



**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/ 2960**

**REGISTERED**

**Date: 21.07.2016**

To

Sh. Ashok Malhotra, Director,  
M/s Malhotra Land Developers & Colonizers Pvt. Ltd.  
SCF-12, Phase-I, Urban Estate,  
Dugri, Ludhiana-141010

**Subject: Issuance of TORs for EIA study report to be submitted for obtaining environmental clearance under EIA notification dated 14.09.2006 for developing a residential cum commercial complex namely "Palm Gardens" in the revenue estate of Village Sahnewal Khurd, Bilga, Majra, Tehsil & Distt Ludhiana by M/s Malhotra Land Developers & Colonizers Pvt. Ltd.**

This has reference to your application for issuance of ToRs for EIA study report to be submitted for obtaining Environmental Clearance under EIA notification dated 14.09.2006 for developing a residential cum commercial complex namely "Palm Gardens" in the revenue estate of Village Sahnewal Khurd, Bilga, Majra, Tehsil & Distt Ludhiana.

The case was considered lastly by the SEAC in its 147<sup>th</sup> meeting held on 30.06.2016 and categorized the project as category 8 (b) and finalized and recommended "Terms of Reference" for preparation of the draft Rapid EIA report.

The case was considered by the SEIAA in its 111th meeting held on 11.07.2016 and decided to accept the recommendations of SEAC and to issue following Terms of References to the project proponent, as proposed by the SEAC:

**Terms of Reference**

**A. Construction stage**

1. The project falls under category **B-1** under item 8(b) Township and Area Development projects and requires an Environmental Impact Assessment Study for the entire site area.
2. Examine and submit the details of the environmental impacts due to change of land use and land cover including aspects such as hydrological characteristics, imperviousness of land and drainage pattern being altered.
3. Examine and submit the details of the environmental impacts at the stage of construction of boundaries & fencing including its impact on the pattern of natural drainage and flooding pattern and barriers being constructed for restricting wildlife movement into project area.
4. Examine and submit the details of the environmental impacts due to leveling and landscaping including aspects such as excavation & filling of soil, clearing of vegetation, change of topography, development of plantation, green belt, lawns & parks and development of impervious areas.
5. Examine and submit the details of the environmental impacts due to excavation, transportation and filling of earth including aspects such as excavation, filling, sourcing, transportation and disposal of soil.
6. Examine and submit the details of the construction material to be used at the construction stage including aspects such as quarries and transportation, stone crushing and screening, mining & transportation of sand, soil excavation, transportation and filling.

7. Examine and submit the impacts being caused due to transportation of construction materials and men such as increase in traffic and load on public transportation facility, destruction and damage of transportation infrastructure, increase of risk due to road accident, pollution caused due to dust and tail pipe emissions and consumption of fuel by transport vehicles.
8. Examine and submit the details of the temporary housing and amenities to be created and used by the work force including aspects such as water supply, electrical energy and fuel supply.
9. Examine and submit the details of the environmental impacts at the stage of creation of roads, transportation facility and other physical infrastructure including aspects such as use of construction materials, excavation and /or filling of soil, generation of construction waste, creation of impervious surfaces, noise & suspended dust pollution and accidental risk.
10. Examine and submit the details of the noise pollution, air pollution, consumption of fuel and generation of scrap being caused due to operation and maintenance of construction machinery and equipment.
11. Examine and submit the details of the source and supply of water for construction activity.
12. Examine and submit the details of the source and quantity of power for construction activity.
13. Examine and submit the details of the fuel consumption, noise pollution, emissions of the exhaust gas, engine & coolant oil and batteries being discarded due to captive and emergency power generation.
14. Examine and submit the details of the handling of wastewater during construction including the domestic wastewater being generated from amenities.
15. Examine and submit the details of the environmental impacts at the stage of development of residential buildings, commercial, institutional and industrial infrastructure including aspects such as construction materials to be used, earth work (excavation and/or soil filling), generation of construction waste, lighting, HVAC units, waste generation from packaging, residual paints and chemicals and their cans, Generation of wooden, glass, metal and other scrap materials, plumbing and sanitary waste generation, creation of impervious surfaces, noise pollution, suspended dust pollution and risk of accidents.
16. Examine and submit the details of the environmental impacts due to the laying of the water supply system including aspects such as use of piping, fittings and pumps, water pumping stations, earth work and water treatment plant.
17. Examine and submit the details of the environmental impacts due to the laying of the sewerage and sewage treatment and disposal system including aspects such as use of construction material, piping, fittings and pumps, earth work, laying of sewers & manholes, sewage pumping stations and sewage treatment plant.
18. Examine and submit the details of the environmental impacts due to the laying of the storm water drainage system including aspects such as use of construction material, piping, fittings and pumps, earth work, storm drains, storm water inlets and catch basins and storm water outfalls.
19. Examine and submit the details of the environmental impacts due to the electrical power system and street lighting to be provided including aspects such as construction materials to be used, distribution lines, cables, control panels, transformers and meters.

## **B. Operation stage**

1. Examine and submit the details of the environmental impacts due to the residential, commercial, institutional, industrial, recreational, social, cultural & religious activities to be carried out.
2. Examine and submit the details of the environmental impacts due to the facilities to be provided such as water supply, electrical power supply, fuel supply & consumption including LPG, transportation and communication.
3. Examine and submit the details of the environmental impacts due to the coming up of the activities such as urban agriculture and animal husbandry.
4. Examine and submit the details of the environmental impacts due to the sewerage & sewage treatment and its disposal systems and storm water & its drainage system.
5. Examine and submit the details of the environmental impacts caused due to the generation of captive power & emergency power.

6. Submit the details of the management & handling of municipal solid waste, e-waste, hazardous waste, scrap, estate management, and construction and demolition waste management. The proposal of MSW should include the bio-composting of the organic waste.
7. Submit the details of the socio economic impact due to the employment to be generated from the household activities.

### **C. General**

1. Other details as indicated in Appendix III of EIA Notification 2006 and the manual titled as "EIA guidance Manual-Building, Construction, Township and area Development projects" published by the Ministry of Environment & Forests, New Delhi, should also be attended.
2. Examine and submit the details of the environmental impacts due to industries located in the vicinity of the project i.e. brick kiln, hot mix plant, spinning mill etc.
3. Examine & submit that as to whether Yellow Leaf complex existing within the premises requires Environmental clearance or not.
4. Environmental aspects identified under some of the project activities may not be comprehensive and some of the significant aspects under some of the activities of the project in question might not have been identified. All such environmental aspects may be added to the list.
5. Some of the activities with their associated environmental aspects of the project in question might be of significant magnitude and not included in the list project activities. All such activities may be added to the list of project activities.
6. The project proponent may add additional project activities and environmental aspects, if any, fill the impact matrix (copy attached) and carryout significance analysis for identifying the significant environmental aspects. Scale, sensitivity and duration of impacts; type, size and frequency of environmental aspects; applicable legal requirements; and concerns of interested parties and local public may be used as the basis for the significance analysis of the environmental aspects.
7. In the EIA study each of the environmental aspects listed in the TOR should be quantified, their positive and negative impacts on different areas of impacts should be identified and assessed and the results of such assessment should be reported in the EIA report.
8. In the Environment Management Plan, management of each of the significant environmental aspects (with identified and assessed significant environmental impacts) for mitigating the impacts should be objectively stated.
9. Environment Management Plan should include technical and institutional aspects for pre-treatment by constituent units.
10. Environmental Management Plan should be accompanied with Environmental Monitoring Plan and environmental cost and benefit assessment.
11. Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan.
12. Does the company have a well laid down Environment Policy approved by its Board of Directors? If so, it may be detailed in the EIA report.
13. Does the Environment policy prescribe for standard operating process / procedures to bring into focus any infringement / deviation / violation of the environmental or forest norms / conditions? If so, it may be detailed in the EIA.
14. What is the hierarchical system or Administrative order of the company to deal with the environmental issues and for ensuring compliance with the EC conditions. Details of this system may be given.
15. Does the company have a system of reporting of non compliances / violations of environmental norms to the Board of Directors of the Company and / or shareholders or stakeholders at large? This reporting mechanism should be detailed in the EIA report.

16. Delineate the concrete proposal regarding activities to be undertaken under Corporate Social Responsibility programme, which should be long lasting in nature and should be as per the needs of a particular Village/area/ local habitats/ stakeholders to be adopted by the promoter company, which can be done by involving a person having knowledge and experience of socio-economic activities.
17. The prescribed TORs would be valid for a period of three years for submission of the EIA/EMP reports, as per the O.M. No. J-11013/41/2006-IA.II(I) Part dated 08.10.2014.

A detailed draft EIA/EMP report should be prepared as per the above noted TOR. A tabular chart with index for point wise compliance of above TOR should be submitted by the project proponent. The project proponent shall submit final EIA / EMP based upon the TORs of its project.

TORs are subject to the final orders of the Hon'ble Supreme Court of India in the matter of Civil Appeal No. 7191-92 of 2015 as may be applicable to this project and decision of any competent court to the extent applicable.

**Sd/-**  
**Member Secretary (SEIAA)**

**Endst. No. 2961**

**Dated 21.07.2016**

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.
  - a) Name of the applicant Sh. Ashok Malhotra, Director
  - b) Mobile/Ph. Number 07806-00203
  - c) Email ID amgeco@gmail.com
3. The Environmental Engineer (Computers), Punjab Pollution Control Board, Head Office, Patiala. He is requested to display the approved 'Terms of Reference' given to the project proponent on the website of State Environment Impact Assessment Authority.

**Sd/-**  
**Member Secretary (SEIAA)**