

Subject: Application for obtaining Environmental Clearance for carrying out expansion of the existing "Treasure Island-Mall-cum-Multiplex & Hotel Project" located in the revenue estate of Vill. Badmajra, Distt. Mohali by M/s Turning Point estate (Pvt) Ltd.

M/s Turning Point estate (Pvt) Ltd has applied for obtaining environmental Clearance as required under EIA notification dated 14/9/2006 for carrying out expansion of the existing "Treasure Island-Mall-cum-Multiplex & Hotel Project" located in the revenue estate of Vill. Badmajra, Distt. Mohali. The details of the project as per form I and IA are as under:

- The total plot area is 20310.16 sq. m., out of which effective plot area is 18851.85 sq. m.
- The existing built up area of the project is 43444 sq. m. and proposed additional built up area will be 32495.89 sq. m. and total built up area after proposed expansion will be 75939.89 sq.m. As such, the project is covered under category 8(a) of the schedule appended to the EIA notification dated 14.09.2006.
- Total water requirement will be 512 KLD, out of which 270 KLD will be met from MC supply and/or groundwater with existing tubewell and remaining 242 KLD will be met by recycling the treated wastewater.
- A STP of capacity 300 KLD to treat the wastewater will be installed against the actual generation of 255 KLD of wastewater. After STP, about 95% of 255 KLD will be generated as treated wastewater out of which 203 KLD will be used for HVAC, 6 KLD for gardening & 33 KLD for flushing purposes.
- About 1455 Kg/day of solid waste will be generated which will be segregated as source. The recyclable component of the solid waste will be sold out to the authorized vendors and biodegradable component of solid waste will be sent to captive composting plant to produce manure. This manure will be used for the green belt to be developed inside the premises of the project.
- About 0.5 T/year of E- waste will be generated, which will be given to authorized recyclers of said waste.
- Power requirement will be 1500 KW, which will be supplied by Punjab State Power Corporation Ltd. Also, 5 no. D.G. sets of 1500 KVA each will be installed as standby arrangement of power supply.
- Green belt will be developed in 4189 sq.m. land area.
- 4 no. RWH wells will be provided to recharge the groundwater by collecting rain water from the building terrace, paved area, natural ground & green area etc.

The other details of the project have been given in the Form 1 & 1-A submitted by the promoter and the details of the proposed project are as under:

1.	Properly filled Form 1 & 1A	Yes
2.	Proof of ownership of land	Submitted.
3.	CLU status	Granted by the Deptt. Of Town and Country Planning, Punjab, vide memo no.8455 CTP(Pb)/SP-432(Mohali) dated 02.10.2008 for the land area measuring 5.02 acres.
4.	Approved Layout plan and Building plan from Competent Authority.	Submitted, but not approved by the Competent Authority.
5.	Topographical map of the area showing Contour Plan.	Submitted.
6.	Status of construction, if any, alongwith photographs from all the four sides.	Submitted.
7.	500 meter radius map of the area from periphery of project site clearly indicating the various industries (specifically red category industries) and structures lying in the area.	Submitted.
8.	Certificates from authorized departments regarding a) State Boundary not within 10 Km. b) Project not lying in eco-sensitive and protected area including wild life sanctuaries. c) Not lying in the critically polluted areas.	Not required as the General Condition is not applicable in this case.
9.	Site plan of the project showing the following i) Location of STP ; ii) Solid waste storage area. iii) Green belt iv) Parking space v) RWH and water recharge pits vi) Fire fighting equipment layout vii) First aid room viii) Location of Tubewells	i) Marked on the site plan. ii) -do- iii) -do- iv) -do- v) -do- vi) -do- vii) -do- viii) -do-
10.	Permission of Competent Authority for; a) Water and Sewerage connection b) Collection of Solid waste c) Use of Ground Water	a) Not Submitted b) Not required since promoter has proposed to provide captive composting plant. C) Not Submitted
11.	Water balance chart for summer, rainy and winter seasons indicating critical requirements.	Submitted
12.	Availability of adequate land for use of treated sewage and plantation.	Submitted.

13.	Analysis reports of ambient air, ground water and noise levels from NABL Accredited laboratories.	Submitted.
14.	Quantification of energy saved and renewable energy devices used and permission of PSPCL for power connection.	Not Submitted
15.	Drawing showing plumbing systems for use of fresh, treated and hot water	Submitted.
16.	Construction schedule (PERT/CPM Chart)	Not submitted.
17.	Affidavits 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.	Not Submitted.

In view of facts stated above, may if approved;

1. The case of the project proponent be placed in the 46th meeting of State Expert Appraisal Committee as per draft agenda is placed below for approval please.
2. The project proponent be requested to present the case before the Committee in its 46th meeting.
3. A copy of the application be circulated to all the members of SEAC.

A.E.E. (SEAC)

E.E. (SEAC)

Secretary (SEAC)

Kindly peruse CP 8 & 9 10 of this note file.

It is submitted that the project proponent was requested vide letter no. 1823 dated 26.5.2011 to attend the 48th meeting of SEAC on 11.6.2011. The case was considered by the SEAC in its 48th meeting held on 11.6.2011 and following were present on behalf of the project promoter to present the reply of the observations:

1. Sh. Sunil Malhotra, Chief Operating Officer of the project proponent
2. Sh. R.L. Meena, Environmental Consultant, M/s J.M. Environet (P) Ltd., Gurgaon

Sh. R.L. Meena, presented the reply of the observations as under:

Sr. No.	Observations raised by SEAC	Reply as presented by the environment consultant/reply submitted vide letter dated 3.6.2011.
1.	Designation of the area as per the Master Plan of Mohali	The Department of Town & Country Planning vide Memo No. 8455 CTP (Pb)/SP-432 (Mohali) dated 22.10.2008 has already granted permission for CLU for the land area measuring as 5.02 acres for commercial purpose. He handed over a copy of the said letter, which has already been submitted vide letter no. 3.6.2011. He also handed over a copy of Master Plan of Mohali and as per the said Master Plan the site of the project is partially located in the mixed land use area and partially in the village area.
2.	Layout Plan duly approved by the Competent Authority and showing various features such as location of STP, solid waste storage area, green belt, parking space, rain water harvesting system, fire fighting system, first aid room and location of tubewells.	Layout plan duly approved by CTP, Punjab vide letter no.733CTP (Punjab)/MPR-69 dated 02.02.2010 for the land area measuring as 5.02 acres has been submitted and marked the location of solid waste storage area, first aid room and fire fighting system.
3.	Permission from the competent authority for : a) Water & Sewerage connection. b) Use of Ground Water	The site is located outside MC limits as such the biodegradable waste will be sent to captive composting plant and non-biodegradable waste will be sent to earmarked site of Municipal Council till the

arrangement of approved vendors is done. The recyclable waste will be sent to recyclers.

The water supply will be met by installing deep tubewell and permission for abstraction of 240 KLD of groundwater has already been obtained from CGWA vide letter no. 261 dated 15.4.2009 and the remaining 30 KLD water requirement will be met either from getting supply from Municipal Council or hired from other sources through mobile tankers.

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| 4. | Quantification of energy saved and renewable energy devices used and permission of PSPCL for power connection. | Submitted. |
| 5. | Construction schedule (PERT/CPM Chart). | Submitted. |
| 6. | Affidavits 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. | Submitted. |
| | e) To provide adequate safety measures for the construction workers during the construction phase. | |
| 7. | Complete scheme for utilization for treated wastewater onto land for irrigation of green belt | About 242 kl/day of treated wastewater will be generated at the outlet of STP, out of which 6 kl/d will be used for green belt, 203 kl/d for HVAC cooling and remaining 33 kl/d shall be used for flushing purpose. However, in monsoon season, the HVAC load will decrease to 60 %, thus the water consumption for HVAC cooling will reduce from 203 kl/d to 122 kl/d and the remaining treated waste water will be used for flushing |

purpose.

The Committee observed that the project proponent has provided adequate and satisfactory clarifications of the observations raised by it, therefore, 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 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 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.
- 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. There shall be no discharge of treated wastewater outside the premises of the project /complex.
- 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 commercial 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 design 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. 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.
- 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.
- 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) 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.
- xiii) 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_{2.5}, PM₁₀, SO₂, NO_x, 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.
- xiv) The project proponent shall comply with the conditions imposed by the Central Ground Water Authority, Ministry of Water Resources, Govt. of India, in the permission granted vide letter no. 261 dated 15.4.2009 and shall abstract not more than 240 KLD of groundwater and confirm alternate arrangement for additional demand of 30 KLD and same shall be intimated to the SEIAA.

- xv) The project proponent shall comply with the conditions imposed by the Department of Town & Country Planning in the permission for CLU granted vide Memo No. 8455 CTP (Pb)/SP-432 (Mohali) dated 22.10.2008.
- 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 Environment Appellate Authority, if preferred, within a period of 30 days as prescribed under section 11 of the National Environment Appellate Act, 1987.

May, if approved, the case be sent to SEIAA for further necessary action in the matter.

A.E.E. (SEAC)



**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./2011/

Dated

Fax no. 0731-2527769

To

M/s Turning Point estate (Pvt) Ltd.
(Project-Multiplex-cum-Mall & Hotel),
Site Office: Village Badmajra,
Tehsil & District SAS Nagar.

Subject: Application for obtaining Environmental Clearance under EIA Notification dated 14.09.2006 for carrying out expansion of the existing "Treasure Island-Mall-cum-Multiplex & Hotel Project" located in the revenue estate of Vill. Badmajra, Distt. Mohali by M/s Turning Point Estate (Pvt) Ltd.

This has reference to your application for obtaining environmental clearance under EIA Notification dated 14.09.2006 for carrying out expansion of the existing "Treasure Island-Mall-cum-Multiplex & Hotel Project" located in the revenue estate of Vill. Badmajra, Distt. Mohali.

It is intimated that the 35th meeting of SEIAA is scheduled to be held on 15.12.2011 at Mohali.

It is, therefore, requested to attend the said meeting of State Level Environment Impact Assessment Authority **on 15.12.2011 at 11:30 a.m. in the Nodal Office, Punjab Pollution Control Board, Phase-2, Opposite Bassi Cinema, Mohali.**

**Environmental Engineer
For Member Secretary (SEIAA)**



**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./2011/

Dated

Registered

To

M/s Turning Point estate (Pvt) Ltd.
(Project-Multiplex-cum-Mall & Hotel),
6th Floor, Treasure Island,
11, Tukoganj, Main Road,
Indore-452001

Subject: Application for obtaining Environmental Clearance for carrying out expansion of the existing "Treasure Island-Mall-cum-Multiplex & Hotel Project" located in the revenue estate of Vill. Badmajra, Distt. Mohali by M/s Turning Point estate (Pvt) Ltd.

This has reference to your application for environmental clearance for carrying out expansion of the existing "Treasure Island-Mall-cum-Multiplex & Hotel Project" located in the revenue estate of Vill. Badmajra, Distt. Mohali.

It is intimated that the case of the project proponent was considered in the 32nd meeting of State Environment Impact Assessment Authority held on 07.07.2011 and it was observed by the SEIAA that the proposal of the project proponent for getting 30 KLD of water supply from other sources is not in order in principle since the same is not practically feasible. Therefore, project proponent is required to obtain permission from CGWA for abstraction of additional 30 KLD of groundwater by installing tubewells before taking further necessary action in the matter.

Sh. R.L. Meena, Environmental Consultant of the project proponent, who was also present in the meeting, requested for three weeks time to submit the said permission of CGWA.

The SEIAA agreed to accept the request of the environment consultant of the project proponent and decided to defer the case till the submission of said permission by the project proponent.

It is, therefore, requested to submit the reply of above noted observations, within 15 days, to enable the Authority to proceed further in the matter.

Member Secretary (SEIAA)

Kindly peruse CP 11 to 17 of this note file.

It is submitted that the project proponent was requested by the SEIAA vide letter no. 2641 dated 4.7.2011 to attend the 32nd meeting on 7.7.2011, which was attended by the following on behalf of the project proponent:

1. Sh. R.K.Shukla,VP(Projects) of the promoter company
2. Sh.H.D.Singh,Vice President of the promoter company
3. Sh. Sunil Dixit of M/s J.M.Enviro Net (P) Ltd,Gurgaon.
4. Sh. R.L.Meena of M/s J.M.Enviro Net (P) Ltd,Gurgaon.

Sh. R.L. Meena, Environment Consultant of the project proponent presented the salient features of the project proposal and he also brought out that total water requirement for the project proposal will be 270 KLD, out of which 240 KLD will be met from ground water by installing tubewells and permission in this regard has been obtained from CGWA and remaining 40 KLD of water requirement will be met either purchasing from nearby M.C. or hired from other sources through mobile tankers.

The Authority observed that the proposal of the project proponent for getting 40 KLD of water supply from other sources is not in order in principle since the same is not practically feasible. Therefore, project proponent is required to obtain permission from CGWA for abstraction of additional 40 KLD of groundwater by installing tubewells before taking further necessary action in the matter.

Sh. R.L. Meena requested for three weeks time to submit the said permission of CGWA.

The SEIAA agreed to accept the request of the environment consultant of the project proponent and decided to defer the case till the submission of said permission by the project proponent.

May if approved, the following actions may be taken:

1. Extract of the 32nd meeting of SEIAA held on 07.07.2011 is placed below for signature please.
2. Decision of the SEIAA may be conveyed to the project proponent as per FD placed below for signature please.

A.E.E (SEIAA)

From: M/s Turning Point Estates Pvt. Ltd., Vill Badmajra, Tehsil & Distt. SAS Nagar.

Subject: Application for obtaining environmental clearance for carrying out expansion of existing "Treasure Island Mall-cum-Multiplex & Hotel Project" located at Village Badmajara, Distt. Mohali.

Reference: No. Nil dated 20.10.2011

Kindly peruse the note at CP 18 of this note file.

It is submitted that the decision of the Authority taken in the 32nd meeting of SEIAA held on 07.07.2011, was conveyed to the project proponent vide letter no. 31277 dated 29.07.2011.

Vide PUC, the project promoter has submitted a copy of the letter bearing No. 1515 dated 12.10.2011 of the CGWA vide which permission has been granted for abstraction of 270 KLD of groundwater.

May if approved, the following actions be taken:-

1. Case be placed in the 35th meeting of SEIAA scheduled for 15.12.2011
2. The project proponent be requested to attend the 35th meeting of SEIAA to present the case before the Authority.

A.E.E. (SEIAA)

Kindly peruse the note at CP 19 of this note file.

It is submitted that the project proponent was requested vide letter no. 47789 dated 12.12.2011 to attend its 35th meeting on 15.12.2011. Accordingly, following were present in the said meeting on behalf of the project proponent to present the reply of the observations of the SEIAA:

- i. Sh. Surinder Kumar, Representative of the promoter company
- ii. Sh. R.L. Meena, Environmental Consultant of M/s J.M. Environet Pvt. Ltd.,

Sh. R.L. Meena, who is the Environmental Consultant of the project proponent and the name of his consultancy firm figures at Sr. no. 52 of the list uploaded by the MoEF at its official website, presented the salient features of the project before the Authority. He also informed that the promoter company has proposal to install mechanical composter for making compost of biodegradable component of the solid waste. During discussions, he agreed to comply fully with all the conditions as mentioned by SEAC.

The Authority also noted that the case stands recommended by SEAC and the Committee awarded 'Silver Grading' to the project proposal. The Authority looked into all the aspects of the project proposal in detail and was satisfied with the same. Therefore, the Authority decided to grant environmental clearance under EIA Notification dated 14.9.2006 to the project proponent for increase in the existing built up area of the project from 43444 sqm to 75939.89 sqm subject to the conditions as proposed by the SEAC, in addition to the proposed measures. The Authority also decided that condition no. (vi) of the 'Operation Phase' and condition no. (xiv) of the 'General Conditions' recommended by the SEAC, be imposed as under:

Condition no. (vi) of the operation phase

"The solid waste generated shall be properly collected and segregated as per the Municipal Solid Waste (Management & Handling) Rules, 2000 .The recyclable component of the solid waste shall be sold out to the authorized vendors and the promoter company shall make its own environmentally sound arrangements for disposal of inert waste till the common Engineered Landfill facility is developed by GMADA. The bio-degradable component of the solid waste shall be treated in the mechanical composter for making compost of the same, which will be sold out to the farmers or any other party for using it as manure and / or for in house use."

Condition no. (xiv) of the General Condition

“The project proponent shall comply with the conditions imposed by the Central Ground Water Authority ,Ministry of Water Resources, Govt. of India, in the permission granted vide letter no. 21-4(463)/NWR/CGWA/2011-1515 dated 12.10.2011 for abstraction of 270 KLD of groundwater.”

May if approved, the following actions may be taken:

1. Extract of the 35th meeting of SEIAA held on 15.12.2011 is placed below for signature please.
2. Environmental clearance be issued to the project proponent as per draft placed below for approval please.

A.E.E. (SEIAA)



**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./2011/

Dated

Registered

To

M/s Turning Point Estate (Pvt) Ltd.
(Project-Multiplex-cum-Mall & Hotel),
6th Floor, Treasure Island,
11, Tukoganj, Main Road,
Indore-452001

Subject: Application for obtaining environmental clearance under EIA notification dated 14.09.2006 for carrying out expansion of the existing "Treasure island-Mall-cum-Multiplex & Hotel Project" located at village Badmajra, District Mohali by M/s Turning Point Estate (P) Ltd.

This has reference to your application for environmental clearance for obtaining environmental clearance under EIA notification dated 14.09.2006 for carrying out expansion of the existing "Treasure island-Mall-cum-Multiplex & Hotel Project" located at village Badmajra, District Mohali 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 & conceptual plan and the additional clarifications furnished in response to the observations of the SEAC.

It is inter-alia noted that the proposal involves the increase in the plot area from 32 kanal 15 marlas to 40 kanal 3 marlas and has obtained permission for CLU from the Department of Town & Country Planning, Punjab vide Memo no. 8455 dated 22.10.2008 for the land area measuring as 40 kanal 3 marlas. The existing built up area of the project is 43444 sq. m. and proposed additional built up area will be 32495.89 sq. m. and total built up area after

proposed expansion will become 75939.89 sq. m. The Total water requirement will be 512 KLD, out of which 270 KLD will be met from groundwater with existing tubewell and remaining 242 KLD will be met by recycling the treated wastewater. A STP of capacity 300 KLD to treat the wastewater will be installed against the actual generation of 255 KLD of wastewater. After STP, about 95% of 255 KLD will be generated as treated wastewater, out of which 203 KLD will be used for HVAC, 6 KLD for gardening & 33 KLD for flushing purposes. About 1455 Kg/day of solid waste will be generated, which will be segregated as source. The recyclable component of the solid waste will be sold out to the authorized vendors and biodegradable component of solid waste will be sent to captive composting plant to produce manure. This manure will be used for the green belt to be developed inside the premises of the project. About 0.5 T/year of E-waste will be generated, which will be given to authorized recyclers of the said waste. Power requirement will be 5.2 MW, which will be supplied by Punjab State Power Corporation Ltd. Also, 5 no. D.G. sets of 1500 KVA each will be installed as standby arrangement of power supply. Green belt will be developed in 4189 sq. m land area. 4 no. RWH wells will be provided to recharge the groundwater by collecting rain water from the building terrace.

The case was considered by the SEAC in its 46th meeting held on 24.04.2011 and the Committee observed that the project proponent is required to submit certain information / data before taking further necessary action in the matter. The decision of the Authority was conveyed to the project proponent vide letter no. 20643 dated 12.05.2011. Thereafter, the project proponent has submitted reply of the observations raised by the Committee. The case of the project proponent was again considered by the SEAC in its 48th meeting held on 11.06.2011 and observed that the project proponent has provided adequate and satisfactory clarifications of the observations raised by it, therefore, 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 certain conditions, in addition to the proposed measures for carrying out expansion of the existing "Treasure island-Mall-cum-Multiplex & Hotel Project" located at village Badmajra, District Mohali.

Thereafter, the case of the project proponent was considered by the SEIAA in its 35th meeting held on 15.12.2011 and observed that the case stands recommended by SEAC and the Committee awarded '**Silver Grading**' to the project proposal. The Authority looked into all the aspects of the project proposal in detail and was satisfied with the same. Therefore, the Authority decided to grant environmental clearance to the project proponent 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 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.

- 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. There shall be no discharge of treated wastewater outside the premises of the project /complex.
- 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 commercial 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 shall be properly collected and segregated as per the Municipal Solid Waste (Management & Handling) Rules, 2000 .The recyclable component of the solid waste shall be sold out to the authorized vendors and the promoter company shall make its own environmentally sound arrangements for disposal of inert waste till the common Engineered Landfill facility is developed by GMADA. The bio-degradable component of the solid waste shall be treated in the mechanical composter for making compost of the same, which will be sold out to the farmers or any other party for using it as manure and / or for in house use.
- 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 design 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. 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.
- 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.
- 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) 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.
 - xiii) 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; $PM_{2.5}$, PM_{10} , SO_2 , NO_x , 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.
 - xiv) The project proponent shall comply with the conditions imposed by the Central Ground Water Authority, Ministry of Water Resources, Govt. of India, in the permission granted vide letter no. 21-4(463)/NWR/CGWA/2011-1515 dated 12.10.2011 for abstraction of 270 KLD of groundwater.
 - xv) The project proponent shall comply with the conditions imposed by the Department of Town & Country Planning in the permission for CLU granted vide Memo No. 8455 CTP (Pb)/SP-432 (Mohali) dated 22.10.2008.
 - 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 Environment Appellate Authority, if preferred, within a period of 30 days as prescribed under section 11 of the National Environment Appellate Act, 1987.

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 Chief Conservator of Forests (North), Ministry of Environment and Forest, Regional Office, Bays No.24-25, Sector-31-A, Chandigarh.
7. The Chief Town Planner, Department of Town and Country Planning, Punjab, Sector 18-A, Madhya Marg, Chandigarh.
8. Monitoring Cell, Ministry of Environment and Forest, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi.
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)