



STATE EXPERT APPRAISAL COMMITTEE, PUNJAB
Ministry of Environment and Forests, Government of India

O/O Punjab Pollution Control Board,
Vatavaran Bhawan, Nabha Road,
Patiala – 147 001
Telefax:- 0175-2216980

No. SEAC/CEE(HQ)/20905

Dated 16.5.2011

Speed Post

To

M/s PACL India Ltd.,
SCO 76, IInd Floor, Phase-9,
Mohali.

Subject: Application for obtaining environmental clearance for residential colony namely "Pearls City" at Goniana Road, Bathinda by M/s PACL India Ltd.

This is with reference to your application for obtaining Environmental Clearance for development of residential colony namely "Pearls City" at Goniana Road, Bathinda in an area of 125.93 acres (50.95 hectares). As per project proposal, the entire area of 125.93 acres is to be developed into plots of different sizes and no construction of flats/houses is to be done by the project proponent.

The case of the promoter Company was considered in the 43rd meeting of SEAC held on 19.3.2011 and Sh. Yash Pal Jain, consultant of the promoter company requested the committee to defer the case for making proper presentation alongwith other documents. The Committee agreed to accept the request made by the consultant of the project proponent and decided to defer the case till the request of the promoter in writing for making presentation before the committee, is received. Accordingly, the decision of the SEAC was conveyed to the project proponent vide letter no. 15436 dated 31.3.2011.

Thereafter, the promoter vide letter no. PACL/2011/157 dated 05.04.2011 has informed EIA study is not required to be conducted due to following reasons:

- i) The area to be developed by the promoter i.e. 50.95 Hectares is just above 50 Hectares due to which the project is covered under category 8(b) of the schedule of EIA notification dated 14.09.2006.

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- ii) As per Master Plan of Bathinda, the site of the residential colony is located in residential zone and submitted a copy of Master Plan of Bathinda & letter no. 126 dated 19.01.2011 of the Deptt. of Town & Country Planning, Punjab as an evidence in this regard.
- iii) The project has already been approved by the Deptt. of Town and Country Planning, Punjab.

The case of the project proponent was again considered in the 46th meeting of SEAC held on 24.4.2011 and Committee observed that the case pertains to category 8 (b) of the Schedule appended to the EIA Notification dated 14.9.2006 and such type of projects are to be appraised as category B-1, as such, the submissions made by the project proponent vide letter no. PACL/2011/157 dated 05.04.2011 to the effect that the project does not require to conduct Rapid EIA study, are not in order. The Committee further observed that the project proponent is required to issue Terms of Reference for preparation of detailed draft Rapid EIA report.

After detailed deliberations in the matter, it was decided to finalize following "Terms of Reference" and to convey the same to the project proponent for preparation of detailed draft Rapid EIA report:

- i) The project falls under category B-1 under item 8(b) Township and Area Development projects and requires an Environmental Impact Assessment Studies for the total site area (50.95 Hectares).
- ii) Examine the land use of the project in the Master Plan/Zonal Development Plan of Bathinda and its permissible uses.
- iii) Give process wise breakup of water consumption with their source.
- iv) A site plan showing the project site and its surrounding with physical features, meteorology and topographical details, such as land use, contours and drainage pattern, along with photographs of the site from all four sides, should be included in background information.
- v) Examine and submit details of buildings to be constructed with details of built up area.
- vi) Examine in detail the proposed site with reference to impact on existing infrastructure covering water supply, storm water drainage, sewerage, power, etc., and the disposal of treated/ raw wastes from the project on land and ground water or sewerage system.

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- vii) The project is coming next to National Highway, thus, submit details of connecting the project site to the Highway and buffer zone to be provided towards the Highway in consultation with NHAI.
- viii) Examine entry/exit of the project including the crossings from the highway and provision of service roads.
- ix) Furnish details on precautions & road safety measures as per NHAI guidelines.
- x) Study the socio-economic situation of the project area and its surroundings and their impact on the project design and operation.
- xi) Study the existing flora and fauna of the area and the impact of the project on them.
- xii) Study the hydrological and geo-hydrological conditions of the project area. Include a contour plan indicating slopes and showing drainage pattern and outfall. The total site topography should be examined with detailed contours to analyze.
- xiii) Submit details of location of proposed and existing bore wells.
- xiv) Examine and submit details about the resettlement and rehabilitation of project-affected persons, in accordance with the national resettlement and rehabilitation policy.
- xv) Submit development strategy for the proposed project.
- xvi) Give details of sewage treatment plant and use of treated waste water.
- xvii) Examine and submit details of natural drainage near the proposed project site. Storm water drainage and outfall should be described in detail. Storm water should be worked out on the basis of peak hourly runoff and the storage of rainwater should be based on daily runoff. Segregate terrace and surface runoff.
- xviii) Rain water harvesting proposals should be made with due safeguards for ground water quality. Maximise recycling of water and utilisation of rain water. Fresh water should not be used for flushing of toilets. Use treated wastewater first for flushing, then for horticulture and then for HVAC.
- xix) Assess soil erosion in view of soil characteristics, topography and rainfall pattern.
- xx) Examine and submit details of power requirement and their supplying & back-up source. Application of renewable energy/alternate energy, such as solar and wind energy may be described in kWh/sq.m./annum. Provide solar PV for daytime lighting of corridors and common areas.

- xxi) Diesel power generating sets, if proposed, as source of back up power for elevators and common area illumination during construction / operation phase should be of enclosed type and conform to emissions and noise standards laid down by the MoEF under the Environment (Protection) Act, 1986 and comply with the guidelines laid down by the CPCB.
- xxii) Identification of recyclable wastes and waste utilisation arrangements may be made.
- xxiii) Use of environment friendly materials and local building materials. The provisions of fly ash notification should be kept in view.
- xxiv) Risk assessment and disaster management plan should be proposed.
- xxv) Traffic management plan including parking of all type of vehicles and loading/unloading areas may be described. Traffic survey should be carried out on week days and week end and also analyse the anticipated traffic increase. Analyse and submit details of survey of traffic and transport and necessary improvement required. Also examine the link with National Highway. Provision should be made for service road. The road widths indicated are not correct. Follow IRC guidelines.
- xxvi) Make provision of green belt as a measure for mitigation of dust and noise and buffer between habitation and Highway. Also submit landscape plan.
- xxvii) Make provision for guard pond and similar provisions for safety against failure in the operation of wastewater treatment facilities. Identify acceptable outfall for treated effluent.
- xxviii) EMP should include technical and institutional aspects for pre-treatment by constituent units.
- xxix) Use of local building materials should be described. The provisions of fly ash notification should be kept in view.
- xxx) Landscape plan, green belts and open spaces may be described.
- xxxi) Environmental Management Plan should be accompanied with Environmental Monitoring Plan and environmental cost and benefit assessment.
- xxxii) Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan.
- xxxiii) Provide for conservation of resources, energy efficiency and use of renewable sources of energy in the light of ECBC code.
- xxxiv) 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, 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.

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xxxv) Other details as indicated in Appendix III of EIA Notification 2006 should also be attended.

A detailed draft EIA/EMP report should be prepared as per the above TOR and shall be submitted to the SEAC as per the provisions of the EIA Notification dated 14.9.2006.

Sd/-
Secretary (SEAC)

Endst. No. 20906-10

Dated 16.5.2011

A copy of the above is forwarded to the following for information and necessary action :-

1. The Secretary to Govt. of India, Ministry of Environment & Forests, Govt. of India, CGO Complex, Lodhi Road, New Delhi.
2. The Director, Northern Regional Office, Ministry of Environment & Forests, Bays No. 24-25, Sector 31-A, Dakshin Marg, Chandigarh.
3. The Member Secretary, State Environment Impact Assessment Authority, O/o Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala.
4. The Member Secretary, Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala.
5. The System Analyst (Computer), Punjab Pollution Control Board, Head Office, Patiala. He is requested to display the approved Terms of Reference given to the industry on the website of State Environment Impact Assessment Authority.

Sd/-
Secretary (SEAC)