



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

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

No. SEAC/CEE(HQ)/20899

Dated 16.5.2011

Speed Post

To

M/s Vision Promoters & Builders Pvt. Ltd.,
House No. 123, Phase 3-B1,
Mohali.

Subject: Application for grant of Environmental Clearance for "Vision Apartments" a Residential Group Housing Project to be established by M/s Vision Promoters & Builders Pvt. Ltd. at Mubarakpur, Dera Bassi, Distt. Mohali.

This is with reference to your application for obtaining Environmental Clearance for developing residential group housing namely "Vision Apartments" at Village Mubarakpur, Teshil Dera Bassi, Distt. Mohali.

The case was considered in the 46th meeting of SEAC held on 24.4.2011 and the Committee observed that the built up area of the project is 1,61,864 sq. m, thus, the case pertains to category 8 (b) of the Schedule appended to the EIA Notification dated 14.9.2006 and such type of project proposals are to be appraised as category B-1. The Committee further observed that the project proponent is required to be issued Terms of Reference for preparation of detailed draft Rapid EIA report.

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

- i) The project falls under category B-1 under item 8(b) Township and Area Development projects and requires Environmental Impact Assessment Studies for the total site area measuring 41,233 sq.m.
- ii) Examine the land use of the project in the Master Plan/Zonal Development Plan of Dera Bassi/Mohali and its permissible uses.
- iii) Give process wise breakup of water consumption with their fulfilling source.

- iv) A site plan showing the project site and its surrounding with physical features, meteorology and topographical details, such as land use, contours and drainage pattern, along with photographs of the site from all four sides, should be included in background information.
- v) Examine and submit details of buildings to be constructed with details of built up area.
- vi) Examine in detail the proposed site with reference to impact on existing infrastructure covering water supply, storm water drainage, sewerage, power, etc., and the disposal of treated/ raw wastes from the project on land and ground water or sewerage system.
- vii) Examine entry/exit of the project including the crossings from the highway and provision of service roads.
- viii) Study the socio-economic situation of the project area and its surroundings and their impact on the project design and operation.
- ix) Study the existing flora and fauna of the area and the impact of the project on them.
- x) Study the hydrological and geo-hydrological conditions of the project area. Include a contour plan indicating slopes and showing drainage pattern and outfall. The total site topography should be examined with detailed contours to analyze.
- xi) Submit details of location of proposed and existing bore wells.
- xii) Examine and submit details about the resettlement and rehabilitation of project-affected persons, in accordance with the national resettlement and rehabilitation policy.
- xiii) Submit development strategy for the proposed project.
- xiv) Give details of sewage treatment plant and use of treated waste water.
- xv) Examine and submit details of natural drainage near the proposed project site. Storm water drainage and outfall should be described in detail. Storm water should be worked out on the basis of peak hourly runoff and the storage of rainwater should be based on daily runoff. Segregate terrace and surface runoff.
- xvi) Rain water harvesting proposals should be made with due safeguards for ground water quality. Maximise recycling of water and utilisation of rain water. Fresh water should not be used for flushing of toilets. Use treated wastewater first for flushing, then for horticulture and then for HVAC.
- xvii) Assess soil erosion in view of soil characteristics, topography and rainfall pattern.

- xviii) Examine and submit details of power requirement and their supplying & back-up source. Application of renewable energy/alternate energy, such as solar and wind energy may be described in kWh/sq.m./annum. Provide solar PV for daytime lighting of corridors and common areas.
- xix) Diesel power generating sets, if proposed, as source of back up power for elevators and common area illumination during construction/operation phase should be of enclosed type and conform to emission and noise standards laid down by the MoEF under the Environment (Protection) Act, 1986 and guidelines issued by CPCB.
- xx) Study the impact of each industry located within a radius of 500 m from the periphery of the project site, on the surrounding environment of the project site in respect of water, air and soil characteristics.
- xxi) Identification of recyclable wastes and waste utilizations arrangements may be made.
- xxii) Arrangements for hazardous waste management including E-waste may be described.
- xxiii) Use of environment friendly materials and local building materials. The provisions of fly ash notification should be kept in view.
- xxiv) Risk assessment and disaster management plan should be proposed especially with respect to industries located within a radius of 500 m.
- xxv) Traffic management plan including parking of all type of vehicles and loading/unloading areas may be described. Traffic survey should be carried out on week days and week end and also analyse the anticipated traffic increase. Analyse and submit details of survey of traffic and transport and necessary improvement required. Also examine the link with National Highway. Provision should be made for service road. The road widths indicated are not correct. Follow IRC guidelines.
- xxvi) Make provision of green belt as a measure for mitigation of dust and noise and buffer between habitation and Highway. Also, submit landscape plan.
- xxvii) Make provision for guard pond and similar provisions for safety against failure in the operation of wastewater treatment facilities. Identify acceptable outfall for treated effluent.
- xxviii) Landscape plan, green belts and open spaces may be described.
- xxix) Environmental Management Plan should be accompanied with Environmental Monitoring Plan and environmental cost and benefit assessment.
- xxx) Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan.
- xxxi) Provide for conservation of resources, energy efficiency and use of renewable sources of energy in the light of ECBC code.

- xxxii) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- xxxiii) Other details as indicated in Appendix III of EIA Notification 2006 should also be attended.

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

**Sd/-
Secretary (SEAC)**

Endst. No. 20900-904

Dated 16.5.2011

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

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

**Sd/-
Secretary (SEAC)**