Office Memorandum dated 07.11.2017, the proposed activities do not attract the provisions of the EIA Notification, 2006. Further, the PP referred to Paragraph 3 of the said OM, which provides that municipal solid waste management comprises activities such as door-to-door collection, segregation, composting, production of Refuse Derived Fuel (RDF), waste-to-energy generation, and disposal through scientifically engineered landfills. The PP further submitted that composting facilities, RDF plants, and waste-to-energy plants (up to a capacity of 15 MW), when established at an

existing landfill site, do not require prior Environmental Clearance under the EIA Notification, 2006.

The PP further referred to Rule 15 of the Solid Waste Management Rules, 2024, relating to the environmentally sound remediation of existing dumpsites and management of legacy waste through biomining/bioremediation. It was submitted that the reclaimed land may subsequently be utilized for the establishment of solid waste management infrastructure, subject to applicable statutory provisions. On this basis, the PP contended that the present proposal does not attract the provisions relating to violation under the EIA Notification, 2006.

The Committee, however, observed that the land in question was transferred to Nagar Palika Parishad in 2015 and that the dumping of municipal solid waste at the site commenced thereafter. The Committee observed that the activity pertains to the establishment and operation of a Common Municipal Solid Waste Management Facility (CMSWMF), which is covered under Item 7(i) of the Schedule to the EIA Notification, 2006, and requires prior EC before the commencement of any construction work, land development, or any other project-related activity.

The Committee further observed that the PP had commenced the dumping of municipal solid waste at the site without obtaining the requisite prior Environmental Clearance under the EIA Notification, 2006, and without obtaining the mandatory Consent to Establish (CTE) from the State Pollution Control Board (SPCB). The Committee noted that the commencement of such activities without the requisite statutory approvals constitutes a violation of the provisions of the EIA Notification, 2006. The Committee was also of the view that the exemption provided under the Ministry's Office Memorandum dated 07.11.2017 is applicable only to activities undertaken at an existing, duly authorized landfill site and cannot be invoked to regularize activities that were commenced without obtaining the mandatory statutory clearances.

Accordingly, the Committee concluded that the proposal attracts the provisions relating to violation under the EIA Notification, 2006, and is required to be processed in accordance with the procedure prescribed for violation cases under the EIA Notification, 2006, as amended, and the relevant guidelines and directions issued by the Ministry from time to time. However, there is no procedure for handling such cases under the provisions of EIA Notifications, 2006.

In view of the above, the EAC decided to **return** the project in its present form.

3.2.5. Recommendation of EAC

Returned in present form

3.3. Agenda Item No 3:

3.3.1. Details of the proposal

“Development of Extension Secured Landfill Cell in 10.41 Acres of land area adjoining to the Existing Common Hazardous Waste Treatment Storage and Disposal Facility for Punjab located in the revenue estate of Village Nimbua, Tehsil- Derabassi, District SAS Nagar, Punjab, Developed by Nimbua Greenfield (Punjab) Association” by NIMBUA GREENFIELD (PUNJAB) ASSOCIATION located at S.A.S Nagar,PUNJAB

Proposal For		Fresh ToR	
Proposal No	File No	Submission Date	Activity Sub-Activity (Schedule Item)
IA/PB/INFRA2/56506/2026	21/13/2026-IA.III	12/06/2026	Common hazardous waste treatment, storage and disposal facilities (T

			SDFs) All integrated facilities having incineration and landfill or incineration alone (7(d))
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3.3.2. Project Salient Features

The proposed project is for grant of Terms of Reference (ToR) for Development of Extension Secured Landfill Cell in 10.41 Acres of land area adjoining to the Existing Common Hazardous Waste Treatment Storage and Disposal Facility for Punjab located in the revenue estate of Village Nimbua, Tehsil- Derabassi, District SAS Nagar, Punjab, Developed by M/s Nimbua Greenfield (Punjab) Association.

6.3.2 The project proponent (M/s Nimbua Greenfield (Punjab) Association) and the accredited consultant (M/s Chandigarh Pollution Testing Laboratory) have submitted the following information regarding the project:

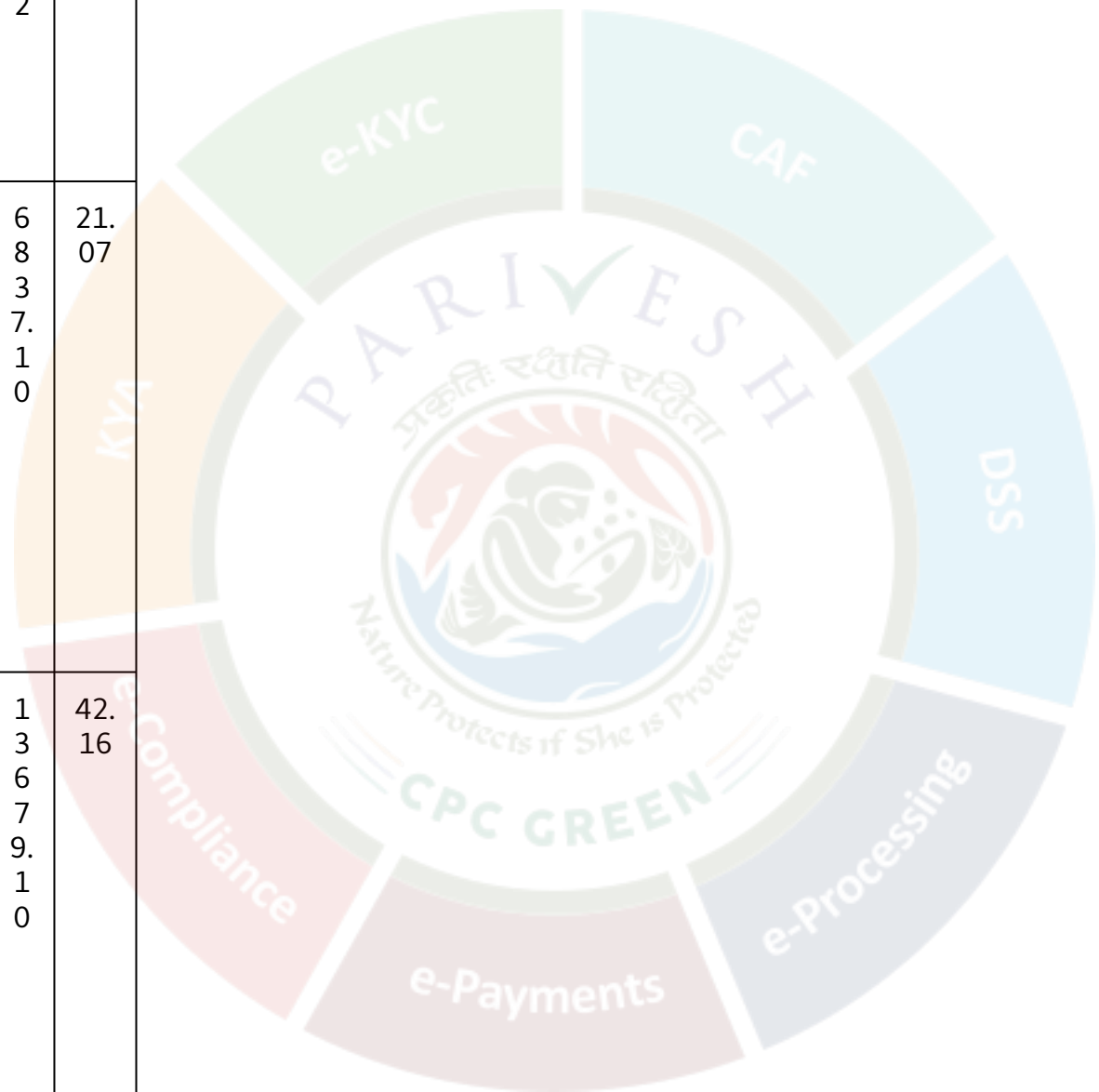
- i. The project is an extension.
- ii. The proposed project is located at Village Nimbua, Tehsil Derabassi, District SAS Nagar, Punjab. The geo-coordinates of the project site as given below:

S. No	Latitude	Longitude
A.	30°36'36.73"N	76°55'7.59"E
B.	30°36'39.85"N	76°55'20.30"E
C.	30°36'36.31"N	76°55'20.96"E
D.	30°36'30.33"N	76°55'15.83"E
E.	30°36'32.82"N	76°55'10.04"E

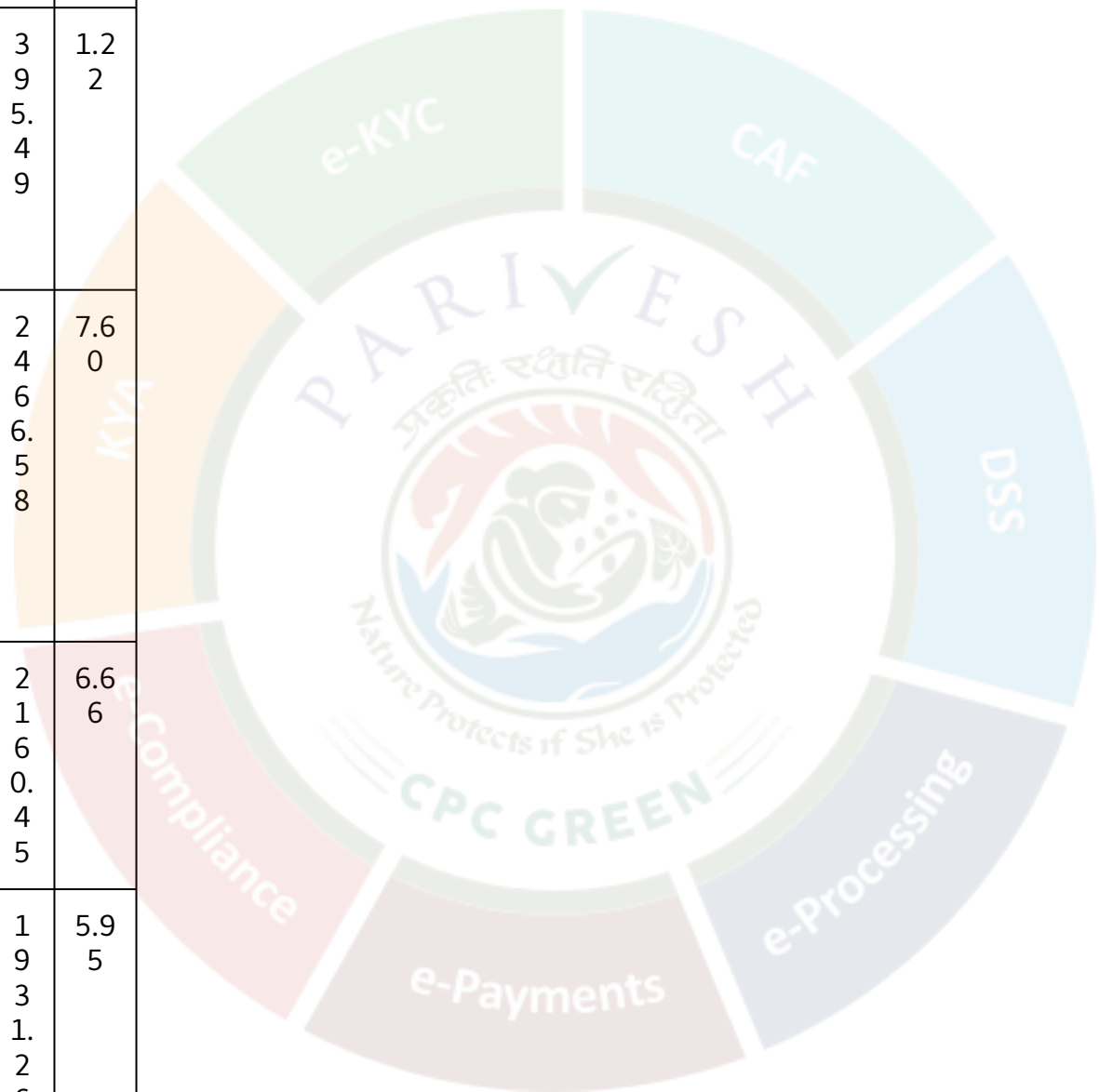
- iii. The details of the proposed project are given below:

L a n d u s e c l a s s i f i c	A r e a (h a)	A r e a (%)

a t i o n		
B u i l t- u p L a n d	4 3 1 5. 3 2	13. 30
A g r i c u l t u r a l L a n d	6 8 3 7. 1 0	21. 07
A g r i c u l t u r a l F a l l o w l a n d	1 3 6 7 9. 1 0	42. 16
O p e n	4 0 0. 3	1.2 3



L a n d	5	
R i v e r	2 5 9. 0 7	0.8 0
R i v e r b e d	3 9 5. 4 9	1.2 2
V e g e t a t i o n	2 4 6 6. 5 8	7.6 0
F o r e s t	2 1 6 0. 4 5	6.6 6
S c r u b L a n d	1 9 3 1. 2 6	5.9 5
T o t a l	3 2 4 4. 4.	10 0.0 0



	7	
	2	

- iv. The project site is located on flat terrain with minor undulations at an elevation of approximately 350 m above mean sea level (AMSL). No major filling is envisaged. The area is not prone to landslides or soil erosion and falls under Seismic Zone IV as per the Bureau of Indian Standards (BIS).
- v. The total water demand of the project will be 48 KLD, out of which 33.4 KLD will be met through fresh water and the remaining 14.6 KLD will be met through recycling of treated wastewater. During the construction phase, the water requirement will be 15KLD (5 KLD for domestic use and 10 KLD for construction activities). During the operation phase, the water requirement will be 48 KLD, comprising 7 KLD for domestic use, 15 KLD for gardening, and 26 KLD for industrial activities including floor washing, vehicular tyre washing, laboratory, boiler make-up, cooling tower make-up, quencher, and scrubber.
- vi. The total wastewater generated will be 14.6 KLD, which will be treated and reused within the project. Permission for abstraction of 56 KLD of groundwater has been obtained from the Punjab Water Regulation and Development Authority (PWRDA).
- vii. The project will treated 11.0 KLD of wastewater generation during the summer and winter seasons and 14.9 KLD during the rainy season. In addition, 5.5 KLD of domestic wastewater will be generated at STP. The wastewater generation to be treated through a Multiple Effect Evaporator (MEE) and Agitated Thin Film Dryer (ATFD) integrated with Reverse Osmosis (RO) under a Zero Liquid Discharge (ZLD) system. The treated effluent will be reused for boiler/ cooling tower/ quencher and tyre washing facility. The domestic wastewater will be treated in a 10KLD (STP), and the treated effluent will be utilized for irrigation of plantation area.
- viii. About 23 kg/day of solid waste will be generated from the canteen. Out of this, 12 kg/day of biodegradable waste will be composted on-site and used for greenbelt development, 8 kg/day of non-biodegradable waste will be handed over to authorized recyclers, 2 kg/day of sanitary waste will be securely wrapped, stored separately, and sent to authorized waste collectors, and 1 kg/day of special care waste will be handed over to authorized agencies or designated collection centres.
- ix. The power requirement for the project will be 800 kW during both the construction and operation phases and will be supplied by Punjab State Power Corporation Limited (PSPCL). As emergency power backup, two DG sets of 380 kVA and 125 kVA will be installed for emergency power backup during failure of power supply. Energy conservation measures such as LED lighting, energy-efficient motors, VFDs, and optimized process control systems.
- x. Project components (Activities and Facilities to be developed).

S. No.	Particulars	Proposed Capacity
1.	Alternative Fuels and Raw Materials Facility (AFRF)	15,000 TPA
2.	Incineration (INC)	500 (Kg/hr) or 4380 TPA
3.	Direct Landfill (DLF)	30,000 TPA
4.	Landfill after Stabilization Treatment (LAT)	50,000 TPA
Total		99,380 TPA

S.	Waste Category	Description	Sources
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N o.	ry		
1.	Incinerable Hazardous Waste	Hazardous waste having high organic content and calorific value $\geq 2,500$ kcal/kg. Suitable for thermal destruction in the hazardous waste incinerator.	Hazardous wastes will be received from all authorized hazardous waste-generating industries members of NGPA located in the State of Punjab covered under Schedule I & II of the Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, subject to waste acceptance criteria and authorization under the applicable environmental regulations.
2.	Landfillable Hazardous Waste	Hazardous waste having calorific value $< 2,500$ kcal/kg and not suitable for incineration. Further classified into Direct Landfill and Landfill after Stabilization.	
		Waste meeting the landfill acceptance criteria prescribed in Table-VI of the document published by CPCB on 24-05-2010, titled as "Performance Evaluation and Monitoring of the Common Hazardous Waste Treatment Storage and Disposal Facilities including Common Hazardous Waste Incinerators"	
		Waste containing leachable heavy metals or reactive constituents not meeting with criteria given in Table -VI of the CBCP Guidelines dated 24-05-2010. The waste is stabilized/solidified to immobilize contaminants before disposal.	
3.	Alternate Fuel Resource & Raw Material (AFR)	INC/AFR Disposal Pathway: Incinerable (INC) waste comprises combustible hazardous waste containing significant organic matter and calorific value suitable for thermal treatment in an authorized hazardous waste incinerator. Wastes meeting the calorific value and quality requirements prescribed under CPCB co-processing guidelines may be utilized as Alternate Fuel & Raw Material (AFR) in cement kilns. Accordingly, a portion of INC waste, after drying and conditioning, may be diverted for AFR co-processing, while the remaining waste is disposed of through incineration.	

b. Waste generation projections and strategy for collection, treatment and disposal.

Strategy for Collection of Hazardous Waste		
S. No	Activity	Collection Strategy

1.	Comprehensive Analysis of the Hazardous Waste	At the time of executing agreement with the Hazardous waste generator, a comprehensive analysis of the waste shall be done and proper record of the same shall be maintained.
2.	Waste Intimation & Manifest System	Hazardous waste-generating industries authorized under the Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 shall submit a request to NGPA/CHWTSDF for collection and disposal of hazardous waste. Each waste consignment shall be accompanied by a seven-copy Manifest (Form 10) prescribed under Rule 19 of the HWM Rules, 2016. The manifest contains details of the waste generator (occupier), transporter, receiver (CHWTSDF), waste category, quantity, physical form, packaging, emergency information, and destination. The manifest system ensures cradle-to-grave tracking of hazardous waste from the point of generation to its final treatment and disposal. All copies of the manifest are duly signed by the occupier, transporter, and TSDF operator at different stages, and the final acknowledged copy is returned to the waste generator as proof of environmentally sound disposal.
3.	Vehicle Deployment	Based on the waste collection request received from the member industry, NGPA/CHWTSDF schedules collection through dedicated, GPS-enabled hazardous waste transport vehicles. The movement of each vehicle is monitored through a GPS-based tracking system to ensure safe transportation, route compliance, and timely delivery to the TSDF.
4.	Transportation	Hazardous waste shall be transported in dedicated, covered, leak-proof vehicles displaying the prescribed hazardous waste labels and emergency information panels, in accordance with the HWM Rules, 2016, CPCB guidelines, and the Central Motor Vehicles Rules.
5	Receipt at CHWTSDF	- Upon receipt at the CHWTSDF, fingerprint analysis of each hazardous waste consignment shall be done to compare the characteristics of the waste with the comprehensive analysis to ascertain as to whether the hazardous waste characteristics are matching or not. - If the characteristics are found matching then further procedure as mentioned below is initiated: • verification of prescribed Manifest (Form 10) • weighing of hazardous waste • To ascertain the pathway of disposal i.e. DLF or LAT, Incinerable or AFRF • Thereafter, the accepted waste shall be stored in designated storage sheds with proper labeling and compatibility-based segregation until further treatment or final disposal - If the characteristics are not found matching, then generator of th

		e hazardous waste will be intimated that the HW needs re-analysis. After re-analysis the procedure as mentioned above is followed.
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- xii. The project is not located in Critically Polluted area.
 - xiii. No human habitation exists within a radius of 500 m of the project site; the nearest residential habitation is of Village Nimbua, Tehsil DeraBassi, District SAS Nagar, located approximately 1.15 km towards the southwest (SW) of the project site.
 - xiv. No forest land is involved as project site is located in the Free Enterprise Zone (FEZ), as per Government of Punjab, Department of Industries vide Notification No. 3/4/87-31B1/311 dated 09.01.1990.
 - xv. The project site does not fall within any Reserved Forest or Protected Forest area. However, the following forest areas are located within the 10 km study area: BirKheri Protected Forest (PF) at approximately 8.21 km (SW), BirPirMachhela Reserved Forest (RF) at approximately 8.32 km (NW), and BhojMataur Protected Forest (PF) at approximately 9.37 km (NE).
 - xvi. Khol Hi-Raitan wildlife sanctuary is located at a distance of 7.21 Km in NE & 8.45 Km toward NW direction. MoEF&CC vide Notification S.O.1394 (E) dated 3rd June, 2009 has declared five kilometers from the boundary of the protected area of Khol Hi Raitan Wildlife Sanctuary as 'Eco Sensitive Zone'.
 - xvii. The nearest water bodies to the project site are MedkhaliNala at approximately 1.29 km (NW), Ghaggar River at approximately 5.46 km (NW), Dudhgarh Ki Nadi at approximately 5.60 km (E), and DangriNadi at approximately 7.70 km (SE).
 - xviii. No NBWL Clearance is required for the project.
 - xix. No Court case pending against the project.
 - xx. The total Cost of the project is ₹32.36. crores.
 - xxi. The land area measuring 10.41 acres (42,124 sq. m) and greenbelt area of the project is 6,800.38 sq.m i.e. 16%.
 - xxii. Employment potential: Approximately 50 persons will be deployed during the construction phase, while around 125 persons will be engaged during the operational phase, covering administrative, technical, skilled and unskilled roles. 25 persons is estimated as floating population..
 - xxiii. Benefit of the project: Scientific management of hazardous waste, reduction in environmental pollution, compliance with environmental regulations, improved public health protection, and employment generation.
- 6.3.3** The EAC, during deliberations noted the following:
- i. The project/activity is covered under Category A and item 7(d) "Common Hazardous Waste Treatment, Storage and Disposal Facilities (TSDFs) having incineration and landfill" of the Schedule to the EIA Notification, 2006 as amended, therefore the proposal requires appraisal at the central level.
 - ii. The land area measuring 10.41 acres of proposed Common Hazardous Waste Treatment, Storage and Disposal Facility (CHWTSDf) is located in the revenue estate of Village Nimbua, Tehsil Derabassi, District SAS Nagar, Punjab.
 - iii. Nimbua Greenfield (Punjab) Association (NGPA) is the developer of the Common Hazardous Waste Treatment, Storage and Disposal Facility (TSDF) located at Village Nimbua, District SAS Nagar (Mohali), Punjab. The facility has been established on approximately 20.64 acres of land. The TSDF infrastructure was developed through Government grant-in-aid, promoter contribution and institutional financing.
 - iv. NGPA as Developer entered into a Design, Build and Operate (DBO) Agreement dated 08.05.2006 and a Supplementary Agreement dated 20.11.2010 with M/s Re-Sustainability Limited (M/s ReSL) as Operator (formerly M/s Ramky Enviro Engineers Limited). Pursuant to these agreements, the assets were handed over to ReSL vide NGPA letter No Nimbua/Accs/2k11-2k12

dated 11.05.2011 for operation, maintenance and safe upkeep. However, ownership of these assets has always remained with NGPA.

- v. The Incinerator and Alternative Fuel and Raw Material (AFR) Facility established by M/s ReSL pursuant to approvals obtained after the Environmental Clearance granted in January 2020 are separate assets owned by M/s ReSL. NGPA acknowledges that these facilities are distinct from the original TSDF infrastructure developed by NGPA. Any future arrangement relating to their ownership, acquisition, transfer or continued operation shall be governed by the provisions of the DBO Agreement Article 17, Section 17.4(a)(iv) & (v) and any mutually agreed terms.
- vi. The PP submitted a Certificate of Incorporation issued by the Ministry of Corporate Affairs pursuant to the change of name of the company from Nimbua Greenfield (Punjab) Limited to Nimbua Greenfield (Punjab) Association, bearing Corporate Identification Number (CIN): U00000PB2004NPL026873.
- vii. The project had earlier obtained EC vide letter dated 06.01.2020 in favour of M/s Punjab Waste Management Project (M/s Ramky Enviro Engineers Limited) for the establishment of a Hazardous Waste Incinerator Facility (500 kg/hr) at the existing Common Hazardous Waste Treatment, Storage and Disposal Facility (CHWTSDF) located at Nimbuan, DeraBassi, District Mohali, Punjab. Subsequently, the said EC was transferred in the name of M/s Re-Sustainability Limited consequent upon the change in the name of the project operator from Punjab Waste Management Project to M/s Re-Sustainability Limited, vide MoEF&CC letter dated 28.11.2022.
- viii. PP has applied the proposal for Fresh ToR and stated that this project is not a new independent project, but an extension / expansion of the existing CHWTSDF facility, intended to augment landfill capacity once the existing cells reach their design limit. The proposed extension will utilize the existing common infrastructure available at the site, including internal access roads, utilities, leachate management systems, and other support facilities. This approach ensures efficient land use, optimal utilization of existing infrastructure, and avoidance of duplication of environmental management systems.
- ix. The PP submitted a letter dated 11.05.2011 regarding the handover of assets for operation, maintenance, and safe upkeep from M/s Nimbua Greenfield (Punjab) Limited to M/s Ramky Enviro Engineers Limited.
- x. PP submitted a letter dated 12.06.2026 regarding ownership, operation and reversion of assets of the TSDF facility at Nimbua, Punjab in connection with the "development of extension secured landfill cell in 10.41 acres adjoining the existing CHWTSDF for Punjab.
- xi. The PP submitted an affidavit vide letter dated 03.07.2026 stating that no construction has been undertaken at the proposed project site measuring 10.41 acres. The PP further confirmed that no rehabilitation and resettlement (R&R) issues are involved, as the site is vacant. It was also certified that no litigation pertaining to the project is pending before the Hon'ble National Green Tribunal (NGT) or any other Court of Law.

3.3.3. Deliberations by the committee in previous meetings

N/A

3.3.4. Deliberations by the EAC in current meetings

The EAC, after detailed deliberations, observed that the PP had submitted the proposal seeking grant of fresh Terms of Reference (ToR). During the presentation, the PP clarified that the proposed project is not a new standalone Common Hazardous Waste Treatment, Storage and

Disposal Facility (CHWTSDf), but an extension/expansion of the existing CHWTSDf facility intended to augment the landfill capacity upon exhaustion of the existing landfill cells. The PP further submitted that the proposed extension would utilize the common infrastructure available at the adjoining existing facility, including internal roads, utilities, leachate collection and treatment systems, and other ancillary infrastructure, thereby ensuring optimal utilization of the existing environmental management systems and avoiding duplication of infrastructure. The Committee, however, observed that despite the above submissions, the proposal had been filed under the category of fresh ToR for instead of as an expansion to the existing project, and the PP failed to provide adequate justification for the same.

Further, PP during presentation submitted that the proposed project would utilize the infrastructure and assets covered under the existing Environmental Clearance (EC) dated 06.01.2020 granted to M/s Re-Sustainability Limited, based on a Memorandum of Understanding (MoU) executed between M/s Re Sustainability Limited and the PP. The Committee observed that the proposal did not adequately explain the legal, technical, and operational framework governing the proposed utilization of infrastructure belonging to another Project Proponent. In the absence of supporting documents and a clearly defined implementation mechanism, the Committee was of the view that the proposal lacked sufficient justification and appeared to be based on assumptions. Accordingly, the PP was directed to submit the MoU with M/s Re-Sustainability Limited along with all relevant supporting documents, a detailed implementation framework, and the legal basis for utilizing the infrastructure covered under another project's Environmental Clearance. In the event to instant proposal, there would not be any fixing of ownership and non-compliance of EC conditions (if any).

The Committee also observed that an existing Treatment, Storage and Disposal Facility (TSDF), operated by M/s Re Sustainability Limited, is already functioning in the vicinity of the proposed project site. Accordingly, the Committee suggested that the PP shall submit a detailed justification for establishing an additional TSDF at the proposed location, including an assessment of the necessity of the proposed facility, the adequacy of the existing TSDF infrastructure in the region, and the anticipated requirement based on hazardous waste generation and future demand.

The Committee further observed that, as per the Ministry's Office Memorandum dated 29.08.2016, the prescribed inter distance criterion for establishment of a Treatment, Storage and Disposal Facility (TSDF) is 400 km. Accordingly, the PP shall furnish a comprehensive assessment demonstrating compliance with the provisions of the aforesaid Office Memorandum and the applicable Central Pollution Control Board (CPCB) guidelines, including the prescribed distance criteria, availability and capacity of the existing TSDF facilities within the region, projected hazardous waste generation, proposed treatment and disposal capacity, and any other relevant technical and regulatory considerations justifying the establishment of the proposed facility.

During the appraisal, the PP stated that the proposed project would function as a separate unit while utilizing the machinery, incinerator, utilities, and other infrastructure available in the adjoining facility operated by another PP. The Committee observed that no detailed action plan, operational protocol, technical justification, or regulatory framework governing such an arrangement had been furnished. Further, the title, scope, and nature of the proposal were found to be inconsistent with the submissions made during the appraisal, necessitating appropriate clarification and revision by the PP.

It was also informed that incinerator in the current TSDF site is owned by M/s Re Sustainability Limited for which EC was obtained by M/s Re Sustainability Limited. EAC desired that clarity from PP regarding usage or ownership of incinerator and disposal of ash generated from it. Further, it was also advised to PP that it may transfer the current EC in its own name and apply for expansion proposal in order to bring overall clarity in the proposal.

In view of the above, the EAC decided to **return** the project in its present form.

3.3.5. Recommendation of EAC

Returned in present form

3.4. Agenda Item No 4:

3.4.1. Details of the proposal

Proposed Group Housing Project at Khasra No. 18, 22, 23, 26, 27, 28, 29, 30, 31, 32,33, 34, 50, 51, 80, 81, 83 Village, Gujrara Mansingh Pargana Parwa Doon, Dehradun, Uttarakhand by M/s Sharda Hotels & Tours Pvt. Ltd. And M/s Cool Breez Exports Pvt. Ltd. by COOL BREEZE EXPORTS PVT LTD located at DEHRADUN,UTTARAKHAND			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity Sub-Activity (Schedule Item)
IA/UK/INFRA2/569347/2026	21/10/2026-IA.III	21/04/2026	Building / Construction Residential building(s) (8(a))

3.4.2. Project Salient Features

The Proposal is for Environmental Clearance for Proposed Group Housing Project at Khasra No. 18, 22, 23, 26, 27, 28, 29, 30, 31, 32,33, 34, 50, 51, 80, 81, 83 Village, GujraraMansinghParganaParwaDoon, Dehradun, Uttarakhand by M/s Sharda Hotels & Tours Pvt. Ltd. And M/s Cool Breez Exports Pvt. Ltd.

6.4.2 The project proponent (M/s Sharda Hotels & Tours Pvt. Ltd. and M/s Cool Breez Exports Pvt) along with their NABET Accredited Environmental Consultant (M/s Oceao-Enviro Management Solutions (India) Pvt. Ltd) presented the project, salient features of which are as follows:

- The project is new.
- The project had obtained earlier building plan sanction from Mussoorie Dehradun Development Authority (MDDA) on 27.09.2012 for a total built-up area of 14,299.11 sq.m. Out of the said approved area, construction has been carried out for 8,962.37 sq.m only. Subsequently, the revised building plan sanction has been obtained from MDDA vide letter dated 21.02.2025, wherein the total built-up area of the project has been revised to 27,077.87 sq. m.
- The project is located at village Village, Gujrara Mansingh Pargana Parwa Doon, Dehradun, Uttarakhand having geographical co-ordinates 30°22'2.64"N Latitude and 78° 5'59.22"E Longitude.
- The total plot area is 2.52 acres (10205.52 sq. m), FSI area is 17,250.16 sq. m and total construction area of 27,077.87 sq. m. The project will comprise of 3 Buildings. Total 222 flats shall be developed. Maximum height of the building is 26.25 m. The details of building are as follows:

Sl. No.	Area Description	Earlier Approved Area in sq. m	Latest Approved Area in sq. m	Change in area in sq. m
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1	Total Plot Area As per Lease Deed	10205.52	10205.52	0
2	Total Plot Area as per physical possession	9734.91	10205.52	470.61
3	Deduction for Road as per Master Plan	114.97	114.97	0
4	Net Plot area	9619.94	10090.55	470.61
5	FAR	10322.34	17250.16	6927.82
6	Non-FAR	3976.77	9827.71	5850.94
7	Total Built-up area (FAR + Non-FAR)	14299.11	27077.87	12778.76

- v. During construction phase, total water requirement is expected to be 50.KLD which will be met by local vendor During the construction phase, soak pits and septic tanks will be provided for disposal of waste water. Temporary sanitary toilets will be provided during peak labor force.
- vi. During operational phase, total water requirement of the project is expected to be 156 KLD and the same will be met by 100 KLD fresh water and 57 KLD Recycled Water. Wastewater generated (135 KLD) will be treated in 150 KLD STPs capacity. 57 KLD of treated wastewater will be recycled and re-used (50 KLD for flushing, 07 KLD for gardening etc.). About 85 KLD will be disposed in to municipal drain.
- vii. About 555 Kg/Day solid wastes will be generated in the project. The biodegradable waste (333 Kg/Day) will be processed in OWC and the non-biodegradable waste generated (222 Kg/Day) will be handed over to authorized local vendor.
- viii. The total power requirement during construction phase is 50 KW and will be met through Gensets met the CPCB norms. and total power requirement during the operation phase is 1000 KW and will be met from Uttarakhand Power Corporation Limited.
- ix. Rooftop rainwater of buildings will be collected of 108 CUM of total 105 CUM capacity RWH tank for harvesting after filtration.
- x. Parking facility for 6329.32 SqM (229 ECS) for four wheelers and two wheelers is proposed to be provided against the requirement of 223 ECS.
- xi. Proposed energy saving measures would save about 10% of power.
- xii. No Forest land diversion is involved for the proposed project site.
- xiii. The project site is not located within Critically Polluted area.
- xiv. No NBWL clearance is required for the proposed project.
- xv. The project site is not located within 10 km of Eco sensitive zone.
- xvi. No litigation/ court case is pending against the project.
- xvii. Green belt development and Details of tree felling/transplantation- Tree felling and plantation is not involved the project. 11% of the total area is proposed as green.
- xviii. The estimated Capital cost of the proposed project Rs.92 Crores.
- xix. The project is expected to be completed in 24 months.
- xx. Employment potential- The project will generate local and state level employment.
- xxi. Benefits of the project: The project is leading to generation of local employment, infrastructure development, Sustainable livelihood strengthening, increasing the revenue to the state by way of taxes and duties
- i. The committee noted that the project/ activity is covered under category 'B' of item 8(a)

'Building and Construction projects' of the Schedule to the EIA Notification, 2006 as amended and requires appraisal at the State level. However, due to the temporary absence of SEIAA / SEAC in Uttarakhand, this proposal has been submitted at the Central level by the sectoral EAC as per the provisions of the OM No. IA3-22/10/2022-IA.III [E 177258] dated 02.08.2023.

- ii. The project had obtained earlier building plan sanction from Mussoorie Dehradun Development Authority (MDDA) on 27.09.2012 for a total built-up area of 14,299.11 sq.m. Out of the said approved area, construction has been carried out in 8,962.37 sq.m only. Subsequently, the revised building plan sanction has been obtained from MDDA vide letter dated 21.02.2025, wherein the total built-up area of the project has been revised to 27,077.87 sq. m.
- iii. Further, this project was considered by the EAC in its 5th EAC meeting held during 03.06.2026, after detailed deliberation, the committee deferred the proposal for want of additional details. Accordingly, the Additional Details Sought (ADS) has been raised through PARIVESH portal. Thereafter, the PP has submitted a point-wise reply to the ADS. Subsequently, this proposal reconsidered by the EAC. The details of ADS and PP reply is given below:

S. No.	ADS raised by the Ministry	PP reply
1	The Committee further observed that the PP had not circulated the documents to the Committee members as required and specified in the agenda for the meeting. The Committee noted that the non-submission of the requisite documents in advance hindered a comprehensive examination of the proposal. Accordingly, the Committee advised the PP to strictly adhere to the instructions specified in the agenda and ensure timely submission and circulation of all relevant documents for future consideration.	The documents were inadvertently not circulated to the Committee members as required prior to the meeting. We sincerely apologize for this and the same will not be repeated in any further correspondences.
2	The Committee also directed the PP to submit a drone video of the project site along with the requisite documents to facilitate a better assessment of the project and its surrounding environment.	PP has stated that the drone video of the project site along with its surrounding environment will be presented during the presentation.

3.4.3. Deliberations by the committee in previous meetings

Date of EAC 1 :03/06/2026

Deliberations of EAC 1 :

The Committee further observed that the PP had not circulated the documents to the Committee members as required and specified in the agenda for the meeting. The Committee noted that the non-submission of the requisite documents in advance hindered a comprehensive examination of the proposal. Accordingly, the Committee advised the PP to strictly adhere to the instructions specified in the agenda and ensure timely submission and circulation of all relevant documents for future consideration. The Committee also directed the PP to submit a drone video of the project site along with the requisite documents to facilitate a better assessment of the project and its surrounding environment.

In view of the above deficiencies, the Committee decided to **defer** the proposal.

3.4.4. Deliberations by the EAC in current meetings

The EAC, during deliberations, observed that the instant proposal was earlier considered in its 5th EAC meeting held on 03.06.2026, wherein the Committee had deferred the proposal and sought Additional Details Sought (ADS). The PP has now submitted drone videos of the proposed project along with a point-wise response to the ADS raised during the earlier meeting. Accordingly, the proposal was reconsidered by the EAC.

The Committee observed that the proposal has been submitted in the names of two companies, namely M/s Sharda Hotels & Tours Pvt. Ltd. and M/s Cool Breeze Exports Pvt. Ltd., as PP for grant of EC. The Committee advised that, as per the provisions of the EIA Notification, 2006 and its subsequent amendments, EC can be granted only in the name of a single legal entity. Accordingly, the PP was suggested to select one company in whose name the EC is to be considered and submit a duly notarized undertaking confirming the same. The Committee further suggested that the PP shall assume all rights, liabilities, and responsibilities, including compliance with all EC conditions stipulated in the existing EC.

Further, the Committee enquired about the approved building plan in relation to the existing total built up area of the project. During the meeting, the PP informed that the total built up area of the project is 14,000 sq. m. However, upon examination of the approved building plan submitted by the PP, the Committee observed that the built up area reflected therein is more than 14,000 sq. m. The PP failed to satisfactorily explain the discrepancy or clearly establish the actual plot area of the project. Accordingly, the Committee advised the PP to submit a revised and authenticated approved building plan along with documentary evidence indicating the correct plot area and reconciling the discrepancy in the records.

The Committee enquired about the organizational structure of the EMC, particularly regarding the availability of personnel with an environmental background at the project site. The Committee observed that no environmental professionals have been engaged by the company. Accordingly, the committee advised the PP to establish a full-fledged EMC with qualified environmental personnel within three months.

The Committee further observed that the PP has proposed a green area of approximately 1,151.25 sq. m. (11% of the total plot area) with plantation of 204 trees. The Committee observed that the proposed greenbelt is inadequate and advised the PP to increase the greenbelt area to at least 15% of the total project area on mother earth and also provide/submit the details of local guidelines towards development of green belt. Accordingly, the PP was suggested to submit a revised greenbelt plan along with details of native species proposed for plantation. The committee also enquired whether any tree cutting is involved in the project, to which the PP submitted that no tree cutting is proposed in the project area.

The Committee further enquired about the groundwater table at the project site. The PP stated that the groundwater level is below 500 m bgl. The Committee advised the PP to submit authenticated groundwater level data, duly certified by the concerned competent authority, in support of the claim.

Further, the Committee observed that the PP had not submitted a drainage map covering a 500 m radius around the project site. The Committee noted that such a map is an essential document for assessing the existing drainage pattern, natural watercourses, and the potential impact of the proposed development on storm water flow and water management in the surrounding area. In the absence of this information, the Committee was unable to adequately assess the site's drainage characteristics. Accordingly, the PP was advised to submit an authenticated drainage map covering a 500 m radius around the project site, clearly indicating all natural and man-made drains, water bodies, drainage flow directions, and stormwater discharge points, duly authenticated by the competent authority.

The Committee further observed that the PP has proposed installation of solar PV panels with a capacity of 100 kW. It was advised to submit details of the area proposed for installation of solar panels, including the percentage of area earmarked for the same. As the PP did not furnish the requisite calculations, the Committee advised the PP to revise the proposal of power generation from solar panel and submit details of the solar panel capacity and corresponding area coverage.

The Committee inquired about compliance with ECSBC, 2024. In response, the PP informed that no study has been carried out under ECSBC, 2024 and committed to undertake the study and submit the same to the Committee.

Further, the Committee enquired about the traffic management aspects of the project. In response, the PP informed that no traffic study has been conducted for the proposed development. The Committee observed that the traffic impact of the project has not been adequately assessed and advised the PP to submit a detailed Traffic Impact Assessment and Traffic Management Plan.

Further, the Committee advised the PP to utilize treated water for construction purposes and obtain the necessary permission/assurance from the concerned authority. The Committee also advised the PP to obtain permission/assurance from CGWA for groundwater extraction, if proposed.

The Committee further observed that, as per the DSS available on the PARIVESH portal, the project site appears to fall within the boundary of a draft ESZ. Accordingly, the Committee advised the PP to submit details regarding the ESZ, National Park, Forest Area, and other eco-sensitive features, along with an appropriate conservation plan. The Committee also advised the PP to revise the EMP accordingly.

In view of the above, the Committee has directed that PP submit the following for further consideration of the proposal:

- i. PP shall submit a duly notarized undertaking on stamp paper confirming compliance with all conditions stipulated in the existing EC and clearly indicating the legal entity in whose name the EC is proposed to be considered.
- ii. PP shall submit a revised and authenticated approved building plan, along with documentary evidence clearly indicating the correct plot area and reconciling the discrepancy observed during the appraisal.
- iii. PP shall submit 500 m contour map of the proposed project.
- iv. PP shall submit the organizational structure of the EMC, including details of qualified environmental professionals proposed to be engaged for environmental management and monitoring.
- v. PP shall increasing the greenbelt area to at least 15% of the total plot area on mother earth and submit a revised greenbelt plan indicating the number of trees and native species proposed and also provide/submit the details of local guidelines towards development of green belt.
- vi. PP shall submit authenticated groundwater level data issued by the concerned competent authority.
- vii. PP shall submit detailed calculations and a comprehensive solar energy plan indicating the proposed solar PV capacity, area earmarked for installation, and percentage of total rooftop/open area proposed to be utilized.
- viii. PP shall submit the detailed RWH plan, including design, storage capacity, and utilization mechanism.
- ix. PP shall submit the compliance status of ECSBC, 2024, along with the study report and supporting calculations.
- x. PP shall submit a detailed Traffic Impact Assessment and Traffic Management Plan for the project.
- xi. PP shall obtain and submit permission/assurance from CGWA for groundwater extraction, if applicable, and treated water supply assurance from the concerned State Water Resources Department/competent authority.
- xii. PP shall submit details regarding tree cutting, if any, along with the requisite permission from the State Forest Department.
- xiii. PP shall submit details of the ESZ/National Park/Forest Area and other eco-sensitive features in the vicinity of the project site, along with an appropriate conservation plan and revised EMP.

After detailed deliberations, the EAC decided to **defer** the project for want of above.

3.4.5. Recommendation of EAC

Deferred for ADS

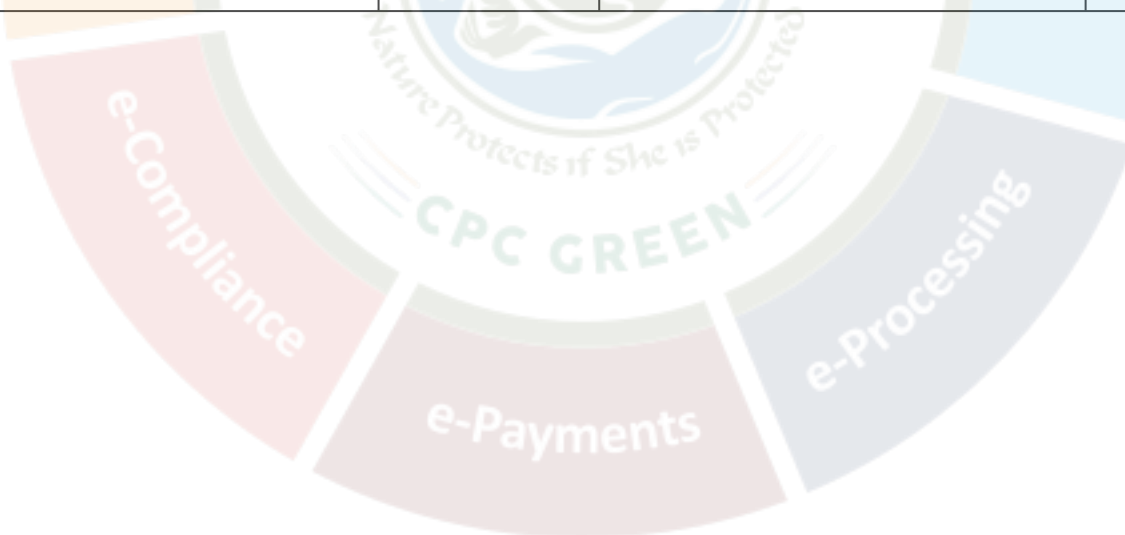
4. Any Other Item(s)

N/A

5. List of Attendees

Sr. No.	Name	Designation	Email ID	Remarks
1	Sh Ram Kumar	Chairman, EAC	kum*****@gmail.com	Virtual

2	Dr Meenakshi Dhote	Member (EAC)	m.d****@spa.ac.in	Absent
3	Shri Monish Mullick IFS	Member (EAC)	mmu*****@rediffmail.com	Virtual
4	Dr Sarita Sajja	Member (EAC)	saj*****@gmail.com	Virtual
5	Ms Bineesha Payattati	Member (EAC)	p.b*****@gmail.com	Virtual
6	Sh C D Singh	Member (EAC)	cds*****@gmail.com	Absent
7	Dr Anil Kumar Gupta	Member (EAC)	kan*****@rediffmail.com	Virtual
8	Shri Vasu Mitra Arora IFS	Member (EAC)	vas*****@gmail.com	Virtual
9	K R Shree Harsha	Member (EAC)	sre*****@gmail.com	Virtual
10	Dr Suman Mor	Member (EAC)	sum*****@pu.ac.in	Virtual
11	Shri Subhash Chandra Mishra	Member (EAC)	mis*****@yahoo.com	Virtual
12	Dr Bhartendu Kumar Singh	Member (EAC)	bks****@bhu.ac.in	Absent
13	Er Pawan K Goyal	Member (EAC)	vas*****@gmail.com	Absent
14	Shri Smarajit Dey	Member (EAC)	dey*****@gmail.com	Virtual
15	Mr Munna Kumar Shah	Scientist E	mun*****@gov.in	Virtual



Minutes of 6th Meeting of the Expert Appraisal Committee (Infra-2) for Projects related to Airports 7(a); Common Hazardous Waste Treatment, Storage and Disposal Facilities 7(d); Common Bio-Medical Waste Treatment Facilities 7(da); Common Municipal Solid Waste Treatment Facilities (CMSWMFs) 7(i); Building and Construction 8(a) and Townships and Area Development Projects 8(b) held on 8th July, 2026 at the Ministry of Environment Forest and Climate Change, New Delhi.

Opening Remarks

The Member Secretary of the Expert Appraisal Committee (Infra-2), hereinafter referred to as EAC (Infra-2), welcomed the Chairman / Members of the committee and stated briefly the agenda items of the meeting. The Member Secretary also reiterated the decision of the Ministry that all members are required to declare their conflicts of interest and recuse from the meeting if required. In case it is revealed later that in spite of the conflict of interest, the Member had participated in the meeting, the responsibility for the same shall lie with the concerned Member and it may lead to her / his removal from the membership of EAC. In view of this, he requested all the participating members to inform if they have any conflict of interest with regard to any agenda items to be discussed in this meeting. The Chairman thereafter requested the Member Secretary to initiate deliberations. The list of participating EAC Members is placed in **Annexure 1**.

Confirmation of Minutes of 5thEAC meeting

The Expert Appraisal Committee (EAC) considered the Minutes of its 5th meeting held on 03.06.2026. Subsequently, the Committee convened a meeting on 18.06.2026, in continuation of the 5th EAC meeting, to reconsider the proposal for grant of Environmental Clearance for the establishment of Sindhu Central University (SCU) at Village Khalbtsi, Tehsil Khalbtsi, District Leh, Union Territory of Ladakh, by M/s Bureau of Central University, Department of Higher Education (DHE), Ministry of Education (MoE), Government of India. After detailed deliberations, the Committee decided to recall its earlier recommendation made during the 5th EAC meeting held on 03.06.2026 and to return the proposal in its present form. Accordingly, the Committee approved the Corrigendum/Amendment to the Minutes of its 5th meeting held on 03.06.2026, incorporating the aforesaid decision. A copy of the Corrigendum/Amendment to the Minutes of the 5th EAC Meeting held on 03.06.2026 is enclosed as **Annexure-2**.

Further, it is being observed that sometimes positioning of texts/contents used to change in the PARIVESH generated Minutes. In view of this limitation of PARIVESH portal, in case any discrepancy occurs due to displacement of text/content of the Minutes, the pdf copy enclosed at the end of portal-generated Minutes shall be considered as the final one and be referred as the Minutes of the Meeting. Typo errors, if any, noticed during the processing of these cases may be corrected appropriately in the light of relevant facts and figures.

Agenda no. 6.1

Proposed development of Industrial/Warehousing/storage over an area measuring 2,83,077.1725 sq. m (69.95 Acres) in the revenue estate of Village Pathreri and Bhudka, District Gurugram by M/s Horizon Industrial Parks Private Limited–Reconsideration for Grant of Environmental Clearance (EC) – reg.

(Online Proposal No. IA/HR/INFRA2/556186/2025; F. NO. 21/121/2025-IA.III)

6.1.1 The proposal is of Environmental Clearance for the Proposed development of Industrial/Warehousing/storage over an area measuring 2,83,077.1725 sq. m (69.95 Acres) in the revenue estate of Village Pathreri and Bhudka, Gurugram by M/s Horizon Industrial Parks Private Limited.

6.1.2 The project proponent (M/s Horizon Industrial Parks Private Limited) and the accredited consultant (M/s Ind Tech House Consult.) have submitted the following information regarding the project:

- i. The proposed project is New.
- ii. The proposed project is located at revenue Estate of village Pathreri and Bhudka, Gurugram, Haryana. The geo-coordinates of the project site is 28°16'6.47" N Latitude and 76°52'27.75" E longitude.
- iii. Earlier, Environmental Clearance (EC) was obtained vide letter dated 27.04.2023 for a plot area of 328,452.69 sq. m and built-up area of 2,44,892.35 sq. m for Godowns / Warehouse (other than Agriculture Produce Warehouse). Subsequently, part Change of Land Use (CLU) permission from Warehouse (Non-Agro Produce) to Industrial Unit (Orange Category) for manufacturing/assembling and storage over an area measuring 2,83,077.1725 sq. m (69.95 acres) was granted by GMDA vide CLU Application No. CLU-1728291458468 dated 30.10.2024. Out of this, 231,328.94 sq. m is part of the previously EC-approved land, while 51,748.2325 sq. m constitutes additional new land. As the land use of the project has been changed from Warehouse (Non-Agro Produce) to Industrial Unit (Orange Category) for manufacturing/assembling and storage activities, a fresh Environmental Clearance has been applied for.
- iv. The total plot area is 2,83,077.17 sq. m, FAR/FSI area is 173,300.06 sq. m and total Built-up area of 1,74,009.90 sq. m. The project will comprise of 1 floor. Maximum height of the building is 21 m. The details of building are as follows:

S N	Description	Particulars
GENERAL		
1.	Total Plot Area (sq. m)	2,83,077.17
2.	Proposed Built Up Area (sq. m)	1,74,009.90
3.	Max Height of Building (m)	21
4.	No. of Blocks (no.)	10
5.	Max No of Floors (no.)	1

6.	Cost of Project (cr.)	344.56
7.	Expected Population (no.)	2464
AREAS		
8.	Permissible Ground Coverage Area (60%) (sq. m)	1,69,846.30
9.	Proposed Ground Coverage Area (52.03%) (sq. m)	1,47,275.98
10.	Permissible FAR Area (125%) (sq. m)	3,53,846.46
11.	Proposed FAR Area (61.22%) (sq. m)	1,73,300.06
12.	Proposed Non FAR Area (sq. m)	709.84
13.	Proposed Built Up Area (sq. m)	1,74,009.90
WATER		
14.	Total Water Requirement (KLD)	963.48
15.	Fresh water requirement (KLD)	473.68
16.	Waste water Generation (KLD)	544.32
17.	Proposed ETP/STP Capacity (KLD)	700
18.	Treated Water Available for Reuse(KLD)	490
19.	Treated Water Requirement (KLD)	489.80
20.	Surplus Treated water (KLD)	0
RAIN WATER HARVESTING		
21.	No of RWH of Pits Proposed (nos.)	70
PARKING		
22.	Total Permissible Parking Area (sq. m)	13341
23.	Total Proposed Parking Area (sq. m)	13271
GREEN AREAS		
24.	Proposed Green Area (20 % of plot area) (sq. m)	56615.43
WASTE GENERATION		
25.	Municipal Solid Waste Generation (TPD)	0.69
26.	Bio Degradable waste (TPD)	0.33
27.	Quantity of Sludge Generated from STP (kg/day)	54.43
POWER		
28.	Total Power Requirement (KW)	17250
29.	DG set backup (KVA)	15625
30.	Number of DG Sets (KVA)	2000x2,1000x4,750x6,500x5,125x
31.	Solar energy (Kwp)	2000

- v. During construction phase, total water requirement for labours is expected to be 11 KLD, which will be met by 6.6 KLD of fresh water and 4.4 KLD of treated water through tankers. During the construction phase, soak pits and septic tanks will be provided for disposal of waste water. Temporary sanitary toilets will be provided during peak labor force.
- vi. During operational phase, Total water requirement of the project is expected to be 963 KLD and the same will be met by 473 KLD of fresh water demand will be done through Municipal supply from GMDA and 490 KLD treated water from in house CETP/STP. Total waste water generated from the project will be 544 KLD which will be treated in house CETP/STP of 700 KLD capacity. Treated water from CETP/STP will be 490 KLD which will be recycled and reused for flushing (207 KLD) and landscape (283 KLD). Project is ZLD.
- vii. About 0.69 TPD solid wastes will be generated in the project. The biodegradable waste (0.33 TPD) will be processed in OWC and the non-biodegradable waste generated (0.36 TPD) will be handed over to authorized local vendor.
- viii. The total power requirement during construction phase is 250 KVA and will be met from Grid supply of Dakshin Haryana Bijli Vitaran Nigam Limited (DHBVNL) and total power requirement during operation phase is 17250 KW and will be met from Grid supply of Dakshin Haryana Bijli Vitaran Nigam Limited (DHBVNL).
- ix. 70 Nos. of RWH pits of total capacity 6131.68 KL are proposed for ground water recharge.
- x. Parking facility for 13271 sqm are proposed to be provided against the requirement of 13341 sqm (according to local norms).
- xi. Proposed energy saving measures would save as per HAREDA norms.
- xii. The project is not proposed to be located in a Critically Polluted Area (CPA).
- xiii. The project is not located in Critically Polluted area.
- xiv. No NBWL Clearance is required for the project.
- xv. No Forest Clearance is required for the project.
- xvi. No Court case pending against the project.
- xvii. The total cost of the project is around Rs.344.56 Crore.
- xviii. 56,615.43 sq. m (20 % of plot area) is earmarked for green belt development. Total no. of proposed trees is 3540 nos. within project site.
- xix. The Total Outlay of the Environment Management Plan: (Capital Cost = Rs116.38 Lakhs Lakh; Recurring Cost- Rs25.96 lakhs/ year = During construction phase and during operation phase Capital Cost = Rs731.30 Lakhs; Recurring Cost = Rs90.56 Lakhs /year).
- xx. The project is expected to be completed in March 2027 start of construction.
- xxi. Employment potential - 200 during construction phase and 2,240 during operational phase.
- xxii. Environment benefits of the project include - The project will lead to overall development of the area.

6.1.3 The EAC, during deliberations noted the following:

- i. The project/activity is covered under item 8(b) 'Township/Area Development Project' of the Schedule to the EIA Notification, 2006 as amended, and requires appraisal at the State level. However, due to the temporary absence of SEIAA/SEAC in Haryana. As per the provisions of the Ministry OM No. IA3-22/10/2022-IA.III [E 177258] dated 02.08.2023 for appraisal at the Central level by sectoral EAC.
- ii. Earlier, EC was obtained vide letter dated 27.04.2023 for a plot area of 328,452.69 sq.m and built-up area of 244,892.35 sq. m for Godowns Warehouse (other than Agriculture Produce Warehouse).
- iii. Additionally, the PP obtained partial Change of Land Use (CLU) permission from Warehouse (Non-Agro Produce) to Industrial Unit (Orange Category) for manufacturing, assembling, and storage activities over a total area of 283,077.1725 sq. m (69.95 acres), granted by GMDA vide CLU Application No. CLU-1728291458468 dated 30.10.2024. Of this area, 231,328.94 sq. m falls within the previously EC-approved land, while 51,748.2325 sq. m constitutes additional new land.
- iv. PP obtained ToR issued by Ministry of Environment, Forest and Climate Change vide letter dated 08.09.2025.
- v. The Plot area of the project is 283077.17 sq. m and total built-up area will be 174009.90 sq. m. Maximum no. of Floor will be 1 and maximum height of the building will be 21 m.
- vi. The project was earlier considered by EAC in its 156th EAC meeting held during 4th December, 2025 wherein the committee deferred the project and raised the ADS for submission of the requisite information. The PP submitted the point wise reply to the ADS as given below:

S. No	ADS raised by Ministry	PP reply
1	The PP shall submit the clarification on the difference in name of applicant and authorized signatory in the PARIVESH portal.	Mr. Vinay Raghavendra Gudi. Authorized signatory for the project was registered as applicant for the project at the parivesh portal. He has left the Company and now Mr. Sujoy Das is the authorized Signatory for this project. However, PP submitted a copy of authorization letter.
2	The PP shall submit a detailed and clearly demarcated layout plan indicating the land use breakup for industrial and warehouse activities	The first Environmental Clearance was obtained vide letter no. SEIAA/HR/2018/90 dated 13.02.2018 for a plot area of 97,123.75 sq. m (23.99 Acres) and built-up area of 72,552.62 sq. m for the warehouse. Thereafter, an additional land parcel measuring 2,31,328.94 sq. m (57.16 Acre) was acquired, and Environmental Clearance under the expansion category was obtained vide EC Identification No.

		EC23B000HR169580, File No. SEIAA/HR/2022/124 dated 27.04.2023 for a total plot area of 3,28,452.69 sq.m (97,123.75 sq. m + 2,31,328.94 sq.m) and A total built-up area of 2,44,892.35 sq. m for warehouse. Thereafter further 51,748.2325 sq. m (12.78 Acre) additional new land has been Purchased. Out of Total Plot area of Expansion EC 3,28,452.69 Sq. m (81.16 Acre), we have obtained EC in Amendment category vide EC Identification no. EC25C3805HR5245274A and file No. SEAC/HR/2025/001 dated 10/06/2026 for plot area 97,123.75 sq. m (23.99 Acres) for warehouse. Amendment of EC for plot area 97,123.75 sq.m. Further CLU from Warehouse to Industrial has been obtained for 2,31,328.94 sq. m (57.16 Acre) from previous EC and additional purchased 51,748.2325 sq. m (12.78 Acre) total 69.95 Acre. Now we have applied for the grant of EC for the total of 283077.17 sq. m plot for Industrial Shed.
3	PP shall submit a revised ATR to the Regional Office and ensure full compliance with all conditions of the existing EC with supporting documents.	PP has submitted revised ATR as per the suggestion of the EAC.

6.4.1 The EAC, after detailed deliberations, observed that the proposal had earlier been considered in its 156th meeting held on 04.12.2025, wherein the Committee had deferred the proposal and sought Additional Details Sought (ADS) for submission of requisite information.

During the presentation, the Committee observed that the drone video submitted by the PP was the same as that presented during the earlier meeting held on 02.12.2025, wherein certain construction activities were visible. The Committee enquired about the present status of construction, to which the PP submitted that the construction activities had been undertaken in accordance with the earlier EC. However, the PP did not furnished any substantive documentary evidence in support of the claim.

The PP explained the project layout and land-use pattern. It was submitted that Environmental Clearance had initially been granted by SEIAA, Haryana, vide Letter No. SEIAA/HR/2018/90 dated 13.02.2018, for development of a warehouse over a plot area of 97,123.75 sq. m (23.99 acres) with a built-up area of 72,552.62 sq. m. Thereafter, an additional land parcel was acquired, and Environmental Clearance under the expansion category was granted vide EC Identification No. EC23B000HR169580, File No. SEIAA/HR/2022/124 dated 27.04.2023, for a total plot area of 2,31,328.94 sq. m (57.16 acres) with a total built-up area of 2,44,892.35 sq. m for warehouse development. Further, an amendment to the Environmental Clearance had also been obtained from SEIAA, Haryana, vide EC Identification No. EC25C3805HR5245274A, File No. SEAC/HR/2025/001 dated 10.06.2026, in respect of the original plot area of 97,123.75 sq. m (23.99 acres) for warehouse development.

Now, it was further submitted that an additional land parcel measuring 51,748.2325 sq. m (12.78 acres) was subsequently acquired. Thereafter, the Gurugram Metropolitan Development Authority (GMDA) granted partial Change of Land Use (CLU) from warehouse to industrial unit (Orange Category) for manufacturing/assembling and storage activities, resulting in a total project area of 2,83,077.17 sq. m (69.95 acres), comprising the land covered under the earlier Environmental Clearance along with the newly acquired land parcel. It was observed that present proposal has been submitted for grant of EC for the development of industrial sheds over the total plot area of 2,83,077.17 sq. m (69.95 acres) with additional area recently acquired by PP.

After examining the submissions, the committee observed that the PP failed to clearly explain the land-use distribution between the warehouse component, the proposed industrial (Orange Category) activities and the proposed layout with respect to current proposal. The details furnished regarding the existing EC, subsequent Change of Land Use (CLU), and the present proposal were inconsistent and did not clearly establish the area proposed for warehouse development vis-à-vis the area proposed for industrial activities.

The Committee further observed that the PP has submitted the present proposal seeking Environmental Clearance for the entire plot area of 2,83,077.17 sq. m (69.95 acres), which is presently under appraisal by the EAC. Simultaneously, the PP has obtained an amendment to the Environmental Clearance from SEIAA, Haryana, vide letter dated 10.06.2026, in respect of the original plot area of 97,123.75 sq. m (23.99 acres) for warehouse development, which was already covered under the Environmental Clearance dated 27.04.2023.

Based on the above, the Committee observed that certain land parcels stated to be covered under the existing Environmental Clearance for warehouse development were also represented as forming part of the present proposal for industrial shed development. Also, new acquired land has been proposed which may be construed that PP shall have submitted the proposal in expansion of EC than the fresh case. In the absence of a clear demarcation of the respective land parcels, authenticated layout plans, and a reconciled land-use statement, the Committee was unable to ascertain the exact scope, extent, and category of the proposed development. Further, the Committee observed that the status of the existing Environmental Clearance, the

amendment thereto, and the present proposal had not been adequately disclosed and reconciled before the EAC, thereby creating ambiguity regarding the actual scope of the proposal.

The Committee also observed that the PP had not disclosed, during the appraisal process, the fact that an application for amendment to the Environmental Clearance dated 27.04.2023 was pending before SEIAA, Haryana, and subsequently culminated in the issuance of the amendment dated 10.06.2026. The non-disclosure of this material information prevented the Committee from examining the proposal in its proper factual context and raised concerns regarding the completeness and transparency of the information furnished by the PP.

In view of the above observations and the inconsistencies in the information furnished by the PP, the EAC decided to **return** the proposal in its present form.

Agenda no. 6.2

Common Solid Waste Management Facility at Sitarganj, District Udham Singh Nagar, Uttarakhand by M/s Nagar Palika Parishad, Sitarganj- Reconsideration for Grant of Environmental Clearance – reg.

(Online Proposal No. :IA/UK/INFRA2/556710/2025; File No. 21/203/2025-IA.III)

6.2.1 The proposal is of Environmental Clearance for the Common Solid Waste Management Facility located at Sitarganj, Udham Singh Nagar, Uttarakhand by M/s Nagar Palika Parishad, Sitarganj.

6.2.2 The project proponent (M/s Nagar Palika Parishad, Sitarganj) and the accredited consultant (M/s Ind Tech House Consult) have submitted the following information regarding the project:

- i. The proposed project is New.
- ii. The proposed project is located at Plot No. 450, Bawanpuri, Sitarganj, District - Udham Singh Nagar, Uttarakhand– 244713. The geo-graphical coordinates of the proposed project are:

Point	Latitude	Longitude
A	28°56'37.03"N	79°41'38.76"E
B	28°56'36.66"N	79°41'40.14"E
C	28°56'37.01"N	79°41'42.55"E
D	28°56'35.15"N	79°41'42.43"E
E	28°56'36.29"N	79°41'38.28"E

- iii. The Total plot area is 4,490 sq. m. The details of proposed project are as follows:

S. No	Facilities	Area (Sq m)
1	Sanitary Landfill Facility	3400
2	Waste Processing Area	420
3	Leachate Sump	3
4	Office	18

5	Security Room	9
6	Road	100
7	Green Area (12%)	540
	Total	4490

- iv. During construction phase, total water requirement for domestic purpose is 5 KLD and during operation phase, the total water requirement for domestic purpose is 1 KLD and 5 KLD for water sprinkling & green area will be met from Tanker supply.
- v. About 29 TPD solid wastes will be generated in the project. The biodegradable waste (16 TPD). Dry waste segregation, compaction, shredding and sale to recyclers. Landfill facility [Total 15739 MT capacity considering design year 2042] for inert and rejects.
- vi. As estimated approx. 1.6 KLD leachate will be generated. Leachate generated shall be used for moistening of compost and remaining if any will be solar evaporated
- vii. The total power requirement during construction phase is 50 KW and will be met from local electricity distribution authority.
- viii. Hazardous Waste Management: The details of the waste are given below:

SN	Type/ Name of Hazardous waste	Specific Source of generation	Category and Schedule as per HW Rules.	Quantity (MT/Annum)	Management of HW
1	Used Oil	D.G Set	SCH-1/5.1	0.5	Used oil will be sold to authorized recyclers.

- ix. Details of the Public Hearing (PH)- Public Hearing was conducted on 06.06.2025 at Bawanpuri, Sitarganj, District Udham Singh Nagar, Uttarakhand – 244713, under the chairmanship of the Deputy District Magistrate. Advertisement for the public hearing was given in English Newspaper (Times of India) and Uttarakhand language newspaper (Amar Ujala) dated 06.05.2025. 26 no. of persons attended the hearing, out of which 03 no. of people expressed their views and No written representation was submitted. Issue raised during public hearing such as Employment, impact of environment, benefit of the project. Accordingly, PP submitted the action plan to address the issue raised in the Public Hearing.
- x. Baseline study was conducted during the period from March 2024 to May 2024. The analysis indicates that the maximum and minimum concentrations of PM₁₀ range between 57 to 183 µg/m³, while PM_{2.5} concentrations range between 30 to 100 µg/m³. The SO₂ concentrations within the study area are observed in the range of <6.0 to 9.4 µg/m³, and NO_x concentrations range between 14.3 to 26.7 µg/m³. The H₂S concentrations are observed in the range of <1.0 µg/m³. The CH₄ concentration are observed in the range of 0.59 mg/m³. The observed ambient air quality levels were compared with the CPCB National Ambient Air Quality Standards (NAAQS) and were found to be within the permissible limits.

- xi. Nearest scattered residential house is located at an aerial distance of 200 m from the center line of the proposed site.
- xii. The project is not proposed to be located in an Eco-Sensitive Zone.
- xiii. The proposed project does not requires NBWL and Forest clearance.
- xiv. Total Green Area is 540 sq. m (12 % of the total plot area) will be developed as green belt.
- xv. The project is expected to be completed in May 2026.
- xvi. The total cost of the project is around Rs4.01crore.
- xvii. About 20 people are expected to be employed as a result of the project.
- xviii. Benefits of the project include - Facility is developed for good Health and hygiene of people. Employment will be as per prevailing norms of state government for skilled and unskilled people for the proposed project.
- xix. Budget for Environment Management Plan during Construction and Operation phase with capital and recurring cost are given below:

	Capital (Rs. in Lakhs)	Recurring (Rs. in Lakhs)
Operation phase	49	10.74

6.2.3 The EAC, during deliberations noted the following:

- i. The project/activity is covered under category 'B' of item 7(i) 'Common Municipal Solid Waste Management Facility (CMSWMF)' of the Schedule to the EIA Notification, 2006 as amended requires appraisal at the State level. However, due to the temporary absence of SEIAA / SEAC in Uttarakhand, this proposal has been appraised at the Central level by sectoral EAC.
- ii. Nagar Palika Parishad, Sitarganj has planned to establish an integrated solid waste processing and landfill facility in accordance of the Solid Waste Management Rules, 2016.
- iii. The total land available for the proposed project is 0.449 ha, and the total designed waste-management capacity is 29 TPD for the design year 2041, including landfill components. The facility will comprise a sanitary landfill with a total capacity of 15,739 MT for inert waste and rejects, an organic waste composting unit with a capacity of 16 TPD, an existing system for recyclable recovery from mixed dry waste, and provisions for RDF production.
- iv. PP obtained ToR vide letter dated 07.10.2024 issued by SEIAA Uttarakhand. Baseline study was conducted during the period from March 2024 to May 2024. The Public hearing was conducted on 06.06.2025 at Bawanpuri, Sitarganj, District Udham Singh Nagar, Uttarakhand - 244713, under the chairmanship of the Deputy District Magistrate. 26 no. of persons attended the hearing, out of which 03 no. of people expressed their views and No written representation was submitted.
- v. The project was earlier considered by EAC in its 156th EAC meeting held during 04th December, 2025 wherein the committee deferred the project and raised the ADS for submission of the requisite information. The PP submitted the point wise reply to the ADS as given below:

S. No	ADS raised by Ministry	PP reply
1	PP shall obtain the requisite LU/LC approval from the concerned authority and submit.	PP informed that the land has been allotted vide GO no. 1721/XVIII(II)/2015-18(141) 2015 dated 22 July 2015 for solid waste management.
2	PP shall provide information or records indicating when the dumping activity commenced or the duration for which it has continued.	PP informed that dumping of wastes started after allotment of land. DPR for the proposed sanitary landfill along with waste processing facility was prepared through consultant and subsequently approved by the Govt. of Uttarakhand in 2020. As per assessment done through consultant, quantity of wastes dumped at site in 2024 was 15,324.74 T. In compliance with the Section 15(zj) of the SWM Rules 2016 and CPCB Guidelines for Disposal of Legacy Waste (Old Municipal Solid Waste), M/s Zero Waste Incorporation was engaged by the Nagar Palika in September 2024 for clearing of the dumped wastes by bio mining and waste processing. As per report received as on 17/02/2025, a quantity of 15,324.74 Tonne wastes has been cleared and due to ongoing continuous waste dumping throughout the year, approx. 4102.55 Tonne wastes are still left at the site. Once the construction of proposed landfill will start, remaining wastes will also be cleared side by side.
3	PP shall submit the requisite CTE/CTO issued by the SPCB. If the same is not available, the PP shall provide a detailed clarification along	PP informed that the in absence of any sanitary landfill facility in 2015, dumping of collected solid wastes started at the site. Later when DPR for sanitary landfill project was prepared, Nagar Palika took action regarding clearing of legacy wastes dumped

	with supporting documents to substantiate their position.	at the site. CTE/CTO was not required at the time as per the CPCB classification list of industrial sectors in 2016. The biomining and clearing of legacy wastes completed in February 2025. Now, as per the latest Classification of Sectors by the CPCB in 2025, Municipal Solid Waste Material Recovery Facility (Quantity of MSW $\geq$ 5 TPD) and Bio-mining of legacy waste projects comes under 'Blue' category. Therefore, for the remaining legacy waste biomining activity to be taken henceforth, necessary CTE/CTO will be obtained.
4	The PP shall submit study regarding the effect on groundwater, soil, and nearby agricultural fields due to the leachate from the dumped waste.	In compliance with the EAC observation, fresh groundwater sample from the nearby borewell, soil samples from nearby agricultural field collected and analysed through NABL recognised laboratory. The soil and groundwater are not contaminated.
5	The PP shall submit complete chronology of the event with documents regarding the legacy waste, authorizations, and compliance status.	i. Land was transferred to Nagar Palika in 2015 and dumping of wastes started after that. ii. Legacy waste (dumped wastes) clearing activity through agency started from 14/09/2024 and ended on 17/02/2025. As per the report submitted by the agency to the Nagar Palika, 15324.74 MT of legacy wastes was cleared. iii. Remaining dumped wastes till date at the site will also be cleared soon.

- vi. The project was reconsidered by EAC in its 2nd EAC meeting held during 25th March, 2026 wherein the committee deferred the project and raised the ADS for submission of the requisite information. The PP submitted the point wise reply to the ADS as given below:

S. No	ADS raised by Ministry	PP reply
1	PP shall submit a detailed justification explaining why the proposal should not be considered under the violation	Please refer the OM issued by the MoEF&CC dated 07.11.2017 [F.No. 22-19/2017-IA.III] and as per point 3 of

	category, with specific reference to the applicable provisions of the EIA Notification, 2006.	the said OM read as “The municipal solid waste management involves various steps like door-to-door collection, segregation, composting, refuse derived fuel (RDF) making, waste to energy generation through waste to energy plants and disposal in scientific landfills. The above activities are not covered under item 7(i) of composting, RDF making and waste to energy plant (up to capacity of 15 MW) are proposed at an existing landfill site, they do not want attract the provisions of the EIA Notification, 2006”. • Also, as per Section 15 of the Solid Waste Management Rules 2026, regarding Environmentally sound management of existing solid waste dumpsites including solid waste dumped on land under the jurisdiction of entities – Para 1) All existing solid waste dumpsites or garbage vulnerable points to be geographically mapped and assessed for accumulation of solid waste by 31 October 2026 in urban areas and rural areas Para 7) Local Body shall not dispose fresh solid waste and other waste including construction and demolition waste on legacy waste dumpsites where biomining and bioremediation is being undertaken Para 11) The concerned State Government or land owning agency may consider using the vacant land of dumpsite after clearing waste or legacy waste, for the establishment of solid waste management infrastructure, subject to applicable regulations. In view of the above, we understand that our proposal does not fall under the violation category, with specific reference to the
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		applicable provisions of the EIA Notification, 2006
2	PP shall submit the undertaking that no waste shall be dumped on the site till EC is obtained.	PP has submitted an undertaking stating that no further dumping of solid wastes at the site until EC is obtained.
3	PP shall review the Ministry's Office Memorandum dated 07.11.2017 and accordingly revise the proposal in line with the provisions and guidelines stipulated therein.	PP has stated that the response is the same as provided under point no. 1 above.

6.2.4 The EAC, after detailed deliberations observed that the proposal had earlier been considered by the EAC in its 156th meeting held on 04.12.2025 and again in its 2nd meeting held on 25.03.2026, wherein the proposal was deferred and Additional Details Sought (ADS) were issued to the PP for submission of the requisite information.

It was observed that landfilling or dumping of municipal solid waste and tonnes of quantity has been dumped on the proposed site. Land was allotted to local Municipal Corporation in 2015 through gazette notification of Govt. of Uttarakhand particularly for solid waste management site.

Further, it was informed by PP that, in terms of the Ministry's Office Memorandum dated 07.11.2017, the proposed activities do not attract the provisions of the EIA Notification, 2006. Further, the PP referred to Paragraph 3 of the said OM, which provides that municipal solid waste management comprises activities such as door-to-door collection, segregation, composting, production of Refuse Derived Fuel (RDF), waste-to-energy generation, and disposal through scientifically engineered landfills. The PP further submitted that composting facilities, RDF plants, and waste-to-energy plants (up to a capacity of 15 MW), when established at an existing landfill site, do not require prior Environmental Clearance under the EIA Notification, 2006.

The PP further referred to Rule 15 of the Solid Waste Management Rules, 2024, relating to the environmentally sound remediation of existing dumpsites and management of legacy waste through biomining/bioremediation. It was submitted that the reclaimed land may subsequently be utilized for the establishment of solid waste management infrastructure, subject to applicable statutory provisions. On this basis, the PP contended that the present proposal does not attract the provisions relating to violation under the EIA Notification, 2006.

The Committee, however, observed that the land in question was transferred to Nagar Palika Parishad in 2015 and that the dumping of municipal solid waste at the site commenced thereafter. The Committee observed that the activity pertains to the establishment and operation of a Common Municipal Solid Waste Management Facility (CMSWMF), which is covered under Item 7(i) of the Schedule to the EIA Notification, 2006, and requires prior EC before the commencement of any construction work, land development, or any other project-related activity.

The Committee further observed that the PP had commenced the dumping of municipal solid waste at the site without obtaining the requisite prior Environmental Clearance under the EIA Notification, 2006, and without obtaining the mandatory Consent to Establish (CTE) from the State Pollution Control Board (SPCB). The Committee noted that the commencement of such activities without the requisite statutory approvals constitutes a violation of the provisions of the EIA Notification, 2006. The Committee was also of the view that the exemption provided under the Ministry's Office Memorandum dated 07.11.2017 is applicable only to activities undertaken at an existing, duly authorized landfill site and cannot be invoked to regularize activities that were commenced without obtaining the mandatory statutory clearances.

Accordingly, the Committee concluded that the proposal attracts the provisions relating to violation under the EIA Notification, 2006, and is required to be processed in accordance with the procedure prescribed for violation cases under the EIA Notification, 2006, as amended, and the relevant guidelines and directions issued by the Ministry from time to time. However, there is no procedure for handling such cases under the provisions of EIA Notifications, 2006.

In view of the above, the EAC decided to **return** the project in its present form.

Agenda no. 6.3

Development of Extension Secured Landfill Cell in 10.41 Acres of land area adjoining to the Existing Common Hazardous Waste Treatment Storage and Disposal Facility for Punjab located in the revenue estate of Village Nimbua, Tehsil- Derabassi, District SAS Nagar, Punjab, Developed by M/s Nimbua Greenfield (Punjab) Association- For grant of Terms of Reference (ToR) -reg.

(Online Proposal No. IA/PB/INFRA2/565066/2026; File No. :21/13/2026-IA.III)

6.3.1 The proposed project is for grant of Terms of Reference (ToR) for Development of Extension Secured Landfill Cell in 10.41 Acres of land area adjoining to the Existing Common Hazardous Waste Treatment Storage and Disposal Facility for Punjab located in the revenue estate of Village Nimbua, Tehsil- Derabassi, District SAS Nagar, Punjab, Developed by M/s Nimbua Greenfield (Punjab) Association.

6.3.2 The project proponent (M/s Nimbua Greenfield (Punjab) Association) and the accredited consultant (M/s Chandigarh Pollution Testing Laboratory) have submitted the following information regarding the project:

- i. The project is an extension.
- ii. The proposed project is located at Village Nimbua, Tehsil Derabassi, District SAS Nagar, Punjab. The geo-coordinates of the project site as given below:

S. No	Latitude	Longitude
A.	30°36'36.73"N	76°55'7.59"E
B.	30°36'39.85"N	76°55'20.30"E
C.	30°36'36.31"N	76°55'20.96"E

D.	30°36'30.33"N	76°55'15.83"E
E.	30°36'32.82"N	76°55'10.04"E

- iii. The details of the proposed project are given below:

Land use classification	Area (ha)	Area (%)
Built-up Land	4315.32	13.30
Agricultural Land	6837.10	21.07
Agricultural Fallow land	13679.10	42.16
Open Land	400.35	1.23
River	259.07	0.80
Riverbed	395.49	1.22
Vegetation	2466.58	7.60
Forest	2160.45	6.66
Scrub Land	1931.26	5.95
Total	32444.72	100.00

- iv. The project site is located on flat terrain with minor undulations at an elevation of approximately 350 m above mean sea level (AMSL). No major filling is envisaged. The area is not prone to landslides or soil erosion and falls under Seismic Zone IV as per the Bureau of Indian Standards (BIS).
- v. The total water demand of the project will be 48 KLD, out of which 33.4 KLD will be met through fresh water and the remaining 14.6 KLD will be met through recycling of treated wastewater. During the construction phase, the water requirement will be 15KLD (5 KLD for domestic use and 10 KLD for construction activities). During the operation phase, the water requirement will be 48 KLD, comprising 7 KLD for domestic use, 15 KLD for gardening, and 26 KLD for industrial activities including floor washing, vehicular tyre washing, laboratory, boiler make-up, cooling tower make-up, quencher, and scrubber.
- vi. The total wastewater generated will be 14.6 KLD, which will be treated and reused within the project. Permission for abstraction of 56 KLD of groundwater has been obtained from the Punjab Water Regulation and Development Authority (PWRDA).
- vii. The project will treated 11.0 KLD of wastewater generation during the summer and winter seasons and 14.9 KLD during the rainy season. In addition, 5.5 KLD of domestic wastewater will be generated at STP. The wastewater generation to be treated through a Multiple Effect Evaporator (MEE) and Agitated Thin Film Dryer (ATFD) integrated with Reverse Osmosis (RO) under a Zero Liquid Discharge (ZLD) system. The treated effluent will be reused for boiler/ cooling tower/ quencher and tyre washing facility. The domestic wastewater will be treated in a 10KLD (STP), and the treated effluent will be utilized for irrigation of plantation area.
- viii. About 23 kg/day of solid waste will be generated from the canteen. Out of this, 12 kg/day of biodegradable waste will be composted on-site and used for greenbelt development, 8 kg/day of non-biodegradable waste will be handed over to authorized recyclers, 2 kg/day of sanitary waste will be securely wrapped, stored separately, and

sent to authorized waste collectors, and 1 kg/day of special care waste will be handed over to authorized agencies or designated collection centres.

- ix. The power requirement for the project will be 800 kW during both the construction and operation phases and will be supplied by Punjab State Power Corporation Limited (PSPCL). As emergency power backup, two DG sets of 380 kVA and 125 kVA will be installed for emergency power backup during failure of power supply. Energy conservation measures such as LED lighting, energy-efficient motors, VFDs, and optimized process control systems.
- x. Project components (Activities and Facilities to be developed).

S. No.	Particulars	Proposed Capacity
1.	Alternative Fuels and Raw Materials Facility (AFRF)	15,000 TPA
2.	Incineration (INC)	500 (Kg/hr) or 4380 TPA
3.	Direct Landfill (DLF)	30,000 TPA
4.	Landfill after Stabilization Treatment (LAT)	50,000 TPA
Total		99,380 TPA

- xi. Types of Waste and their sources:

S. No.	Waste Category	Description	Sources
1.	Incinerable Hazardous Waste	Hazardous waste having high organic content and calorific value $\geq 2,500$ kcal/kg. Suitable for thermal destruction in the hazardous waste incinerator.	Hazardous wastes will be received from all authorized hazardous waste-generating industries members of NGPA located in the State of Punjab covered under Schedule I & II of the Hazardous and Other Wastes (Management
2.	Landfillable Hazardous Waste	Hazardous waste having calorific value $< 2,500$ kcal/kg and not suitable for incineration. Further classified into Direct Landfill and Landfill after Stabilization.	
	A. Direct Landfill (DLF)	Waste meeting the landfill acceptance criteria prescribed in Table-VI of the document published by CPCB on 24-05-2010, titled as "Performance Evaluation and Monitoring of the Common Hazardous Waste Treatment Storage and Disposal Facilities including Common Hazardous Waste Incinerators"	

	B. Landfill after Stabilization (LAT)	Waste containing leachable heavy metals or reactive constituents not meeting with criteria given in Table –VI of the CBCP Guidelines dated 24-05-2010. The waste is stabilized/solidified to immobilize contaminants before disposal.	and Transboundary Movement) Rules, 2016, subject to waste
3.	Alternate Fuel Resource & Raw Material (AFR)	INC/AFR Disposal Pathway: Incinerable (INC) waste comprises combustible hazardous waste containing significant organic matter and calorific value suitable for thermal treatment in an authorized hazardous waste incinerator. Wastes meeting the calorific value and quality requirements prescribed under CPCB co-processing guidelines may be utilized as Alternate Fuel & Raw Material (AFR) in cement kilns. Accordingly, a portion of INC waste, after drying and conditioning, may be diverted for AFR co-processing, while the remaining waste is disposed of through incineration.	acceptance criteria and authorization under the applicable environmental regulations.

b. Waste generation projections and strategy for collection, treatment and disposal.

Strategy for Collection of Hazardous Waste		
S. No	Activity	Collection Strategy
1.	Comprehensive Analysis of the Hazardous Waste	At the time of executing agreement with the Hazardous waste generator, a comprehensive analysis of the waste shall be done and proper record of the same shall be maintained.
2.	Waste Intimation & Manifest System	Hazardous waste-generating industries authorized under the Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 shall submit a request to NGPA/CHWTSDF for collection and disposal of hazardous waste. Each waste consignment shall be accompanied by a seven-copy Manifest (Form 10) prescribed under Rule 19 of the HOWM Rules, 2016. The manifest contains details of the waste generator (occupier), transporter, receiver (CHWTSDF), waste category, quantity, physical form, packaging, emergency information, and destination. The manifest system ensures cradle-to-grave tracking of hazardous

		waste from the point of generation to its final treatment and disposal. All copies of the manifest are duly signed by the occupier, transporter, and TSDF operator at different stages, and the final acknowledged copy is returned to the waste generator as proof of environmentally sound disposal.
3.	Vehicle Deployment	Based on the waste collection request received from the member industry, NGPA/CHWTSDF schedules collection through dedicated, GPS-enabled hazardous waste transport vehicles. The movement of each vehicle is monitored through a GPS-based tracking system to ensure safe transportation, route compliance, and timely delivery to the TSDF.
4.	Transportation	Hazardous waste shall be transported in dedicated, covered, leak-proof vehicles displaying the prescribed hazardous waste labels and emergency information panels, in accordance with the HWM Rules, 2016, CPCB guidelines, and the Central Motor Vehicles Rules.
5	Receipt at CHWTSDF	• Upon receipt at the CHWTSDF, fingerprint analysis of each hazardous waste consignment shall be done to compare the characteristics of the waste with the comprehensive analysis to ascertain as to whether the hazardous waste characteristics are matching or not. • If the characteristics are found matching then further procedure as mentioned below is initiated: • verification of prescribed Manifest (Form 10) • weighing of hazardous waste • To ascertain the pathway of disposal i.e. DLF or LAT, Incinerable or AFRF • Thereafter, the accepted waste shall be stored in designated storage sheds with proper labeling and compatibility-based segregation until further treatment or final disposal • If the characteristics are not found matching, then generator of the hazardous waste will be intimated that the HW needs re-analysis. After re-analysis the procedure as mentioned above is followed.

xii. The project is not located in Critically Polluted area.

xiii. No human habitation exists within a radius of 500 m of the project site; the nearest residential habitation is of Village Nimbua, Tehsil DeraBassi, District SAS Nagar, located approximately 1.15 km towards the southwest (SW) of the project site.

- xiv. No forest land is involved as project site is located in the Free Enterprise Zone (FEZ), as per Government of Punjab, Department of Industries vide Notification No. 3/4/87-3IB1/311 dated 09.01.1990.
- xv. The project site does not fall within any Reserved Forest or Protected Forest area. However, the following forest areas are located within the 10 km study area: BirKheri Protected Forest (PF) at approximately 8.21 km (SW), BirPirMachhela Reserved Forest (RF) at approximately 8.32 km (NW), and BhojMataur Protected Forest (PF) at approximately 9.37 km (NE).
- xvi. Khol Hi-Raitan wildlife sanctuary is located at a distance of 7.21 Km in NE & 8.45 Km toward NW direction. MoEF&CC vide Notification S.O.1394 (E) dated 3rd June, 2009 has declared five kilometers from the boundary of the protected area of Khol Hi Raitan Wildlife Sanctuary as 'Eco Sensitive Zone'.
- xvii. The nearest water bodies to the project site are MedkhaliNala at approximately 1.29 km (NW), Ghaggar River at approximately 5.46 km (NW), Dudhgarh Ki Nadi at approximately 5.60 km (E), and DangriNadi at approximately 7.70 km (SE).
- xviii. No NBWL Clearance is required for the project.
- xix. No Court case pending against the project.
- xx. The total Cost of the project is ₹32.36. crores.
- xxi. The land area measuring 10.41 acres (42,124 sq. m) and greenbelt area of the project is 6,800.38 sq.m i.e. 16%.
- xxii. Employment potential: Approximately 50 persons will be deployed during the construction phase, while around 125 persons will be engaged during the operational phase, covering administrative, technical, skilled and unskilled roles. 25 persons is estimated as floating population..
- xxiii. Benefit of the project: Scientific management of hazardous waste, reduction in environmental pollution, compliance with environmental regulations, improved public health protection, and employment generation.

6.3.3 The EAC, during deliberations noted the following:

- i. The project/activity is covered under Category A and item 7(d) "Common Hazardous Waste Treatment, Storage and Disposal Facilities (TSDFs) having incineration and landfill" of the Schedule to the EIA Notification, 2006 as amended, therefore the proposal requires appraisal at the central level.
- ii. The land area measuring 10.41 acres of proposed Common Hazardous Waste Treatment, Storage and Disposal Facility (CHWTSDF) is located in the revenue estate of Village Nimbua, Tehsil Derabassi, District SAS Nagar, Punjab.
- iii. Nimbua Greenfield (Punjab) Association (NGPA) is the developer of the Common Hazardous Waste Treatment, Storage and Disposal Facility (TSDF) located at Village Nimbua, District SAS Nagar (Mohali), Punjab. The facility has been established on approximately 20.64 acres of land. The TSDF infrastructure was developed through Government grant-in-aid, promoter contribution and institutional financing.
- iv. NGPA as Developer entered into a Design, Build and Operate (DBO) Agreement dated 08.05.2006 and a Supplementary Agreement dated 20.11.2010 with M/s Re-Sustainability Limited (M/s ReSL) as Operator (formerly M/s Ramky Enviro Engineers

- Limited). Pursuant to these agreements, the assets were handed over to ReSL vide NGPA letter No Nimbua/Accs/2k11-2k12 dated 11.05.2011 for operation, maintenance and safe upkeep. However, ownership of these assets has always remained with NGPA.
- v. The Incinerator and Alternative Fuel and Raw Material (AFR) Facility established by M/s ReSL pursuant to approvals obtained after the Environmental Clearance granted in January 2020 are separate assets owned by M/s ReSL. NGPA acknowledges that these facilities are distinct from the original TSDF infrastructure developed by NGPA. Any future arrangement relating to their ownership, acquisition, transfer or continued operation shall be governed by the provisions of the DBO Agreement Article 17, Section 17.4(a)(iv) & (v) and any mutually agreed terms.
 - vi. The PP submitted a Certificate of Incorporation issued by the Ministry of Corporate Affairs pursuant to the change of name of the company from Nimbua Greenfield (Punjab) Limited to Nimbua Greenfield (Punjab) Association, bearing Corporate Identification Number (CIN): U00000PB2004NPL026873.
 - vii. The project had earlier obtained EC vide letter dated 06.01.2020 in favour of M/s Punjab Waste Management Project (M/s Ramky Enviro Engineers Limited) for the establishment of a Hazardous Waste Incinerator Facility (500 kg/hr) at the existing Common Hazardous Waste Treatment, Storage and Disposal Facility (CHWTSDF) located at Nimbuan, DeraBassi, District Mohali, Punjab. Subsequently, the said EC was transferred in the name of M/s Re-Sustainability Limited consequent upon the change in the name of the project operator from Punjab Waste Management Project to M/s Re-Sustainability Limited, vide MoEF&CC letter dated 28.11.2022.
 - viii. PP has applied the proposal for Fresh ToR and stated that this project is not a new independent project, but an extension / expansion of the existing CHWTSDF facility, intended to augment landfill capacity once the existing cells reach their design limit. The proposed extension will utilize the existing common infrastructure available at the site, including internal access roads, utilities, leachate management systems, and other support facilities. This approach ensures efficient land use, optimal utilization of existing infrastructure, and avoidance of duplication of environmental management systems.
 - ix. The PP submitted a letter dated 11.05.2011 regarding the handover of assets for operation, maintenance, and safe upkeep from M/s Nimbua Greenfield (Punjab) Limited to M/s Ramky Enviro Engineers Limited.
 - x. PP submitted a letter dated 12.06.2026 regarding ownership, operation and reversion of assets of the TSDF facility at Nimbua, Punjab in connection with the “development of extension secured landfill cell in 10.41 acres adjoining the existing CHWTSDF for Punjab.
 - xi. The PP submitted an affidavit vide letter dated 03.07.2026 stating that no construction has been undertaken at the proposed project site measuring 10.41 acres. The PP further confirmed that no rehabilitation and resettlement (R&R) issues are involved, as the site is vacant. It was also certified that no litigation pertaining to the project is pending before the Hon'ble National Green Tribunal (NGT) or any other Court of Law.

6.3.4 The EAC, after detailed deliberations, observed that the PP had submitted the proposal seeking grant of fresh Terms of Reference (ToR). During the presentation, the PP clarified that the proposed project is not a new standalone Common Hazardous Waste Treatment, Storage and Disposal Facility (CHWTSDf), but an extension/expansion of the existing CHWTSDf facility intended to augment the landfill capacity upon exhaustion of the existing landfill cells. The PP further submitted that the proposed extension would utilize the common infrastructure available at the adjoining existing facility, including internal roads, utilities, leachate collection and treatment systems, and other ancillary infrastructure, thereby ensuring optimal utilization of the existing environmental management systems and avoiding duplication of infrastructure. The Committee, however, observed that despite the above submissions, the proposal had been filed under the category of fresh ToR for instead of as an expansion to the existing project, and the PP failed to provide adequate justification for the same.

Further, PP during presentation submitted that the proposed project would utilize the infrastructure and assets covered under the existing Environmental Clearance (EC) dated 06.01.2020 granted to M/s Re-Sustainability Limited, based on a Memorandum of Understanding (MoU) executed between M/s Re Sustainability Limited and the PP. The Committee observed that the proposal did not adequately explain the legal, technical, and operational framework governing the proposed utilization of infrastructure belonging to another Project Proponent. In the absence of supporting documents and a clearly defined implementation mechanism, the Committee was of the view that the proposal lacked sufficient justification and appeared to be based on assumptions. Accordingly, the PP was directed to submit the MoU with M/s Re-Sustainability Limited along with all relevant supporting documents, a detailed implementation framework, and the legal basis for utilizing the infrastructure covered under another project's Environmental Clearance. In the event to instant proposal, there would not be any fixing of ownership and non-compliance of EC conditions (if any).

The Committee also observed that an existing Treatment, Storage and Disposal Facility (TSDF), operated by M/s Re Sustainability Limited, is already functioning in the vicinity of the proposed project site. Accordingly, the Committee suggested that the PP shall submit a detailed justification for establishing an additional TSDF at the proposed location, including an assessment of the necessity of the proposed facility, the adequacy of the existing TSDF infrastructure in the region, and the anticipated requirement based on hazardous waste generation and future demand.

The Committee further observed that, as per the Ministry's Office Memorandum dated 29.08.2016, the prescribed inter distance criterion for establishment of a Treatment, Storage and Disposal Facility (TSDF) is 400 km. Accordingly, the PP shall furnish a comprehensive assessment demonstrating compliance with the provisions of the aforesaid Office Memorandum and the applicable Central Pollution Control Board (CPCB) guidelines, including the prescribed distance criteria, availability and capacity of the existing TSDF facilities within the region, projected hazardous waste generation, proposed treatment and disposal capacity, and any other relevant technical and regulatory considerations justifying the establishment of the proposed facility.

During the appraisal, the PP stated that the proposed project would function as a separate unit while utilizing the machinery, incinerator, utilities, and other infrastructure available in the adjoining facility operated by another PP. The Committee observed that no detailed action plan, operational protocol, technical justification, or regulatory framework governing such an arrangement had been furnished. Further, the title, scope, and nature of the proposal were found to be inconsistent with the submissions made during the appraisal, necessitating appropriate clarification and revision by the PP.

It was also informed that incinerator in the current TSDF site is owned by M/s Re Sustainability Limited for which EC was obtained by M/s Re Sustainability Limited. EAC desired that clarity from PP regarding usage or ownership of incinerator and disposal of ash generated from it. Further, it was also advised to PP that it may transfer the current EC in its own name and apply for expansion proposal in order to bring overall clarity in the proposal.

In view of the above, the EAC decided to **return** the project in its present form.

Agenda no 6.4

Proposed Group Housing Project at Khasra No. 18, 22, 23, 26, 27, 28, 29, 30, 31, 32,33, 34, 50, 51, 80, 81, 83 Village, Gujrara Mansingh Pargana Parwa Doon, Dehradun, Uttrakhand by M/s Sharda Hotels & Tours Pvt. Ltd. And M/s Cool Breez Exports Pvt. Ltd.- For Grant of Environmental Clearance – reg.

(Online proposal no. IA/UK/INFRA2/569347/2026; F.No: 21/10/2026-IA.III)

6.4.1 The Proposal is for Environmental Clearance for Proposed Group Housing Project at Khasra No. 18, 22, 23, 26, 27, 28, 29, 30, 31, 32,33, 34, 50, 51, 80, 81, 83 Village, GujraraMansinghParganaParwaDoon, Dehradun, Uttrakhand by M/s Sharda Hotels & Tours Pvt. Ltd. And M/s Cool Breez Exports Pvt. Ltd.

6.4.2 The project proponent (M/s Sharda Hotels & Tours Pvt. Ltd. and M/s Cool Breez Exports Pvt) along with their NABET Accredited Environmental Consultant (M/s Oceao-Enviro Management Solutions (India) Pvt. Ltd) presented the project, salient features of which are as follows:

- i. The project is new.
- ii. The project had obtained earlier building plan sanction from Mussoorie Dehradun Development Authority (MDDA) on 27.09.2012 for a total built-up area of 14,299.11 sq.m. Out of the said approved area, construction has been carried out for 8,962.37 sq.m only. Subsequently, the revised building plan sanction has been obtained from MDDA vide letter dated 21.02.2025, wherein the total built-up area of the project has been revised to 27,077.87 sq. m.

- iii. The project is located at village Village, Gujrara Mansingh Pargana Parwa Doon, Dehradun, Uttarakhand having geographical co-ordinates 30°22'2.64"N Latitude and 78° 5'59.22"E Longitude.
- iv. The total plot area is 2.52 acres (10205.52 sq. m), FSI area is 17,250.16 sq. m and total construction area of 27,077.87 sq. m. The project will comprise of 3 Buildings. Total 222 flats shall be developed. Maximum height of the building is 26.25 m. The details of building are as follows:

Sl. No.	Area Description	Earlier Approved Area in sq. m	Latest Approved Area in sq. m	Change in area in sq. m
1	Total Plot Area As per Lease Deed	10205.52	10205.52	0
2	Total Plot Area as per physical possession	9734.91	10205.52	470.61
3	Deduction for Road as per Master Plan	114.97	114.97	0
4	Net Plot area	9619.94	10090.55	470.61
5	FAR	10322.34	17250.16	6927.82
6	Non-FAR	3976.77	9827.71	5850.94
7	Total Built-up area (FAR + Non-FAR)	14299.11	27077.87	12778.76

- v. During construction phase, total water requirement is expected to be 50.KLD which will be met by local vendor During the construction phase, soak pits and septic tanks will be provided for disposal of waste water. Temporary sanitary toilets will be provided during peak labor force.
- vi. During operational phase, total water requirement of the project is expected to be 156 KLD and the same will be met by 100 KLD fresh water and 57 KLD Recycled Water. Wastewater generated (135 KLD) will be treated in 150 KLD STPs capacity. 57 KLD of treated wastewater will be recycled and re-used (50 KLD for flushing, 07 KLD for gardening etc.). About 85 KLD will be disposed in to municipal drain.
- vii. About 555 Kg/Day solid wastes will be generated in the project. The biodegradable waste (333 Kg/Day) will be processed in OWC and the non-biodegradable waste generated (222 Kg/Day) will be handed over to authorized local vendor.
- viii. The total power requirement during construction phase is 50 KW and will be met through Gensets met the CPCB norms. and total power requirement during the operation phase is 1000 KW and will be met from Uttarakhand Power Corporation Limited.
- ix. Rooftop rainwater of buildings will be collected of 108 CUM of total 105 CUM capacity RWH tank for harvesting after filtration.
- x. Parking facility for 6329.32 SqM (229 ECS) for four wheelers and two wheelers is proposed to be provided against the requirement of 223 ECS.
- xi. Proposed energy saving measures would save about 10% of power.

- xii. No Forest land diversion is involved for the proposed project site.
- xiii. The project site is not located within Critically Polluted area.
- xiv. No NBWL clearance is required for the proposed project.
- xv. The project site is not located within 10 km of Eco sensitive zone.
- xvi. No litigation/ court case is pending against the project.
- xvii. Green belt development and Details of tree felling/transplantation- Tree felling and plantation is not involved the project. 11% of the total area is proposed as green.
- xviii. The estimated Capital cost of the proposed project Rs.92 Crores.
- xix. The project is expected to be completed in 24 months.
- xx. Employment potential- The project will generate local and state level employment.
- xxi. Benefits of the project: The project is leading to generation of local employment, infrastructure development, Sustainable livelihood strengthening, increasing the revenue to the state by way of taxes and duties

6.4.3 The EAC, during deliberations noted the following:

- i. The committee noted that the project/ activity is covered under category ‘B’ of item 8(a) ‘Building and Construction projects’ of the Schedule to the EIA Notification, 2006 as amended and requires appraisal at the State level. However, due to the temporary absence of SEIAA / SEAC in Uttarakhand, this proposal has been submitted at the Central level by the sectoral EAC as per the provisions of the OM No. IA3-22/10/2022-IA.III [E 177258] dated 02.08.2023.
- ii. The project had obtained earlier building plan sanction from Mussoorie Dehradun Development Authority (MDDA) on 27.09.2012 for a total built-up area of 14,299.11 sq.m. Out of the said approved area, construction has been carried out in 8,962.37 sq.m only. Subsequently, the revised building plan sanction has been obtained from MDDA vide letter dated 21.02.2025, wherein the total built-up area of the project has been revised to 27,077.87 sq. m.
- iii. Further, this project was considered by the EAC in its 5th EAC meeting held during 03.06. 2026, after detailed deliberation, the committee deferred the proposal for want of additional details. Accordingly, the Additional Details Sought (ADS) has been raised through PARIVESH portal. Thereafter, the PP has submitted a point-wise reply to the ADS. Subsequently, this proposal reconsidered by the EAC. The details of ADS and PP reply is given below:

S. No.	ADS raised by the Ministry	PP reply
1	The Committee further observed that the PP had not circulated the documents to the Committee members as required and specified in the agenda for the meeting. The Committee noted that the non-submission of the requisite	The documents was inadvertently not circulated to the Committee members as required prior to the meeting. We sincerely apologies for this and the same will not be repeated in any further correspondences.

	documents in advance hindered a comprehensive examination of the proposal. Accordingly, the Committee advised the PP to strictly adhere to the instructions specified in the agenda and ensure timely submission and circulation of all relevant documents for future consideration.	
2	The Committee also directed the PP to submit a drone video of the project site along with the requisite documents to facilitate a better assessment of the project and its surrounding environment.	PP has stated that the drone video of the project site along with its surrounding environment will be presented during the presentation.

6.4.4 The EAC, during deliberations, observed that the instant proposal was earlier considered in its 5th EAC meeting held on 03.06.2026, wherein the Committee had deferred the proposal and sought Additional Details Sought (ADS). The PP has now submitted drone videos of the proposed project along with a point-wise response to the ADS raised during the earlier meeting. Accordingly, the proposal was reconsidered by the EAC.

The Committee observed that the proposal has been submitted in the names of two companies, namely M/s Sharda Hotels & Tours Pvt. Ltd. and M/s Cool Breeze Exports Pvt. Ltd., as PP for grant of EC. The Committee advised that, as per the provisions of the EIA Notification, 2006 and its subsequent amendments, EC can be granted only in the name of a single legal entity. Accordingly, the PP was suggested to select one company in whose name the EC is to be considered and submit a duly notarized undertaking confirming the same. The Committee further suggested that the PP shall assume all rights, liabilities, and responsibilities, including compliance with all EC conditions stipulated in the existing EC.

Further, the Committee enquired about the approved building plan in relation to the existing total built up area of the project. During the meeting, the PP informed that the total built up area of the project is 14,000 sq. m. However, upon examination of the approved building plan submitted by the PP, the Committee observed that the built up area reflected therein is more than 14,000 sq. m. The PP failed to satisfactorily explain the discrepancy or clearly establish the actual plot area of the project. Accordingly, the Committee advised the PP to submit a revised and authenticated approved building plan along with documentary evidence indicating the correct plot area and reconciling the discrepancy in the records.

The Committee enquired about the organizational structure of the EMC, particularly regarding the availability of personnel with an environmental background at the project site. The Committee observed that no environmental professionals have been engaged by the company.

Accordingly, the committee advised the PP to establish a full-fledged EMC with qualified environmental personnel within three months.

The Committee further observed that the PP has proposed a green area of approximately 1,151.25 sq. m. (11% of the total plot area) with plantation of 204 trees. The Committee observed that the proposed greenbelt is inadequate and advised the PP to increase the greenbelt area to at least 15% of the total project area on mother earth and also provide/submit the details of local guidelines towards development of green belt. Accordingly, the PP was suggested to submit a revised greenbelt plan along with details of native species proposed for plantation. The committee also enquired whether any tree cutting is involved in the project, to which the PP submitted that no tree cutting is proposed in the project area.

The Committee further enquired about the groundwater table at the project site. The PP stated that the groundwater level is below 500 m bgl. The Committee advised the PP to submit authenticated groundwater level data, duly certified by the concerned competent authority, in support of the claim.

Further, the Committee observed that the PP had not submitted a drainage map covering a 500 m radius around the project site. The Committee noted that such a map is an essential document for assessing the existing drainage pattern, natural watercourses, and the potential impact of the proposed development on storm water flow and water management in the surrounding area. In the absence of this information, the Committee was unable to adequately assess the site's drainage characteristics. Accordingly, the PP was advised to submit an authenticated drainage map covering a 500 m radius around the project site, clearly indicating all natural and man-made drains, water bodies, drainage flow directions, and stormwater discharge points, duly authenticated by the competent authority.

The Committee further observed that the PP has proposed installation of solar PV panels with a capacity of 100 kW. It was advised to submit details of the area proposed for installation of solar panels, including the percentage of area earmarked for the same. As the PP did not furnish the requisite calculations, the Committee advised the PP to revise the proposal of power generation from solar panel and submit details of the solar panel capacity and corresponding area coverage.

The Committee inquired about compliance with ECSBC, 2024. In response, the PP informed that no study has been carried out under ECSBC, 2024 and committed to undertake the study and submit the same to the Committee.

Further, the Committee enquired about the traffic management aspects of the project. In response, the PP informed that no traffic study has been conducted for the proposed development. The Committee observed that the traffic impact of the project has not been adequately assessed and advised the PP to submit a detailed Traffic Impact Assessment and Traffic Management Plan.

Further, the Committee advised the PP to utilize treated water for construction purposes and obtain the necessary permission/assurance from the concerned authority. The Committee also advised the PP to obtain permission/assurance from CGWA for groundwater extraction, if proposed.

The Committee further observed that, as per the DSS available on the PARIVESH portal, the project site appears to fall within the boundary of a draft ESZ. Accordingly, the Committee advised the PP to submit details regarding the ESZ, National Park, Forest Area, and other eco-sensitive features, along with an appropriate conservation plan. The Committee also advised the PP to revise the EMP accordingly.

In view of the above, the Committee has directed that PP submit the following for further consideration of the proposal:

- i. PP shall submit a duly notarized undertaking on stamp paper confirming compliance with all conditions stipulated in the existing EC and clearly indicating the legal entity in whose name the EC is proposed to be considered.
- ii. PP shall submit a revised and authenticated approved building plan, along with documentary evidence clearly indicating the correct plot area and reconciling the discrepancy observed during the appraisal.
- iii. PP shall submit 500 m contour map of the proposed project.
- iv. PP shall submit the organizational structure of the EMC, including details of qualified environmental professionals proposed to be engaged for environmental management and monitoring.
- v. PP shall increasing the greenbelt area to at least 15% of the total plot area on mother earth and submit a revised greenbelt plan indicating the number of trees and native species proposed and also provide/submit the details of local guidelines towards development of green belt.
- vi. PP shall submit authenticated groundwater level data issued by the concerned competent authority.
- vii. PP shall submit detailed calculations and a comprehensive solar energy plan indicating the proposed solar PV capacity, area earmarked for installation, and percentage of total rooftop/open area proposed to be utilized.
- viii. PP shall submit the detailed RWH plan, including design, storage capacity, and utilization mechanism.
- ix. PP shall submit the compliance status of ECSBC, 2024, along with the study report and supporting calculations.
- x. PP shall submit a detailed Traffic Impact Assessment and Traffic Management Plan for the project.
- xi. PP shall obtain and submit permission/assurance from CGWA for groundwater extraction, if applicable, and treated water supply assurance from the concerned State Water Resources Department/competent authority.
- xii. PP shall submit details regarding tree cutting, if any, along with the requisite permission from the State Forest Department.

- xiii. PP shall submit details of the ESZ/National Park/Forest Area and other eco-sensitive features in the vicinity of the project site, along with an appropriate conservation plan and revised EMP.

After detailed deliberations, the EAC decided to **defer** the project for want of above.

Any other item:

Agenda No. 6.5.

Norms and Criteria presently being adopted by SEIAA Punjab for appraisal and consideration of proposals falling under the category of Amendment/Expansion – reg.

6.5.1. The instant matter is regarding clarification for applicability of Amendment/Expansion of Environmental Clearance (EC) received from IA-Policy of MoEF&CC, along with its observations on the “Norms and Criteria presently being adopted by SEIAA Punjab for appraisal and consideration of proposals falling under the category of Amendment/Expansion.”

6.5.2. It was noted that IA-Policy has forwarded a letter received from the Member Secretary, SEIAA Punjab vide Letter No. SEIAA/MS/2025/82 dated 30.04.2026, wherein it has been informed that SEIAA Punjab is adopting the following indicative norms and criteria for the purpose of classification of proposals as Expansion or Amendment:

Sr. No.	Application details pertaining to Built-up Area (BUA) of the project.	Application details pertaining to Population/ pollution load/ water consumption/ sewage generation, of the project.	The matter shall be appraised as
1	Increases	Increases	Expansion Case
2	Increases	Decreases	Amendment Case
3	Decreases	Increases	Amendment Case

6.5.3. Based on the above, the IA-Policy has mentioned the following comments:

1. The matter has been examined and prima-facie, the interpretation at sl.no. 2 that increase in BUA and decrease in pollution load would qualify as an amendment, appears to be incorrect.

2. Any increase in BUA would be considered as an expansion proposal and may warrant fresh appraisal including fresh Form-1, Form1A & CCR and in case it is an 8(b) project, it may even warrant a fresh EIA study.

6.5.4. In view of the above, the comments of the Infra-II Division were sought by the IA Policy Sector. Accordingly, the matter was placed before the Expert Appraisal Committee (EAC) for its consideration during the present meeting. The Committee noted that, as per the

provisions of the Environmental Impact Assessment (EIA) Notification, 2006, as amended, Building Construction Projects and Townships and Area Development Projects are covered under Schedule Item Nos. 8(a) Building Construction Projects and 8(b) Townships and Area Development Projects, respectively. The threshold limits prescribed for these categories are based on the Built-up Area (BUA) of the project.

6.5.5. After detailed deliberation, the committee observed that the Ministry vide Office Memorandum (OM) dated 05.05.2022, *inter-alia*, clarified that any change in configuration/planning/design of the appraised building project for which EC was granted shall not require amendment of EC, subject to no change in (i) Built Up Area (ii) Floor Area Ratio (FAR) (iii) change in exterior spaces /green belts, parking, walkways and driveways that are covered including attics and outdoor sports courts and subsequently, the Ministry vide OM dated 10.09.2025 amended the OM dated 05.05.2022 and the words no change in Built Up Area, Floor Area Ratio (FAR) has been re-worded as no increase in Built Up Area, Floor Area Ratio so that building projects which reduce their Built Up Area, subject to no increase in pollution load may not be required to seek EC amendment.

6.5.6. The committee observed that comments or opinion of IA Policy is correct i.e. increase in BUA and decrease in pollution load would qualify as an amendment, appears to be incorrect. The Committee further observed that the threshold limits prescribed for Schedule Item Nos. 8(a) and 8(b) are based on the Built-up Area (BUA) of the project. Accordingly, any increase in the Built-up Area over and above that stipulated in the EC previously granted by the SEIAA/MoEF&CC shall be treated as an expansion proposal and shall be appraised in accordance with the provisions applicable to expansion projects under the EIA Notification, 2006, as amended. The details are given below:

Sr. No.	Application details pertaining to Built-up Area (BUA) of the project.	Application details pertaining to Population/ pollution load/ water consumption/ sewage generation, of the project.	The matter shall be appraised as
1	Increases	Increases	Expansion Case
2	Increases	Decreases	Expansion Case
3	Decreases	Increases	Amendment Case

Further, it is also observed that any deviation (if any) from this interpretation may be not inline with the provisions of EIA Notifications, 2006 and same may have to relooked as appropriate.

LIST OF PARTICIPANTS

Sl. No.	Name & Address	Designation	Present/Absent
1.	Sh. Ram Kumar	Chairman (EAC)	Virtual
2.	Sh. Munna Kumar Shah, Scientist - E	Member Secretary (EAC)	Virtual
3.	Sh. Monish Mullick	Member (EAC)	Virtual
4.	Sh. C D Singh	Member (EAC)	Absent
5.	Dr. Sarita Sajja	Member (EAC)	Virtual
6.	Ms. Bineesha Payattati	Member (EAC)	Virtual
7.	Sh. Vasu Mitra Arora	Member (EAC)	Virtual
8.	KR Sree Harsha	Member (EAC)	Virtual
9.	Dr. Suman Mor	Member (EAC)	Virtual
10.	Sh. Subhash Chandra Mishra	Member (EAC)	Virtual
11.	Dr. Bhartendu Kumar Singh	Member (EAC)	Absent
12.	Dr. Anil Kumar Gupta	Member (EAC)	Virtual
13.	Er. Pawan K Goyal	Member (EAC)	Absent
14.	Sh. Smarajit Dey	Member (EAC)	Virtual
15.	Dr. Meenakshi Dhote	Member (EAC)	Absent
16.	Dr. S. Prabhu, Scientist –D MoEF&CC, New Delhi	Special Invitee	Virtual

Meeting of EAC (Infra-2) held on 18th June, 2026 for Corrigendum/Amendment in the Minutes of Meeting of 5th EAC meeting held on 3rd June, 2026 with respect to Environmental Clearance proposal of Establishment of Sindhu Central University (SCU), at village Khaltsi, Tehsil Gothang District Leh, UT of Ladakh, developed by M/s Bureau of Central University, Department of Higher Education (DHE), Ministry of Education (MoE), Govt. of India

(Online Proposal No. IA/LA/INFRA2/565175/2026; F. NO. 21/11/2026-IA.III)

5.3.1 The Proposal is for Environmental Clearance for Establishment of Sindhu Central University (SCU), at village Khaltsi, Tehsil Gothang District Leh, UT of Ladakh, developed by M/s Bureau of Central University, Department of Higher Education (DHE), Ministry of Education (MoE), Govt. of India.

5.3.2 The project proponent (M/s Bureau of Central University, Department of Higher Education (DHE), Ministry of Education (MoE), Govt. of India) along with their NABET Accredited Environmental Consultant (M/s Skilled Enviro Services) presented the project, salient features of which are as follows:

- xxii. The project is new.
- xxiii. The proposal was earlier considered during the 4th SEAC meeting of the UT of Ladakh held on 04.02.2026 and was subsequently recommended for Environmental Clearance (EC) in the 5th SEAC meeting of the UT of Ladakh held on 04.04.2026.
- xxiv. The project is located at village Khaltsi, Tehsil Gothang District Leh, UT of Ladakh having geographical co-ordinates 34°19'32.87"N Latitude and 76°52'42.60"E Longitude.
- xxv. The total plot area is 5,43,400 sq. m, FSI/FAR area is 66,916.44 sqm and total construction built-up area of 68,664.44 sq.m. The project will comprise of 16 Buildings. Maximum height of the building is G+3. The details of building are as follows:

Building No.	Particulars	Floor Height	Capacity	Built-up Area of Each Block (sq.m)	Total No. of Blocks	Total Built-up Area (sq.m)
B01	Academic Block - A	LG+G+2	-	4780.49	2	9560.98
B01	Academic Block - B	G+2	-	2535.93	3	7607.79
B02	Central Library	G+3	-	6310.29	1	6310.29
B03A	Admin Block-A	G+2	-	1855.62	1	1855.62
B03B	Admin Block-B	G+2	-	1855.62	1	1855.62

B04	PG Hostel Block	G+3	64 each block	2315.23	6	13891.38
B05	PG + UG Hostel Block	G+3	UG-96, PG-16	2724.01	1	2724.01
B06	PHD Hostel Block	G+3	20 each block	1595.97	1	1595.97
B07A	Type 2A	G+3	8 Units	806.85	1	806.85
B07B	Type 2B	G+3	7 Units	727.60	1	727.60
B08A	Type 3	G+3	8 Units	910.46	3	2731.38
B09A	Type 4	G+3	8 Units	1391.20	4	5564.80
B10A	Type 5	G+3	8 Units	1814.42	4	7257.68
B11	VC Residence	G+1	1 Unit	418.14	1	418.14
B12	Auditorium	G	220 Pax.	1250.00	1	1250.00
B13	Guest House	G+1	15 Units	728.67	1	728.67
B14A	Centralized Kitchen & Mess Area + Student Activity Centre	G+2	180	1356.47	1	1356.47
B16	Infirmary	G	-	226.52	1	226.52
-	HT PANEL ROOM	G	-	500.00	1	500.00
-	HVAC PLANT ROOM	G	-	500.00	1	500.00
-	Pump Room (STP)	G	-	115.00	1	115.00
-	HT METER & VCB ROOM	G	-	64.67	1	64.67
-	CSS (6 Nos.)	-	-	900.00	1	900.00
-	Pump Room (UGT)	G	-	115.00	1	115.00
Total						68,664.44
Total plot area		5,43,400 sq. m (54.34 ha)				
Total Gross Built-up Area		68,664.44 sq.m				
Ground Coverage Achieved		20,177 sq.m				
Green Area		108,680 sq.m				
Open Area		419,915 sq.m				
Maximum No. of Floors		G + 3				
FAR area		66,916.44 sq.m				

xxvi. During construction phase, total water requirement is expected to be 20 KLD which will be met by authorized water supplier. During the construction phase, soak pits and

septic tanks will be provided for disposal of waste water. Temporary sanitary toilets will be provided during peak labor force.

- xxvii. During operational phase, total water requirement of the project is expected to be 400.56 KLD and the same will be met by 238 KLD fresh water from PHED/River water and 162 KLD Recycled Water. Wastewater generated 354 KLD will be treated in 3 STPs of total 265 KLD capacity (265 KLD (academic & admin block), 100 (Residential Block) and 85 KLD (Hostel Block) & 1 ETP of 50 KLD. 316.89 KLD of treated wastewater will be recycled and re-used (162 KLD for flushing, 154.89 for gardening etc.).
- xxviii. About 5.27 TPD solid wastes will be generated in the project. The biodegradable waste (3.16TPD) will be processed in OWC and the non-biodegradable waste generated (2.11 TPD) will be handed over to authorized local vendor.
- xxix. The total power requirement during construction phase is 100 KVA and will be met from DG set & LT meter and total power requirement during the operation phase is 14.55 MW and will be met from LPDDC.
- xxx. Rooftop rainwater of buildings will be collected in 8 RWH tanks of total 25.12 KLD capacity for harvesting after filtration.
- xxxi. Parking facility for 286 four wheelers and 287 two wheelers is proposed to be provided against the requirement of 286 and 287 respectively (according to local norms).
- xxxii. Proposed energy saving measures would save about 10.30 % of power.
- xxxiii. No Forest land diversion is involved for the proposed project site.
- xxxiv. The project site is not located within Critically Polluted area.
- xxxv. The project site is not located within 10 km of Eco sensitive zone.
- xxxvi. No litigation/ court case is pending against the project.
- xxxvii. Total green area developed within the project will be 1,08,680 sq.m (20 % of the plot area)
- xxxviii. The estimated Capital cost of the proposed project approx. Rs. 952.87 crore.
- xxxix. The project is expected to be completed in 3 years.
- xl. The total outlay of the Environment Management Plan: (Capital Cost = Rs. 30 Lakhs Lakh; Recurring Cost- Rs.15 lakhs/ year = During construction phase and during operation phase Capital Cost = Rs. 294.34 Lakhs, Recurring Cost = Rs. 92.17. Lakhs /year).
- xli. Employment potential- during construction phase, 100 nos and about 2400 person engaged during operation phase.
- xlii. Benefits of the project: Well connected with the network of public transport, local railways and cabs. Pollution free environment with proper drainage and sewage system. Easy access to the airport and local Railway Station. For Environmental benefits, Green area 108680 sq. m (20% of Plot area) will be developed. 8 no. of RWH pits will be provided for rainwater harvesting. Energy efficient building material during the construction stage will help in the reduced impact on the environment directly & indirectly. A well-designed waste management approach such as the different collection unit for wet & dry waste respectively.

5.3.3 The EAC, during deliberations noted the following:

- i. The PP has informed that the project/ activity is covered under category ‘B’ of item 8(a) ‘Building and Construction projects’ of the Schedule to the EIA Notification, 2006 as amended and requires appraisal at the State level. However, in absence of chairman SEIAA and being the national importance project, it was considered at Central Level.
- ii. The proposal was earlier considered during the 4thSEAC meeting of the UT of Ladakh held on 04.02.2026 and was subsequently recommended for Environmental Clearance (EC) in the 5thSEAC meeting of the UT of Ladakh held on 04.04.2026.
- iii. PP submitted land document vide letter dated 13.12.2025 issued by Administration of UT of Ladakh, Office of the sub-divisional Magistrate Khaltisi, pertaining to the transfer of land in favour of the Central University at Gothang, Khaltisi. A corrigendum order was also submitted, revising the land area from 1043 Kanals to 1075 Kanals and 05 Marlas for necessary updation in the revenue records.
- iv. PP submitted an authorization certificate vide letter 24.12.2025. PP submitted site layout plan issued by DDF consultants Pvt. Ltd. PP submitted Fire NOC issued by Deputy Director, UT of Ladakh. PP submitted Municipal Committee NoC vide letter dated 27.03.2026.
- v. PP submitted wildlife Department NoC vide letter dated 18.03.2026 wherein the mentioned that the said area does not fall within boundaries of Wildlife Protection areas of wildlife Division Leh.
- vi. During the appraisal of the proposal, the Committee noted that the total plot area of the project is 54.34 ha. Accordingly, the proposed activity falls under Item 8(b) – “Township and Area Development Projects” of the Schedule to the EIA Notification, 2006, as amended and requires appraisal and environmental clearance at the State level.

5.3.4 The Committee, after detailed deliberations, observed that the instant project was considered by the EAC in its 5th meeting held on 03.06.2026, wherein the Committee recommended for grant of Environmental Clearance (EC) subject to project-specific and standard conditions. Further, it was observed that the proposal was initially appraised by the State Expert Appraisal Committee (SEAC), UT of Ladakh, during its 4th meeting held on 04.02.2026 and was subsequently recommended for grant of Environmental Clearance under Category ‘B’ of Item 8(a) – “Building and Construction Projects” of the Schedule to the EIA Notification, 2006, as amended. The Committee further observed that the proposal was transferred to the Central level by the UT Environment Impact Assessment Authority (UTEIAA), Ladakh, in view of the absence of a Chairman in the Authority and considering the national importance of the project.

The committee has observed that the PP has submitted the online application under Category ‘B’ of Item 8(a) – “Building and Construction Projects” of the Schedule to the EIA Notification, 2006, as amended. The Committee examined the information and documents submitted by the PP and noted that the total plot area of the proposed project is 1075 kanal and 05 marla (54.34 ha).

The Committee further noted that, as per the provisions of the EIA Notification, 2006, as amended, projects falling under Item 8(a) – “Building and Construction Projects” are appraised

based on the built-up area criteria, whereas projects having a total plot area of ≥ 50 ha are covered under Item 8(b) – “Township and Area Development Projects.” Since the total plot area of the proposed project is 54.34 ha, the proposal attracts the provisions of Item 8(b) of the Schedule to the EIA Notification, 2006, as amended.

In view of the above, the Committee was of the opinion that the proposal has not been submitted under the appropriate category and, therefore, cannot be considered under Item 8(a). Accordingly, it was suggested that the PP to revise the project categorization and submit the proposal under Item 8(b) – “Township and Area Development Projects” along with all requisite information and documents as prescribed under the EIA Notification, 2006, as amended, for further appraisal by the competent authority. The proposal may be taken up for consideration only after the application is submitted under the correct category in accordance with the applicable regulatory provisions.

Further, the Committee observed that the proposal had been incorrectly submitted by the accredited EIA Consultant i.e. M/s Skilled Enviro Services under Item 8(a) – “Building and Construction Projects” despite the total plot area of the project being 54.34 ha, which squarely attracts the provisions of Item 8(b) – “Township and Area Development Projects” of the Schedule to the EIA Notification, 2006, as amended. The Committee noted that the incorrect categorization reflects a lack of due diligence on the part of the EIA Consultant in examining the applicable provisions of the EIA Notification prior to submission of the proposal.

The Committee also took note of the submission made by the PP that the proposed project is of national importance. Considering the significance of the project and the regulatory implications arising from its incorrect categorization, the committee expressed serious concern over the lapse on the part of the accredited EIA Consultant in properly guiding the PP and ensuring that the proposal was submitted under the appropriate category in accordance with the provisions of the EIA Notification, 2006, as amended. During the deliberations, the EIA Consultant tendered an apology to the committee and submitted that the incorrect categorization of the proposal had occurred inadvertently due to an oversight. The Consultant assured the committee that greater diligence would be exercised in future to avoid recurrence of such lapses.

Accordingly, the Committee suggested that the Ministry to take appropriate action against the concerned accredited EIA Consultant through the Quality Council of India–National Accreditation Board for Education and Training (QCI-NABET), as deemed fit, in accordance with the applicable guidelines, accreditation norms, and regulatory provisions governing EIA consultants.

In this regard, the Committee also highlighted that the project proponent bears the ultimate responsibility for the accuracy and completeness of the information furnished in the proposal. Accordingly, it was suggested that the PP to exercise due diligence in carefully reviewing and verifying all project-related documents, reports, applications, and submissions, including the applicability of the relevant category and provisions of the EIA Notification, 2006, before

signing and submitting the proposal to the Ministry. The committee further stated that such verification is essential to ensure compliance with the regulatory framework and to avoid procedural lapses, delays, and regulatory complications in the appraisal process. The authorised signatory, co-ordinator of the institute and Secretary, Department of Education, Ladakh regretted the mistake on their part and also requested for ways to expedite the implementation of the project based on importance of the project.

Further, the Secretary, Department of Education, Ladakh, along with the PP, informed the committee that the proposed project is of significant public importance and is intended to strengthen educational infrastructure in the region. They further submitted that, owing to certain proposed modifications in the project layout and configuration, the total plot area of the project would be reduced to less than 50 hectares. It was stated that the revised project configuration would involve rationalization of the land requirement without affecting the intended objectives and functionality of the project. In view of the proposed reduction in the total plot area, PP requested the Committee to consider the proposal under Item 8(a) – "Building and Construction Projects" of the Schedule to the EIA Notification, 2006, as amended. They further submitted that the revised proposal, incorporating the proposed modifications, would be uploaded along with the requisite supporting documents for consideration under the appropriate category. The committee observed, in that case PP has to change its master plan of the proposed institute with reduced land/area and have to submit the approval of Government of UT for area less than 50 ha.

After detailed deliberations, the Committee observed that the total land area of the proposed project has been consistently indicated as 54.34 hectares in all the documents submitted online by the PP, including the Common Application Form (CAF), Form-1, Form-1A, Conceptual Plan, Environmental Management Plan (EMP), and the KML file. In view of the above, the committee concluded that the proposal falls under the category applicable to projects having a total plot area exceeding 50 hectares. Therefore, the proposal is not covered under Item 8(a) of the Schedule to the EIA Notification, 2006, as amended. In case, PP intends to reduce the area and re-categorise under item 8(a) then applicable/requisite documents may be submitted as required as per EIA Notification, 2006. Accordingly, the Committee advised PP to submit a fresh proposal under the appropriate category, in accordance with the provisions of the EIA Notification, 2006, as amended, for further consideration by the Competent Authority.

In view of the above observations and deliberations, the Committee decided to recall its earlier recommendation made in the previous meeting and **return the proposal in its present form.**
