



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)/_____

Dated _____

SPEED POST

Fax No. 0172-5088524

To

M/s Sukham Infrastructures Pvt. Ltd,
SCO 123-124, 3rd Floor,
Sector 17-C, Chandigarh

Subject: Application for obtaining Environmental Clearance for developing an Information Technology Park including SEZ- "Yellowstone Landmark Info city" to be developed at Sector 66 B, Mohali.

This has reference to your application for environmental clearance for developing an Information Technology Park including SEZ- "Yellowstone Landmark Info city" to be developed at Sector 66-B, Mohali.

The case is to be considered in the 45th meeting of State Expert Appraisal Committee fixed for 8/4/2011 at Patiala.

It is, therefore, requested to attend the said meeting of State Expert Appraisal Committee on 8/4/2011 at 2:00 p.m. in the Committee Room, Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala to present your case.

Secretary (SEAC)



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To

M/s Sukham Infrastructures Pvt. Ltd,
SCO 123-124, 3rd Floor,
Sector 17-C, Chandigarh

Subject: Application for obtaining Environmental Clearance for developing an Information Technology Park including SEZ- "Yellowstone Landmark Info city" to be developed at Sector 66 B, Mohali.

Reference: Your letter no. SIPL/2011/198 dated 10.5.2011.

This has reference to your application for environmental clearance for developing an Information Technology Park including SEZ- "Yellowstone Landmark Info city" to be developed at Sector 66-B, Mohali.

The case is to be considered in the 48th meeting of State Expert Appraisal Committee fixed for 11.6.2011 at Patiala.

It is, therefore, requested to attend the said meeting of State Expert Appraisal Committee on 11.6.2011 at 10:00 a.m. in the Committee Room, Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala.

Secretary (SEAC)



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)/27812

Dated 6.7.2011

To

M/s Sukham Infrastructures Pvt. Ltd,
SCO 123-124, 3rd Floor,
Sector 17-C, Chandigarh.

Subject: Application for obtaining Environmental Clearance for development an Information Technology Park including SEZ namely "Yellowstone Landmark Info city" at Sector 66 B, Mohali.

This has reference to your application for environmental clearance for developing an Information Technology Park including SEZ namely "Yellowstone Landmark Info city" at Sector 66-B, Mohali.

The case was considered in the 48th meeting of SEAC held on 11.06.2011 and the Committee observed that the case pertains to category 8 (b) of the Schedule appended to the EIA Notification dated 14.9.2006 and such type of projects are to be appraised as category B-1. Thus, the project proponent is required to issue Terms of Reference for preparation of 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 an Environmental Impact Assessment Study for the total site area i.e. 100.064 acres with built up area of 3,33,650 sq. m.
- ii) Examine the land use area of the project as per the Master Plan / Local Planning area and its permissible uses.
- iii) Give process wise breakup of water consumption with their source.
- iv) A site plan showing the project site and its surrounding with physical features, meteorology and topographical details such as land use, contours and drainage

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"Yellowstone Landmark Info city" at Sector 66 B, Mohali**

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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, surface water or sewerage system.
- vii) If the project is coming next to National Highway, then, submit details of connecting the project site with the National Highway and buffer zone to be provided towards the National Highway in consultation with NHAI.
- viii) Examine entry/exit of the project including the crossings from the Highway and provision of service roads.
- ix) Furnish details on precautions & road safety measures as per NHAI guidelines.
- x) Study the socio-economic situation of the project area and its surroundings and their impact on the project design and operation.
- xi) Study the existing flora and fauna of the area and the impact of the project on them.
- xii) Study the hydrological and geo-hydrological conditions of the project area. Include a contour plan indicating slopes and showing drainage pattern and outfall. The total site topography should be examined with detailed contours to analyze the study.
- xiii) Submit details of location of existing and proposed bore wells.
- xiv) Examine and submit details about the Resettlement and Rehabilitation of project-affected persons, in accordance with the National Resettlement and Rehabilitation policy.
- xv) Submit development strategy for the proposed project.
- xvi) Give details of sewage treatment plant and use of treated waste water.
- xvii) Examine and submit details of natural drainage near the proposed project site. Storm water drainage and outfall should be described in detail. Storm water should be worked out on the basis of peak hourly runoff and the storage of rainwater should be based on daily runoff. Segregate terrace and surface runoff.
- xviii) Rain water harvesting proposals should be made only for roof top with due safeguards for ground water quality. Maximise recycling of water and utilisation of rain water. Use treated wastewater first for horticulture, then for HVAC and then for flushing.

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- xix) Assess soil erosion in view of soil characteristics, topography and rainfall pattern.
- xx) Examine and submit details of power requirement and their supply & back-up source. Application of renewable energy/alternate energy, such as solar and wind energy may be described in kWh/sq. m./annum. Provide solar PV for daytime lighting of corridors and common areas.
- xxi) Diesel power generating sets, if proposed, as source of back up power for elevators and common area illumination during construction / operation phase should be of enclosed type and conform to emissions and noise standards laid down by the MoEF under the Environment (Protection) Act, 1986 and comply with the guidelines laid down by the CPCB.
- xxii) Identification of recyclable wastes and waste utilisation arrangements may be made.
- xxiii) Use of environment friendly materials and local building materials. The provisions of fly ash notification should be kept in view.
- xxiv) Risk assessment and disaster management plan should be proposed.
- xxv) Traffic management plan including parking of all type of vehicles and loading/unloading areas may be described. Traffic survey should be carried out on week days and week end. Also, 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 and provision should be made for service roads. In this respect IRC guidelines may be followed for road width etc.
- xxvi) Make provision of green belt as a measure for mitigation of dust and noise and buffer between habitation and Highway. Also, submit landscape plan.
- xxvii) Provision should be made for guard pond and similar provisions for safety against failure in the operation of wastewater treatment facilities. Identify acceptable outfall for treated effluent.
- xxviii) EMP should include technical and institutional aspects for pre-treatment by constituent units.
- xxix) Landscape plan, green belts and open spaces may be described.
- xxx) Environmental Management Plan should be accompanied with Environmental Monitoring Plan and environmental cost and benefit assessment.
- xxxi) Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan.
- xxxii) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, disposal of wastewater & solid waste in an environmentally

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sound manner, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

xxxiii) 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. These Terms of Reference will be valid for a period of two years from the date of its issuance.

Endst. No. 27823-27

**Secretary (SEAC)
Dated 6.7.2011**

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)**