



Savitry Gree-II, Ghazipur (Dera Bassi) - N.K. Sharma Enterprises Ltd  
**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY PUNJAB**  
**Ministry of Environment and Forests, Government of India**

O/O Punjab Pollution Control Board,  
Vatavaran Bhawan, Nabha Road,  
Patiala - 147 001  
Telefax:- 0175-2215636

No. SEIAA/M.S./2013/ 2843

Dated 14/01/2014

To

M/s N. K. Sharma Enterprises Ltd.,  
(Savitry Greens-II),  
Charanji Enclave (Lohgarh)  
Ambala-Chandigarh Highway, Zirakpur,  
District SAS Nagar

**Subject: Environmental Clearance under EIA notification dated 14.09.2006 for construction of a Residential Complex namely "Savitry Green-II" in the revenue estate of the Village Gazipur, Zirakpur, Distt. S.A.S. Nagar by M/s N. K. Sharma Enterprises Ltd.**

This has reference to your application for obtaining environmental clearance under EIA notification dated 14.09.2006 for construction of a Residential Complex namely "Savitry Green-II" in the revenue estate of the Village Gazipur, Zirakpur, Distt. S.A.S. Nagar and subsequent presentation given before the State Level Expert Appraisal Committee (SEAC) for seeking prior environmental clearance for subject cited project as required under the EIA Notification, 2006. The proposal has been appraised as per procedure prescribed under the provisions of EIA Notification dated 14.09.2006 on the basis of the mandatory documents enclosed with the application viz., Form-1, 1-A, conceptual plan, rapid EIA study report and the additional clarifications furnished in response to the observations of the SEAC.

It is inter-alia noted that the proposal involves construction of a Residential Complex namely "Savitry Green-II" in the revenue estate of the Village Gazipur, Zirakpur, Distt. S.A.S. Nagar. The total land area of the project is 73,285 sqm in which 1148 (1043+105 EWS)no. of flats, 42 no. of shops and one school will be constructed having total built up area of about 1,58,236 sqm. The cost of the project is 310 crores. The estimated population of the project will be 5656 persons. Total water requirement for the project will be 765 KLD, out of which 571 KLD of water will be met from groundwater and remaining 194 KLD will be met from treated wastewater. The CGWA vide no. 21-4(585)/NWR/CGWA/2012-1403 dated 01.08.2013 has issued NOC to the promoter company for abstraction of 502 KLD of groundwater. The total wastewater generation from the project will be 612

②

KLD, which will be treated in a STP to be installed within the project premises. Two modules of STP of capacity 300KLD and 400 KLD will be installed based on SAFF technology. In case of failure of STP, a holding tank of capacity 1000KLD for untreated wastewater, will be constructed. There will be about 612 KLD generation of treated wastewater at the outlet of the STP, out of which 194 KLD of treated wastewater will be used for flushing purpose, 67 KLD for irrigation of green area and remaining 351 KLD will be discharged into sewer, during summer season. In winter season, 194 KLD of treated wastewater will be used for flushing purpose, 22 KLD for irrigation of green area and remaining 396 KLD will be discharged into sewer. In rainy season, 194 KLD of treated wastewater for flushing purpose, 6 KLD for irrigation of green area and remaining 412 KLD will be discharged into sewer. The MC, Zirakpur vide the letter no. 1978 dated 06.08.2012 issued NOC to the effect that it has no objection for giving sewer connection from its main sewer to the project. Four no. of rain water harvesting wells for recharging of 16079 m<sup>3</sup>/annum of rain water of roof tops into ground water, will be provided. The total quantity of solid waste to be generated from the proposed project has been estimated as 2.5 ton/day, which will be segregated at source through colored bins. The biodegradable waste will be disposed off as per the provisions of the Municipal Solid Waste (Management and Handling) Rules, 2000 and recycleable component of the waste will be sold out to the vendors. The MC, Zirakpur vide letter no. 1977 dated 06.08.2012 has issued NOC to the project proponent to the effect that the solid waste generated will be taken care of by MC, Zirakpur. The used oil to be generated from DG sets will be handled and managed as per the provisions of the Hazardous Wastes (Management, Handling & Transboundary Movement) Rules, 2008. The used batteries will be handled and managed as per the provisions of the Batteries (Management & Handling) Rules, 2001. The e-waste will be handled and managed as per the provisions of the E-waste Rules. The total load of electricity required for proposed project will be about 7000 KW, which will be supplied by PSPCL. The project proponent has proposed to provide 4 no. DG sets of capacity 500 KVA each for backup power supply. Parking facility will be provided for 1169 cars. The provisional NOC has been obtained from the Fire Station Officer, Fire Station, Dera Bassi vide letter no. 279 dated 07.08.2012. Fire station at airport Chandigarh is about 4 Kms from the project site. The width of the approach road is about 66'8" (20.3m) and the maximum height of building is 45 m and permission from the Govt. of India, Ministry of Defence has been obtained vide

letter dated 5.10.2012, in which the maximum allowable height of the building is 58m. About Rs.120 lacs will be incurred for implementation of EMP and Rs. 8.5 lacs/year will be incurred for implementation of EMP during operational phase. To implement the EMP, an Environment Management Cell will be formed. Rs. 30 lacs will be utilized towards CSR for the various activities and Rs. 5.5 lacs/year will be spent for maintenance of the activities to be undertaken under CSR programme.

The case was considered by the SEAC in its 64<sup>th</sup> meeting on 13.10.2012, wherein, the SEAC decided to categorize the project into **B1 category** and finalized the 'Terms of Reference' (TOR), which were conveyed to the project proponent. The project proponent submitted the rapid EIA report alongwith the requisite documents. Thereafter, the case was considered by the SEAC in its 70<sup>th</sup> meeting on 08.05.2013 and the observations of the SEAC were conveyed to the project proponent for compliance of the same. Also in compliance to the decision taken by the SEAC, the Member Secretary of the Punjab Pollution Control Board was requested to get the site of this project inspected to verify the construction status of the project. The project proponent submitted the reply to the observations of the SEAC. The case was again considered by the SEAC in its 75<sup>th</sup> meeting on 25.09.2013, wherein, the Committee perused the report sent by the Punjab Pollution Control Board and observed that the promoter company has already carried out construction work without obtaining environmental clearance under EIA notification dated 14.09.2006, as such, the case is required to be dealt as per the procedure mentioned in the Office Memorandum dated 12.12.2012 of the Ministry of Environment & Forests as amended on 27.06.2013 since the promoter company has violated the provisions of EIA notification dated 14.09.2006 by starting construction of the project without obtaining environmental clearance under the said notification. The SEAC decided to recommend the case to SEIAA for sending the case to the Govt. of Punjab, Department of Science, Technology & Environment for initiating credible action against project proponent / responsible persons / promoter company under the Environment (Protection) Act, 1986 due to start of construction activities of group housing project without obtaining Environmental Clearance under EIA notification dated 14.09.2006. Also the SEAC decided to recommend to SEIAA for issuance of directions under Section 5 of the Environment (Protection) Act, 1986 to restrain the promoter company from carrying out any further construction activity of the project till the environmental clearance under EIA notification dated 14.09.2006 is obtained.



The case was considered by the SEIAA in its 52<sup>nd</sup> meeting held on 23.10.2013, wherein, after detailed deliberations, the SEIAA decided to send the case to the Govt. of Punjab, Department of Science, Technology & Environment for initiating credible action against project proponent / responsible persons / promoter company under the Environment (Protection) Act, 1986 due to start of construction activities of the project without obtaining Environmental Clearance under EIA notification dated 14.09.2006 and also for issuance of directions under Section 5 of the Environment (Protection) Act, 1986 to restrain the promoter company from carrying out any further construction activity of the project till the environmental clearance under EIA notification dated 14.09.2006 is obtained. The decision of the SEIAA was then conveyed to the Govt. of Punjab, Department of Science, Technology & Environment.

Thereafter, the Punjab Pollution Control Board vide letter no. 6378-79 dated 27.11.2013 has informed that a complaint u/s 15, 16 read with section 19 of the Environment (Protection) Act, 1986 has been filed in the Competent Court on 26.11.2013 for the violations of the provisions of the EIA notification dated 14.09.2006 by the project proponent.

The case was considered by the SEIAA in its 54<sup>th</sup> meeting held on 28.11.2013 and after deliberations, SEIAA decided to remand the case to SEAC for appraisal of the same as per the provisions of EIA notification dated 14.09.2006. The case was again considered by the SEAC in its 85<sup>th</sup> meeting on 26.12.2013, wherein, the Committee awarded '**Silver Grading**' to the project proposal and decided to forward the case to the SEIAA with the recommendation to grant environmental clearance to the project proponent subject to conditions in addition to the proposed measures.

Lastly, the case was considered by the SEIAA in its 56<sup>th</sup> meeting held on 10.01.2014 and observed that the case stands recommended by SEAC and the Committee awarded '**Silver Grading**' to the project proposal. The SEIAA looked into the details of the case and was satisfied with the same. Therefore, the Authority decided to grant environmental clearance for the construction of Residential Complex namely "Savitry Green-II" in an area measuring as 73,285 sqm having total built up area 1,58,236 sqm {in which 1148 (1043+105 EWS) no. of flats, 42 no. of shops and one school will be constructed} in the revenue estate of



the Village Gazipur, Zirakpur, Distt. S.A.S. Nagar subject to the following conditions in addition to the proposed measures.

## **PART A – Specific conditions**

### **I. Construction Phase**

- i) "Consent to establish" shall be obtained from Punjab Pollution Control Board under Air (Prevention & Control of Pollution) Act, 1981 and Water (Prevention & Control of Pollution) Act, 1974 and a copy of the same shall be submitted to the Ministry of Environment & Forests / State Level Environment Impact Assessment Authority before the start of any construction work at site.
- ii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- iii) A first aid room will be provided in the project both during construction and operation phase of the project.
- iv) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- v) Disposal of muck during construction phase should not create any adverse effect on the neighbouring communities and be disposed off after taking the necessary precautions for general safety and health aspects of people with the approval of competent authority.
- vi) Construction spoils, including bituminous material and other hazardous material, must not be allowed to contaminate watercourses and the dump sites for such material must be secured, so that they should not leach into the groundwater.
- vii) The diesel generator sets to be used during construction phase should be of low sulphur diesel type and should conform to the provisions of Environment (Protection) Act, 1986 prescribed for air and noise emission standards.
- viii) Vehicles hired for bringing construction material to the site and other machinery to be used during construction should be in good condition and should conform to applicable air and noise emission standards.
- ix) Ambient noise levels should conform to prescribed standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase.
- x) Fly ash should be used as construction material in the construction as per the provisions of Fly Ash Notification of September, 1999 and as amended on August, 2003 (This condition is applicable only if the project is within 100 Km of Thermal Power Station).
- xi) Ready mixed concrete should be used in building construction as far as possible.
- xii) Water demand during construction should be reduced by use of premixed concrete, curing agents and other best practices.
- xiii) Separation of drinking water supply and treated sewage supply should be done by the use of different colours.

- xiv) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- xv) Adequate steps shall be taken to conserve energy by limiting the use of glass, provision of proper thermal insulation and taking measures as prescribed under the Energy Conservation Building Code.
- xvi) The approval of competent authority shall be obtained for structural safety of the buildings due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightning.
- xvii) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, disposal of waste water & solid waste in an environmentally sound manner, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

## **II. Operation Phase**

- i) The installation of sewage treatment plant (STP) and adequacy of disposal system should be certified by Punjab Pollution Control Board and a report in this regard should be submitted to the Ministry of Environment & Forests/State Level Environment Impact Assessment Authority before the project is commissioned for operation. The discharge of treated sewage shall conform to the norms and standards prescribed by Punjab Pollution Control Board for such discharges. The project proponent shall discharge not more than 412 KLD of treated wastewater into sewer during rainy season.
- ii) The project proponent shall provide electromagnetic flow meter at the outlet of the water supply, outlet of the STP and any pipeline to be used for re-using the treated wastewater back into the system for flushing and for horticulture purpose/green etc. and shall maintain a record of readings of each such meter on daily basis.
- iii) Adequate & appropriate pollution control measures should be provided to control fugitive emissions to be emitted within the complex.
- iv) Adequate treatment facility for drinking water shall be provided, if required.
- v) Rainwater harvesting for roof run-off should be implemented. Before recharging the roof run-off, pretreatment must be done to remove suspended matter, oil and grease. However, no run off from gardens/green area/roads/pavements shall be connected with the ground water recharging system.
- vi) The solid waste generated should be properly collected and segregated. The recyclable solid waste shall be sold out to the authorized vendors and inerts shall be sent to disposal facility. The Bio-degradable solid waste shall be adequately treated as per the scheme submitted by the project proponent. Prior approval of competent authority should be obtained, if required.
- vii) Hazardous waste/E-waste should be disposed off as per Rules applicable and with the necessary approval of the Punjab Pollution Control Board.
- viii) The green belt along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for

residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety.

- ix) The project proponent should take adequate and appropriate measures to contain the ambient air quality within the prescribed standards. The proposal regarding mitigation measures to be taken at site should be submitted to the Ministry of Environment & Forests/ State Level Environment Impact Assessment Authority within three months.
- x) Incremental pollution loads on the ambient air quality, noise and water quality should be periodically monitored after commissioning of the project.
- xi) Application of solar energy should be incorporated for illumination of common areas, lighting for gardens and street lighting in addition to provision for solar water heating.
- xii) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- xiii) A report on the energy conservation measures conforming to energy conservation norms finalized by Bureau of Energy Efficiency should be prepared incorporating details about machinery of air conditioning, lifts, lighting, building materials, R & U Factors etc. and submitted to the respective Regional office of MoEF, the Zonal Office of CPCB and the SPCB/SEIAA in three months time.
- xiv) Environmental Management Cell shall be formed during operation phase which will supervise and monitor the environment related aspects of the project.

**PART B – General Conditions :**

- i) This environmental clearance will be valid for a period of five years from the date of its issue or till the completion of the project, whichever is earlier.
- ii) The environmental safeguards contained in the application of the promoter / mentioned during the presentation before State Level Environment Impact Assessment Authority/State Expert Appraisal Committee should be implemented in letter and spirit.
- iii) The entire cost of the environmental management plan (i.e. capital cost as well as recurring cost) will continue to be borne by the project proponent until the responsibility of environmental management plan is transferred to the occupier/residents society under proper MOU after obtaining prior permission of the Punjab Pollution Control Board.
- iv) The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by mail) to the respective Regional office of MoEF, the Zonal Office of CPCB and the SPCB/SEIAA.
- v) Officials from the Regional Office of Ministry of Environment & Forests, Chandigarh / State Level Environment Impact Assessment Authority / State Level Expert Appraisal Committee / Punjab Pollution Control Board who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents / data by the project proponents during their inspection. A complete set of all the

documents submitted to State Environment Impact Assessment Authority should be forwarded to the CCF, Regional Office of Ministry of Environment & Forests, Chandigarh/State Level Environment Impact Assessment Authority.

- vi) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by State Environment Impact Assessment Authority.
- vii) Separate distribution pipelines be laid down for use of treated effluent / raw water for horticultural/gardening purposes with different colour coding.
- viii) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest (Conservation) Act, 1980 and Wildlife (Protection) Act, 1972 etc. shall be obtained, by project proponents from the competent authorities including Punjab Pollution Control Board and from other statutory bodies as applicable. The project proponent shall also obtain permission from the NBWL, if applicable.
- ix) The project proponent should advertise in at least two local newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded environmental clearance and copies of clearance letters are available with the Punjab Pollution Control Board. The advertisement should be made within seven days from the day of issue of the clearance letter and a copy of the same should be forwarded to the Regional Office, Ministry of Environment & Forests, Chandigarh.
- x) These stipulations would be enforced among others under the provisions of Water (Prevention & Control of Pollution) Act, 1974, Air (Prevention & Control of Pollution) Act, 1981, Environmental (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006.
- xi) Environmental clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation Vs. Union of India in Writ Petition (Civil) No. 460 of 2004 as may be applicable to this project and decisions of any competent court, to the extent applicable.
- xii) The project proponent shall comply with the conditions imposed in the permission granted by the CGWA vide no. 21-4(585)/NWR/CGWA/2012-1403 dated 01.08.2013, for abstraction of groundwater. The project proponent shall obtain permission for abstraction of balance quantity of 69 KLD of groundwater from CGWA.
- xiii) The project proponent shall obtain the permission for change of land use, if any authority insists for the same.
- xiv) A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parishad/ Municipal Corporation, Urban local body and the local NGO, if any, from whom suggestions / representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- xv) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The



criteria pollutant levels namely; PM<sub>2.5</sub>, PM<sub>10</sub>, SO<sub>2</sub>, NO<sub>x</sub>, CO, Pb, Ozone (ambient air as well as stack emissions) shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

- The project proponent shall adhere to the commitments made in the Environment Management Plan and Corporate Social Responsibility. Rs. 30 lacs will be utilized towards CSR for the below mentioned various activities and Rs.5.5 lacs/year will be spent for maintenance of the activities to be undertaken under CSR programme:
- Providing and running of a free dispensary in village Gazipur.
  - Free medical treatment to the poor and deserving patients.
  - Providing of bathroom for children in the school of village Fatehpur.
  - Distribution of uniforms, books & bags to the students in the schools specially from weaker section.
  - Providing coolers and water filters in the school of village Fatehpur.
  - Health awareness camps.
- xvi) The State Environment Impact Assessment Authority reserves the right to add additional safeguards/ measures subsequently, if found necessary, and to take action including revoking of the environmental clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguards/ measures in a time bound and satisfactory manner.
- xvii) Any appeal against this environmental clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

  
Member Secretary (SEIAA)

**REGISTERED**

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

**Dated** \_\_\_\_\_

A copy of the above is forwarded to the following for information & further necessary action please.

1. The Secretary to Govt. of India, Ministry of Environment and Forest, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi.
2. The Chairman, Central Pollution Control Board, Parivesh Bhavan, CBD-cum-office Complex, East Arjun Nagar, New Delhi.
3. The Chairman, Punjab State Power Corporation Ltd., The Mall, Patiala.
4. The Deputy Commissioner, SAS Nagar.
5. The Chairman, Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala.
6. The Director (Environment), Ministry of Environment and Forest, Northern Regional Office, Bays No.24-25, Sector-31-A, Chandigarh. The detail of the authorized Officer of the project proponent is as under:

- a) Name of the applicant Sh. Parminder Sharma  
b) E-mail address [nksharmagroup@gmail.com](mailto:nksharmagroup@gmail.com)  
c) Telephone no. 01762-522824

7. The Chief Town Planner, Department of Town & Country Planning, 6<sup>th</sup> Floor, PUDA Bhawan, Phase-8, Mohali
8. Monitoring Cell, Ministry of Environment and Forest, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi.
9. The Environmental Engineer (Computers), Punjab Pollution Control Board, Head Office, Patiala for displaying the environmental clearance on the web site of the State Level Environment Impact Assessment Authority.
10. The Executive Engineer, GMADA, Mohali.

  
**Member Secretary (SEIAA)**