



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)/47713

Dated 8.11.2012

Registered

To

M/s Taneja Developers & Infrastructure Ltd.,
SCO 50-51, TDI City,
Chandigarh-Kharar Road, Sector-118,
Mohali

Subject: Application for obtaining environmental clearance under EIA notification dated 14.09.2006 for construction of a Township Project namely "TDI City" in Sector 110-111, S.A.S. Nagar by M/s Taneja Developers & Infrastructure Ltd.

This has reference to your application for obtaining environmental clearance for construction of a Township Project namely "TDI City" in Sector 110-111, S.A.S. Nagar.

It is intimated that the case of the project proponent was considered by the SEAC in its 64th meeting held on 13.10.2012, wherein, the SEAC 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 per the said notification. Thus, the project proponent is required to be issued 'Terms of Reference' for preparation of draft Rapid EIA study report.

After detailed deliberations in the matter, it was decided to categorize this project as category B-1 and 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 Study for the entire site area.
- ii) Examine the land use area of the project as per the Master Plan / Local Planning area and its permissible uses.
- iii) Give unit 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 and infrastructure proposed to be provided.
- 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, surface water or sewerage system.
- vii) If the project is coming next to National Highway, then, submit details of connecting the project site with the National Highway and buffer zone to be provided towards the National 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 the study.
- xiii) Submit details of location of existing and proposed 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 wastewater.
- 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 only for roof top with due safeguards for ground water quality. Maximise recycling of water and utilization of rain water. Use treated wastewater first for horticulture and then for flushing.
- xix) Assess soil erosion in view of soil characteristics, topography and rainfall pattern.
- xx) Examine and submit details of power requirement and their supply & 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 utilization 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. Also, analyze the anticipated traffic increase. Analyze and submit details of survey of traffic and transport and necessary improvement required. Also examine the link with National Highway and provision should be made for service roads. In this respect IRC guidelines may be followed for road width etc.
- 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) Provision should be made 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) Landscape plan, green belts and open spaces may be described.
- xxx) Environmental Management Plan should be accompanied with Environmental Monitoring Plan and environmental cost and benefit assessment.
- xxxi) Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan.
- xxxii) 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 wastewater & 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.
- xxxiii) 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.
- xxxiv) 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.
- xxxv) 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.

- xxxvi) 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.
- xxxvii) 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.
- xxxviii) 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.

The aforesaid 'Terms of Reference' will be valid for a period of two years from its issuance. A detailed draft EIA/EMP report should be prepared as per the aforesaid TOR.

The project proponent shall submit the following documents alongwith final rapid EIA report:

1. NOC issued by the nearest Airports Authority regarding maximum allowable height of the building block.
2. Approved layout plan showing location of STP, solid waste storage area, green belt, parking space, RWH and water recharge pits, fire fighting equipment layout, first aid room and location of tubewells.
3. Explain the reasons as to why the construction has been started at site without obtaining environmental clearance and submit an undertaking to the effect that no further construction activity will be undertaken till the environmental clearance is obtained.
4. Permission of the Competent Authority for sewer connection and management & handling of solid waste.
5. NOC of Fire Department and the distance of the project site from the nearest Fire Station.
6. Whether the project is complying with the guidelines laid down by the Ministry of Environment & Forests, for high rise building vide Office Memorandum dated 07.02.2012.
7. Affidavit for:
 - a) Constitution of Environment Monitoring Cell
 - b) Use of ready mix concrete or use of fly ash during construction.
 - c) To provide Fire Fighting System

- d) To provide wind breaking curtains and water sprinkling system to minimize dust emissions.
- e) To provide adequate safety measures for the construction workers during the construction phase.

Sd/-

Secretary (SEAC)

Endst. No. 47714-18

Dated 8.11.2012

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. Rohit Kalra
 - b) Mobile No. 0855880771
 - c) E-mail rohit.kalra@tdigroup.net
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 Assistant Environmental Engineer (Computers), Punjab Pollution Control Board, Head Office, Patiala. She is requested to display the approved 'Terms of Reference' given to the project proponent on the website of State Environment Impact Assessment Authority.

Sd/-

Secretary (SEAC)