

Item No. 48.20 Application for obtaining Environmental Clearance for expansion of residential group housing complex namely "U.S. Estates" in the revenue estate of Village Dhakauli, Zirakpur, Distt. Mohali. by M/s Pine Homes.

M/s Pine Homes has applied for obtaining environmental clearance as required under the EIA notification dated 14/9/2006 for expansion of residential group housing complex namely "U.S. Estates" already existing in the revenue estate of Village Dhakauli, Zirakpur, Distt. Mohali. The project is covered under category 8(a) of the schedule appended to the EIA notification dated 14.09.2006. The details of the project as per Form I & IA are as under:-

- The total plot area is 37,377 sq. m, and at present 141 flats have been constructed having built up area of 16203.99 sq. m.
- Now, the project proponent intends to construct 30 duplex housing, 87 three BHK flats, 15 shops having built up area 18951.13 sq. m. Therefore, after implementation of project proposal the total built up area will become 34,991.78 sq. m.
- The population of the existing project is 705 nos., however, the total expected population after implementation project proposal will be 1320.
- Total cost of existing project is Rs. 12.21 crores and after expansion the total project cost will be Rs. 27.56 crores.
- Total water requirement for the existing project is 105 KLD, but after expansion the project, the total water requirement will be 198 KLD, out of which 170 KLD will be met through tubewell, which is already operational and remaining 28 KLD will be met by recycling the treated wastewater.
- Total wastewater generation from the existing project is 80 KLD, which is treated in STP having capacity of 105 KLD and is discharged into public sewer after treatment. After expansion an additional 70 KLD of wastewater will be generated, and the capacity of the STP is proposed to be enhanced by 50 KLD. About 155 KLD of wastewater will be generated, out of which 28 KLD will be used for flushing purpose, 13 KLD for horticulture purpose and remaining 114 KLD will be discharged into sewer. The M.C. Zirakpur vide letter no. 90 dated 19.2.2010 informed to SDE, Punjab Water Supply & Sewerage Board Zirakpur that the M.C. has no objection for providing sewer connection to the project proponent.
- About 528 Kg/day of solid waste will be generated which will be segregated as source. The non-biodegradable component will be sold to recyclers and the organic biodegradable component will be disposed off through M.C. Zirakpur.

The M.C. Zirakpur vide letter no. 90 dated 19.2.2010 has issued NOC to the project proponent to the effect that the solid waste of the residential colony will be handled by the M.C.

- About 5 Kg/day of sludge will be generated from STP, which will be used as manure in the plantation area.
- Power requirement will be 1415.15 KVA, which will be supplied by Punjab State Power Corporation Ltd. Also, 1 no. D.G. set of 250 KVA will be installed as standby arrangement of power supply.

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	Not Submitted
4.	Approved Layout plan and Building plan from Competent Authority.	Layout plan approved by Nagar Panchayat, Zirakpur.
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	a) Obtained from M.C., Zirakpur b) -do-

	c) Use of Ground Water	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)	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.	Submitted.

The case is placed before the State Expert Appraisal Committee for consideration.

Kindly peruse CP 1 to 3 of this note file.

It is submitted that 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:-

1. Sh. Mandeep Singh, Project Manager
2. Sh. Sandeep Garg, Environmental Consultant of M/s Eco Laboratories and Consultants, Mohali.

Sh. Sandeep Garg, who is the Environmental Consultant of the project proponent and the name of his consultancy firm figures at Sr. no. 157 of the list uploaded by the MoEF at its official website, presented the case before the SEAC as under:

- The total plot area is 37,377 sq. m and at present, 141 flats have been constructed having built up area of 16203.99 sq. m.
- 30 duplex housing, 87 three BHK flats, 15 shops are to be constructed having built up area 18951.13 sq. m. Therefore, after implementation of project proposal, the total built up area will become 34,991.78 sq. m.
- The population of the existing project is 705 nos., however, the total expected population after implementation of project proposal will be 1320.
- Total cost of existing project is Rs. 12.21 crores and after expansion the total project cost will be Rs. 27.56 crores.
- Total water requirement for the existing project is 105 KLD, but after expansion of the project, the total water requirement will be 198 KLD, out of which 170 KLD will be met through existing tubewell and remaining 28 KLD will be met by recycling the treated wastewater.
- Total wastewater generation from the existing project is 80 KLD, which is treated in STP having capacity of 105 KLD and is discharged into public sewer after treatment. After expansion an additional 70 KLD of wastewater will be generated, and the capacity of the STP is proposed to be enhanced by 50 KLD. About 155 KLD of wastewater will be generated, out of which 28 KLD will be used for flushing purpose, 13 KLD for horticulture purpose (during winter season) and remaining 114 KLD will be discharged into sewer. The M.C. Zirakpur vide letter no. 90 dated 19.2.2010 informed to SDE, Punjab Water Supply & Sewerage Board Zirakpur that the M.C. has no objection for providing sewer connection to the project proponent.
- About 528 Kg/day of solid waste will be generated which will be segregated as source. The non-biodegradable component will be sold to recyclers and the

organic biodegradable component will be disposed off through M.C. Zirakpur. The M.C. Zirakpur vide letter no. 90 dated 19.2.2010 has issued NOC to the project proponent to the effect that the solid waste of the residential colony will be handled by the M.C.

- About 5 Kg/day of sludge will be generated from STP, which will be used as manure in the plantation area.
- Power requirement will be 1415.15 KVA, which will be supplied by Punjab State Power Corporation Ltd. Also, 1 no. D.G. set of 250 KVA will be installed as standby arrangement of power supply.

During the presentation, the representative of the project proponent submitted the following documents:

1. A copy of the Master Plan of Zirakpur as an evidence to the effect that the site of the project is located in the residential area.
2. A copy of the letter dated 30.05.2011 to the effect that the promoter company has already applied to CGWA for obtaining permission for abstraction of groundwater.
3. Quantification of energy to be saved and renewable energy devices to be used.

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. The project proponent shall discharge not more than 114 KLD of treated wastewater into sewer and shall obtain permission in this regard from M.C,Zirakpur.

- 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, horticulture purpose/green and into sewer 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 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 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) The project proponent shall obtain permission from the Central Ground Water Authority for abstraction of ground water.
- xii) 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.
- xiii) 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.
- xiv) 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.
- xv) 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.
- xvi) 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

Through Fax No. 0172-5070862

To

M/s Pine Homes,
Head Office: # 63, Sector 8-A,
Chandigarh.

Subject: Application for obtaining Environmental Clearance for expansion of residential group housing complex namely "U.S. Estates" in the revenue estate of Village Dhakauli, Zirakpur, Distt. Mohali by M/s Pine Homes.

This has reference to your application for environmental clearance for establishment of Housing Project namely 'Regency Heights' by M/s Janta Land Promoters Ltd.

It is intimated that the 32nd meeting of SEIAA is scheduled to be held on 07.07.2011 at Mohali.

It is, therefore, requested to attend the said meeting of State Level Environment Impact Assessment Authority **on 07.07.2011 at 11:00 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**

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To

M/s Pine Homes,
Head Office: # 63, Sector 8-A,
Chandigarh.

Subject: Application for obtaining Environmental Clearance under EIA notification dated 14.09.2006 for expansion of residential group housing complex namely "U.S. Estates" in the revenue estate of Village Dhakauli, Zirakpur, Distt. Mohali by M/s Pine Homes.

This has reference to your application for obtaining Environmental Clearance under EIA notification dated 14.09.2006 for expansion of residential group housing complex namely "U.S. Estates" in the revenue estate of Village Dhakauli, Zirakpur, 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
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Ministry of Environment and Forests, Government of India**

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Head Office: # 63, Sector 8-A,
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This has reference to your application for obtaining environmental clearance for establishment of Housing Project namely 'Regency Heights' in the revenue estate of Village Dhakauli, Zirakpur, Distt. Mohali.

It is intimated that the case of the project proponent was considered in the 32nd meeting of SEIAA held on 07.07.2011 and it was observed by the SEIAA that the project proponent has not obtained permission of CGWA for abstraction of groundwater even for the present quantity of groundwater being abstracted for the existing 141 no. of flats. Thus, the project proponent is required to submit permission of CGWA for abstraction of groundwater before considering the project proposal.

Sh. Saini Environment Consultant requested for 3 weeks time to submit the said permission to the SEIAA.

The SEIAA agreed to accept the request of the Environment Consultant of the project proponent and decided to defer the case till the permission of CGWA for abstraction of groundwater, is received.

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 4 to 10 of this note file.

It is submitted that the project proponent was requested by the SEIAA to attend its 32nd meeting on 7.7.2011 to present the project proposal, which was attended by the following on behalf of the project proponent:

1. Sh. Mandeep Singh, Project Manager of M/s Pine Homes
2. Sh. Sandeep Garg of M/s Eco Laboratories & Consultants, Mohali.
3. Dr. R.S. Saini of M/s Eco Laboratories & Consultants, Mohali.

Sh. Saini, Environment Consultant of M/s Eco Laboratories & Consultants, Mohali, presented the salient features of the project proposal before the SEIAA and he further brought out that the application has already been furnished with CGWA for obtaining permission for abstraction of groundwater, but the same is yet to be issued by the said Authority.

After detailed deliberations in the matter, the SEIAA observed that the project proponent has not obtained permission of CGWA for abstraction of groundwater even for the present quantity of groundwater being abstracted for the existing 141 no. of flats. Thus, the project proponent is required to submit permission of CGWA for abstraction of groundwater before considering the project proposal.

Sh. Saini Environment Consultant requested for 3 weeks time to submit the said permission to the SEIAA.

The SEIAA agreed to accept the request of the Environment Consultant of the project proponent and decided to defer the case till the permission of CGWA for abstraction of groundwater, is received.

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)

As per note at CP-11 of this note file, the decision taken by SEIAA was conveyed to the project proponent vide letter no. 31528 dated 01.08.2011.

Vide PUC, the project proponent has informed that he has applied for obtaining permission from CGWA for abstraction of groundwater and the case has been forwarded by CGWB, North-Western Region, Chandigarh to CGWA, New Delhi. The project proponent has sent a copy of the letter dated 12.09.2011 of CGWB, Chandigarh as an evidence in this regard. The project proponent has further informed that said permission will be submitted as soon as the same is received from CGWA.

This is for kind information please.

From: M/s Pine Homes, Vill. Dhakoli, Zirakpur, Distt. SAS Nagar
Subject: Submission of clearance of NOC for groundwater withdrawal by M/s Pine Homes for their residential group housing namely U.S. Estates, Zirakpur.
Reference: No. 13 dated 23.11.2011

Kindly peruse the note at CP11 & 12 of this note file.

It is submitted that the decision taken by SEIAA in its 32nd meeting held on 7.7.2011 was conveyed to the project proponent vide letter no. 31528 dated 01.08.2011.

Vide PUC, the project proponent has submitted a copy of the letter bearing letter No. 1659 dated 11.11.2011 of the CGWA vide which permission has been granted for abstraction of 96 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.

E.E. (SEIAA)

Kindly peruse the note at CP & 14 of this note file.

It is submitted that the project proponent was requested vide letter no.47788 dated 12.12.2011 to attend the 35th meeting of SEIAA on 15.12.2011. Accordingly, following were present in the said meeting on behalf of the project proponent on 15.12.2011 to present the reply of the observations of the SEIAA:

- i. Sh. Mandeep Singh, Project Manager of the promoter company
- ii. Dr R.S. Saini, Environmental Consultant of M/s Eco Labs & Consultants.
- iii. Sh. Sandeep Garg, Environmental Consultant of M/s Eco Labs & Consultants.

Sh. Sandeep Garg, who is the Environmental Consultant of the project proponent and the name of his consultancy firm figures at Sr. no. 21 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;

- i) Previously, total water consumption for the project was calculated by taking into account the per capita consumption as 150 litres per day, which was on higher side and now, the total water consumption for the project has been calculated by taking into account the per capita consumption of water as 135 litres per day. He submitted the amended water balance prepared on the basis of consumption of water as 135 lpcd, which was taken on record by the Authority.
- ii) Earlier, it was proposed to use 198 KLD of groundwater on the basis of water consumption as 150 lpcd, but the same has been reduced to 142 KLD on the basis of water consumption as 135 lpcd. Out of which, 46 KLD will be met through recycling of treated wastewater for flushing purpose and remaining 96 KLD will be met from ground water by installing tubewells.
- iii) As per revised calculations, about 107 KLD of sewage will be generated which will be treated in a STP of capacity 120 KLD.
- iv) There will be 107 KLD of generation of treated wastewater, out of which 46 KLD will be used for flushing purpose, 20 KLD for horticulture purpose and remaining 41 KLD will be discharged into sewer during summer season. In winter season, 46 KLD will be used for flushing purpose, 18 KLD for horticulture purpose and remaining 43 KLD will be discharged into sewer. In monsoon season, 46 KLD will be used for flushing purpose, 15 KLD for horticulture purpose and remaining 46 KLD will be discharged into sewer.

v) Flow meters will be provided on all the outlets and recycling flow-lines.

During discussions, the representative of the project promoter 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 built up area from 16203.99 sq.m to 34991.78 sq.m subject to the conditions as proposed by the SEAC, in addition to the proposed measures. The Authority also decided that the figure of 114 KLD of treated wastewater as mentioned in condition no. (i) of the 'Operation Phase' be changed with figure of 46 KLD and condition no. (xi) of the 'General Conditions' recommended by SEAC be imposed as under:

"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(456)/NWR/CGWA/2011/1659 dated 11.11.2011 for abstraction of 96 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**

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Patiala – 147 001
Telefax:- 0175-2215636

No. SEIAA/M.S./2011/

Dated

Registered

To

M/s Pine Homes,
Head Office: # 63, Sector 8-A,
Chandigarh.

Subject: Application for obtaining Environmental Clearance under EIA notification dated 14.09.2006 for expansion of residential group housing complex namely "U.S. Estates" in the revenue estate of Village Dhakauli, Zirakpur, Distt. Mohali by M/s Pine Homes.

This has reference to your application for obtaining Environmental Clearance under EIA notification dated 14.09.2006 for expansion of residential group housing complex namely "U.S. Estates" in the revenue estate of Village Dhakauli, Zirakpur, Distt. 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 total plot area is 37,377 sq. m and at present, 141 flats have been constructed having built up area of 16203.99 sq. m. As per project proposal, the project proponent has proposal to construct 30 duplex housing, 87 flats of three BHK and 15 shops having built up area of 18951.13 sq. m in the existing premises in which 141 flats have been constructed. Therefore, after implementation of project proposal, the total built up area will become 34,991.78 sq. m. The population of the existing project is 705 nos., however, the total expected population after implementation project proposal will be 1320. The water requirement for the existing project is 105 KLD,

but after expansion of the project, the total water requirement will be 198 KLD, out of which 170 KLD will be met through existing tubewell and remaining 28 KLD will be met by recycling the treated wastewater. The company has obtained permission from CGWA for abstraction. About, 155 KLD of wastewater will be generated after implementation of the project proposal out of which 28 KLD will be used for flushing purpose, 13 KLD for horticulture purpose (during winter season) and remaining 114 KLD will be discharged into sewer. About 528 Kg/day of solid waste will be generated which will be segregated as source. The non-biodegradable component will be sold to recyclers and the organic biodegradable component will be disposed off through M.C. Zirakpur. Power requirement will be 1415.15 KVA, which will be supplied by Punjab State Power Corporation Ltd. Also, 1 no. D.G. set of 250 KVA will be installed as standby arrangement of power supply.

The case was 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 expansion of residential group housing complex namely "U.S. Estates" in the revenue estate of Village Dhakauli, Zirakpur, Distt. Mohali.

The case of the project proponent was again considered by the SEIAA in its 35th meeting held on 15.12.2011 in which Sh. Sandeep Garg, who is the Environmental Consultant of the project proponent, presented the salient features of the project before the Authority. He also informed that;

- i) Previously, total water consumption for the project was calculated by taking into account the per capita consumption as 150 litres per day, which was on higher side and now, the total water consumption for the project has been calculated by taking into account the per capita consumption of water as 135 litres per day. He submitted the amended water balance prepared on the basis of consumption of water as 135 lpcd, which was taken on record by the Authority.

- ii) Earlier, it was proposed to use 198 KLD of groundwater on the basis of water consumption as 150 lpcd, but the same has been reduced to 142 KLD on the basis of water consumption as 135 lpcd. Out of which, 46 KLD will be met through recycling of treated wastewater for flushing purpose and remaining 96 KLD will be met from ground water by installing tubewells.
- iii) As per revised calculations, about 107 KLD of sewage will be generated which will be treated in a STP of capacity 120 KLD.
- iv) There will be 107 KLD of generation of treated wastewater, out of which 46 KLD will be used for flushing purpose, 20 KLD for horticulture purpose and remaining 41 KLD will be discharged into sewer during summer season. In winter season, 46 KLD will be used for flushing purpose, 18 KLD for horticulture purpose and remaining 43 KLD will be discharged into sewer. In monsoon season, 46 KLD will be used for flushing purpose, 15 KLD for horticulture purpose and remaining 46 KLD will be discharged into sewer.
- v) Flow meters will be provided on all the outlets and recycling flowlines.

During discussions, the representative of the project promoter 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 built up area from 16203.99 sq.m to 34991.78 sq.m 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. The project proponent shall discharge not more than 46 KLD of treated wastewater into sewer and shall obtain permission in this regard from M.C,Zirakpur.
- 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, horticulture purpose/green and into sewer 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) 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 (456)/ NWR / CGWA / 2011 / 1659 dated 11.11.2011 for abstraction of 96 KLD of groundwater.
- xii) 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.
- xiii) 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.
- xiv) 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.
- xv) 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.

- xvi) 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.
 - a) Name of the applicant Sh. B. Rajesh Nair, Director
 - b) Fax Number 0731-2527769, 0731-2527770
 - c) E-mail brajesh.nair@ewdpl.com
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)