



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./201 3034

Dated 28.10.13

Registered

To

M/s V.N. Sharma Builders Pvt. Ltd.

Village Bishanpura, Near Zirakpur,
Tehsil Dera Bassi, District SAS Nagar

Subject: Environmental Clearance under EIA notification dated 14.09.2006 for developing a Residential Group Housing Complex namely "Savitry Greens" in the revenue estate of Village Bishanpura, Near Zirakpur, Tehsil Dera Bassi, District SAS Nagar by M/s V.N. Sharma Builders Pvt. Ltd.

This has reference to your application for obtaining Environmental Clearance under EIA notification dated 14.09.2006 for developing a Residential Group Housing Complex namely "Savitry Greens" in the revenue estate of Village Bishanpura, Near Zirakpur, Tehsil Dera Bassi, District SAS Nagar and subsequent presentation given before the State Level Expert Appraisal Committee (SEAC) seeking prior environmental clearance for subject cited project as required under the EIA Notification, 2006. The proposal has been appraised as per procedure prescribed under the provisions of EIA Notification, 2006 on the basis of the mandatory documents enclosed with the application viz., Form-1, 1-A & 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 the total land area of the project is 77,244.42 sqm in which 1266 flats will be constructed having built up area of 1,67,062.95 sqm. The total cost of the project will be Rs.384 crores and the total estimated population will be 6200 persons. There is a proposal to construct 15 towers (ground + 12 floors) and 1 tower (ground + 15 floors). The Govt. of India,

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Ministry of Defence has issued NOC vide letter dated 22.07.2011 to the effect that the height of the building block shall not exceed 58 meters above ground level. Total water requirement for the project will be 850 KLD, out of which 633 KLD of water will be taken from groundwater and remaining 217 KLD will be met from treated wastewater. The project proponent has obtained permission from CGWA vide letter no. 21-4(559)/NWR/CGWA/2012-1165 dated 04.07.2013 for abstraction of 580 KLD of groundwater. The total wastewater generation from the project will be about 680 KLD, which will be treated in a STP to be installed within the premises of project site. The STP shall be consisting of bar screen, oil and grease trap, collection tank, SAFF reactor, secondary sedimentation tank, clear water tank, chlorination process and sludge drying beds. In case of failure of STP, a holding tank of capacity 1500 cubic meter will be provided to meet with any exigency relating to operation of the STP. Out of the total treated wastewater, about 217 KLD of treated wastewater will be used for flushing purpose, 88 KLD will be used for irrigation of green area and remaining 375 KLD will be discharged into MC sewer during summer season. In winter season, 217 KLD of treated wastewater will be used for flushing purpose, 28 KLD will be used for irrigation of green area and remaining 435 KLD will be discharged into MC sewer. In rainy season, 217 KLD of treated wastewater will be used for flushing purpose, 6 KLD will be used for irrigation of green area and remaining 457 KLD will be discharged into MC sewer. The total quantity of solid waste generation shall be 2.5 tons /day, which will be segregated at source by providing coloured bins. The recyclable waste shall be sold to the vendors. The organic and inert wastes shall be disposed off through M.C. Zirakpur as per the provisions of Municipal Solid Wastes (Management and Handling) Rules, 2000. The run-off to be collected from roofs will be recharged into groundwater by providing rainwater harvesting system. The total power requirement will be 5166 KW, which will be taken from Punjab State Power Corporation Ltd. Also, 10 no. of DG sets of capacity 750 KVA each will be provided as an alternative source of power supply, which will be provided with canopy to contain the sound pressure level within the norms fixed by the MoEF. The spent CFL tubes will be collected in RCC tank and disposed as per the E-waste rules and the used oil to be generated from DG sets, will be sold to authorized recyclers after adopting procedure as prescribed under

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Hazardous Wastes (Management, Handling & Transboundary Movement) Rules, 2008. Capital & recurring cost for the EMP during construction phase will be to the tune of Rs 13.5 lac and Rs. 6 lacs, respectively and during operation phase, same cost will be 95 lacs and Rs.10.5 lacs, respectively. About Rs. 2 crores will be invested as corpus fund for CSR and total amount of capital and recurring cost to be spent for corporate social responsibility will be 32 lacs and 11 lacs, respectively, will be met from interest of the said fund. For Corporate Social Responsibility, the various activities such as free dispensary, night shelter and jobs to the local persons will be undertaken. The project proponent, Sh. Parminder Sharma, will be responsible to implement the EMP and CSR till the completion of the project. A Resident Welfare Society will be formed, which shall be responsible for implementation of EMP after the lapse of the period for which the project proponent is responsible.

The case was considered by the SEAC in its 46th meeting held on 24.04.2011, wherein, the Committee finalized the 'Terms of Reference' and decided to convey the same to the project proponent for preparation of the draft rapid EIA study report. Accordingly, 'Terms of Reference' were conveyed to the project proponent by the SEAC vide letter no. 20893 dated 16.05.2011 after approval of the Competent Authority. The case was considered by the SEAC in its 53rd meeting held on 24.11.2011 and 58th held on 30.04.2012 and observations noted by the SEAC in these meetings were conveyed to the project proponent for compliance of the same. Lastly, the case was considered by the SEAC in its 65th meeting held on 07.12.2012 and observed that the project proponent has already started the construction activities of the project, which is a violation of the provisions of EIA notification dated 14.9.2006. Therefore, in compliance to Office Memorandum dated 16.11.2010 of the Ministry of Environment & Forests, New Delhi, the project proponent needs to submit a resolution to the effect that the violation of the Environment (Protection) Act, 1986 for starting construction activity without obtaining environmental clearance under EIA notification is not intentional and will not be repeated in future. The Committee further observed that the project proponent has provided adequate and satisfactory clarifications to the observations raised by it. Therefore, the Committee awarded '**Silver Grading**' to the project proposal, and decided to forward the case

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to the SEIAA with the recommendation to grant environmental clearance to the project proponent for construction of 1266 flats (having total built up area of 1,67,062.95 sqm) in an area measuring as 77,244.42 sqm in the revenue estate of Village Bishanpura, Near Zirakpur, Tehsil Dera Bassi, District SAS Nagar subject to the certain conditions in addition to the proposed measures and to obtain the aforesaid resolution from the project proponent before grant of environmental clearance. It was also decided to recommend to SEIAA to send the case to the Govt. of Punjab, Department of Science, Technology & Environment for initiating action under the Environment (Protection) Act, 1986 due to starting the construction activities of the project without obtaining Environmental Clearance under EIA notification dated 14.09.2006.

The case was considered by the SEIAA in its 43rd meeting held on 31.12.2012, wherein, certain observations were noted by the Authority. However, the SEIAA decided to send the case to the Govt. of Punjab, Department of Science, Technology & Environment for initiating action under the Environment (Protection) Act, 1986 against the project promoter/responsible persons of the promoter company for starting the construction of the project without obtaining environmental clearance under EIA notification dated 14.09.2006. The said decision of the SEIAA was conveyed to the Govt. of Punjab, Department of Science, Technology & Environment vide letter no. 1790 dated 16.01.2013. Thereafter, the project proponent vide letter dated 25.01.2013 has submitted the reply of the observations of the Authority. Accordingly, the case was considered by the SEIAA in its 44th meeting on 04.02.2013 and the observations of the Authority were conveyed to the project proponent. The project proponent submitted the reply of the observations of the SEIAA and the case was considered by the SEIAA in its 50th meeting on 26.07.2013, wherein, it was decided to defer the case till the Department of Science, Technology & Environment informs the SEIAA about the action taken on its decision. The decision of the SEIAA was conveyed to the project proponent vide letter no. 33154 dated 01.08.2013. Thereafter, the Punjab Pollution Control Board vide letter no. 5774 dated 21.10.2013 has informed that legal proceedings have been launched against the promoter company, u/s 15 & 16 of the Environment (Protection) Act, 1986, on 17.10.2013 in the Hon'ble Court of Sub-Divisional Judicial Magistrate, Dera

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Bassi, District S.A.S. Nagar. Lastly, the case was considered by the SEIAA in its 52nd meeting held on 26.07.2013, wherein, the SEIAA observed that the case stands recommended by SEAC and the Committee awarded '**Silver Grading**' to the project proposal. The SEIAA looked into the details of the case and was satisfied with the same. Therefore, the Authority decided to grant environmental clearance for construction of 1266 flats (having total built up area of 1,67,062.95 sqm) in an area measuring as 77,244.42 sqm in the revenue estate of Village Bishanpura, Near Zirakpur, Tehsil Dera Bassi, District SAS Nagar, subject to the below mentioned 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 neighboring 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 ground water.
- 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.

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- 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 457 KLD of treated wastewater into public sewer in any case.
- 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

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- 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 with in 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

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the respective Regional office of MoEF, the Zonal Office of CPCB and the SPCB/SEIAA in three months time.

- xiv) Environment 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

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9. The Systems Analyst (Computer), Punjab Pollution Control Board, Head Office, Patiala for displaying the environmental clearance on the web site of the State Level Environment Impact Assessment Authority.
10. The Executive Engineer, GMADA, Mohali.


Member Secretary (SEIAA)

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