

**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY PUNJAB**

Ministry of Environment, Forest &amp; Climate Change, Government of India

O/o Directorate of Environment &amp; Climate Change

C/o PSCST, MGSIPA Complex,

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No. DECC/SEIAA/2019/302

REGISTERED

Date: 28-03-19

To

The Divisional Engineer (PH-1)  
Greater Mohali Area Development Authority (GMADA),  
PUDA Bhawan, Sector-62,  
SAS Nagar (Mohali)-160062

**Subject:** Revised Environmental clearance under EIA notification dated 14.09.2006 for development of Township and Area Development Project namely "IT City" having an area of 709.82 hectare (7098226.62 sqm) in the Sector 66-B, 82-A, 83-A, 101-A Mohali (Punjab) (Proposal No. SIA/PB/NCP /25677 /2018).

This has reference to your online Proposal No. SIA/PB/NCP/25677/2018 for development of Township and Area Development Project namely "IT City" in the Sector 66-B, 82-A, 83-A, 101-A Mohali (Punjab) submitted to the SEIAA, Punjab for grant of Environmental Clearance under the EIA notification dated 14.09.2006. The proposal has been appraised as per procedure prescribed under the provisions of EIA Notification dated 14.09.2006 on the basis of the mandatory documents enclosed with the application viz., Form-1, 1-A, EIA report and the additional clarifications furnished in response to the observations of the SEAC.

**Salient features of the project for which EC is considered**

1.	Activity or Item No. as per EIA Notification, 2006 (in schedule)	8(b): Township and Area Development Projects. Covering an area $\geq 50$ ha or /and built up area $\geq$ than 1,50,000 sqm		
2.	Project Name and Location of the project	IT City" in the Sector 66-B, 82-A, 83-A, 101-A, District SAS Nagar (Mohali), Punjab		
3.	Total Plot area, Built-up Area, Green	The details of the project is as under:		
		S. No.	Description	Details
		1.	Total Project land	709.82 hectare

	area and Flats	Area	(7098226.62 sqm) 676.92 hectares (1672.71 Acres)																						
		2. Net Planned Area	676.92 hectare (1672.71 acre)																						
		i) Industrial Area	746.1 acres																						
		ii) Residential Area	759.79 acres																						
		iii) Commercial Area	166.82 acres																						
		3. Green Area	447.50 acres																						
		4. Parking	19179 ECS																						
4.	Estimated Project Cost	Rs. 750 Crores																							
5.	Population	159161 persons approx. (Residential: 93255, Floating: 58891, Staff & Workers: 7015)																							
6.	Rain water recharging detail	Rainwater recharging wells will be provided for rain water recharging.																							
7.	Water Requirement and Source	21.2 MLD, out of which 14.2 MLD shall be met partially through ground water (40 %) and partially through canal water(60%) and remaining 7 MLD through recycling of treated wastewater.																							
8.	Waste water generation and treatment	18.36 MLD which will be treated in two modules of STP having capacity 10 MLD each (total capacity 20 MLD). The treated waste water available at the final outlet of STP @ 16.52 MLD shall be used /disposed as under:																							
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9.	Solid waste generation and its disposal	<p>a) 47187.9 kg/day</p> <p>b) Solid wastes will be appropriately segregated (at source by providing bins) into recyclable, Bio-degradable Components, and non- bio-degradable.</p> <p>c) Horticulture waste will be use as manure in the project area. Bio-medical waste will be handover to municipality SAS Nagar.</p> <p>d) The biodegradable waste and non-biodegradable will be collected &amp; stored in the specified bins and will be sent through vendors to disposal sites.</p>																							

		e) The others domestic waste such as recyclable waste and plastic waste will be treated on the strategy of recycle and reuse i.e. the recyclable waste will be sold to vendors.																																
10.	Energy Requirements & Saving	<p>a) 10 KVA (Construction phase) and 141 MVA (Operational phase) through Punjab State Power Corporation Limited</p> <p>b) No provision of DG set as a source of back up</p> <p>c) Use of Solar energy shall be encouraged.</p> <p>d) LED/CFL/ fluorescent lights with T5 lamps shall be used for internal/ external lighting. All capacitors shall be provided with harmonic filters.</p> <p>e) External lighting will be automatically controlled using timer contactor at external lighting panel.</p> <p>f) Electric efficient machineries will set up in industries to save energy.</p> <p>g) Solar operated common lights &amp; Solar geysers for meeting the partial hot water requirements will be installed.</p>																																
11.	Environment Management Plan along with Budgetary break up phase wise and responsibility to implement	<p>GMADA will be responsible for implementation of the EMP. The detail of the budgetary break up phase wise is as under: -</p> <table border="1"> <thead> <tr> <th>S No</th> <th>Particulars</th> <th>Proposed Capital Cost (In lacs)</th> <th>Recurring Cost in (In lacs)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Management of Air pollution</td> <td>25.0</td> <td>4.0</td> </tr> <tr> <td>2.</td> <td>Sewage Treatment Plant sewerage laying</td> <td>9784</td> <td>25</td> </tr> <tr> <td>3.</td> <td>Environment Monitoring and Management</td> <td>4.0</td> <td>4.0</td> </tr> <tr> <td>4.</td> <td>Energy conservation plan</td> <td>150</td> <td>15</td> </tr> <tr> <td>5.</td> <td>Rain Water Harvesting (Recharge Pits &amp; Drains)</td> <td>331</td> <td>10</td> </tr> <tr> <td>6.</td> <td>Green Belt &amp; Park Development</td> <td>600</td> <td>100</td> </tr> <tr> <td colspan="2"><b>Total</b></td> <td><b>10894</b></td> <td><b>158</b></td> </tr> </tbody> </table>	S No	Particulars	Proposed Capital Cost (In lacs)	Recurring Cost in (In lacs)	1.	Management of Air pollution	25.0	4.0	2.	Sewage Treatment Plant sewerage laying	9784	25	3.	Environment Monitoring and Management	4.0	4.0	4.	Energy conservation plan	150	15	5.	Rain Water Harvesting (Recharge Pits & Drains)	331	10	6.	Green Belt & Park Development	600	100	<b>Total</b>		<b>10894</b>	<b>158</b>
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10.	CSR activities alongwith budgetary break up and	GAMDA shall develop the villages namely Chau Majra, Saini Majra and Rurka, falling in this project only, within next 3 to 5 years as a part of CER in accordance with the provisions of OM dated 01.05.2018. Following activities shall be carried out in the said villages:																																

	responsibility to implement	Sr. No.	Activity	Amount
		(a)	Construction of Roads	Significant amount shall be reserved
		(b)	Providing water supply/sewerage network in the inhabited area.	
12.	Other important facts	<ol style="list-style-type: none"> <li>1. As per Master Plan of SAS Nagar, site is allowed to be developed as IT City Knowledge Park under the provision of Super Mega mixed use Integrated Industrial Park Policy.</li> <li>2. GMADA will allow only Green &amp; Orange Category industry except the polluting industry (Water or Air or Hazardous waste polluting industry) in the proposed industrial plots of IT City Mohali.</li> <li>3. No wildlife sanctuaries/parks fall within 10 km of the project site.</li> <li>4. As per copy of the clarification given by the Deputy Commissioner, SAS Nagar, the SAS Nagar does not fall in the list of 43 critical / over exploited zone notified by CGWA. Thus, no permission is required from the office of Deputy Commissioner, SAS Nagar regarding tubewell to be installed by the GMADA in Sector-88 &amp; 89, Mohali.</li> </ol>		

The case was lastly considered by the SEAC in its 174<sup>th</sup> meeting held on 28.12.2018, wherein, 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 under EIA notification dated 14.09.2006 subject to certain conditions in addition to the proposed measures.

Thereafter, the case was lastly considered by the SEIAA in its 144<sup>th</sup> meeting held on 22.02.2019. The SEIAA 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 revised environmental clearance under category-B with project/ activity 8(b)- Townships and Area Development projects for proposed development of Township Area namely "IT City" consisting of Residential, Commercial, Institutional, Green & Orange Category Industry [except the polluting industry (Water or Air or Hazardous waste polluting industry)] and warehouses in total plot area of 709.82 hectare (7098226.62 sqm) with total developed/net plan area of

676.92 hectare (1672.71 Acre) at Sector 66-B, 82-A, 83-A, 101-A, SAS Nagar, Punjab, subject to the conditions as proposed by the SEAC, in addition to the proposed measures. Accordingly, SEIAA, Punjab hereby accords necessary environmental clearance for the above project under the provisions of EIA Notification dated 14.09.2006 and its subsequent amendments, subject to proposed measures & strict compliance of terms and conditions as follows: -

### **PART-A – Specific Conditions:**

#### **I. Pre-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) The approval of competent authority shall be obtained for structural safety of the buildings due to earthquakes, adequacy of firefighting equipment's etc. as per National Building Code including protection measures from lightning.
- iv) 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.
- v) 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. The project proponent shall also obtain permission from the NBWL.

#### **II. Construction Phase:**

- i) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- ii) Disposal of muck during construction phase should not create any adverse effect on the neighbouring communities and be disposed off after taking the necessary precautions for general safety and health aspects of people with the approval of competent authority. The project proponent will comply with the provisions of Construction & Demolition Waste Rules, 2016. Dust, smoke & debris prevention measures such as wheel washing, screens, barricading and debris chute shall be installed at the site during construction including plastic / tarpaulin sheet covers for trucks bringing in sand & material at the site.

- iii) Construction spoils, including bituminous material and other hazardous material, must not be allowed to contaminate watercourses. The dump sites for such material must be secured, so that they should not leach into the groundwater.
- iv) 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 emission standards.
- v) The project proponent shall use only treated sewage/wastewater for construction activities and no fresh water for this purpose will be used. A proper record in this regard should be maintained and available at site.
- vi) Fly ash based construction material should be used in the construction as per the provisions of Fly Ash Notification of September, 1999 and as amended on August, 2003 and notification No. S.O. 2804 (E) dated 03.11.2009.
- vii) Water demand during construction should be reduced by use of ready mixed concrete, curing agents and other best practices.
- viii) Adequate treatment facility for drinking water shall be provided, if required.
- ix) 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.
- x) The project proponent will provide plumbing system for reuse of treated wastewater for flushing/ HVAC/ other purposes etc. and colour coding of different pipe lines carrying water/wastewater from different sources / treated wastewater as follows:

Sr. No.	Nature of the Stream	Color code
a)	Fresh water	Blue Color
b)	Untreated wastewater from Toilets/ urinal & from Kitchen	Black color
c)	Untreated wastewater from Bathing/shower area, hand washing (Washbasin / sinks) and from Cloth Washing	Grey color
d)	Reject water streams from RO plants & AC condensate (this is to be implemented wherever centralized AC system and common RO has been proposed in the Project). Further, in case of individual houses/establishment this proposal may also be implemented wherever possible.	White color
e)	Treated wastewater (for reuse only for plantation purposes) from the STP treating black water	Green
f)	Treated wastewater (for reuse for flushing purposes or any other activity except plantation) from the STP treating grey water	Green with strips
g)	Storm water	Orange Color
<p>Note: As requested by the project proponent, being an ongoing project, the condition of treatment and reutilization of treated effluents as per the above scheme (Black, Grey &amp; White streams) may be relaxed in those pockets where the network for sewage system/pipeline (for utilization) is already laid. Still, the project proponent shall explore the possibility to treat and utilize the treated effluent as per the above scheme.</p>		

- xi) 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.
- xii) Separation of drinking water supply and treated sewage supply should be done by the use of different colors.
- xiii) (a) 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 and National Building Code, 2005 on Energy conservation.  
(b) Solar lights shall be provided as proposed for illumination of common areas instead of LED lights or any other conventional light/bulbs.
- xiv) The diesel generator sets to be used during construction phase should conform to the provisions of Diesel Generator Set Rules prescribed under the Environment (Protection) Act, 1986.
- xv) The solid waste generated should be properly collected and segregated at site. The recyclable solid waste shall be sold out to the authorized vendors and inert waste 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
- xvi) A rainwater harvesting plan shall be designed where the re-charge bores (minimum one per 5000 sqm of built up area) shall be provided. Recharging wells for roof top run-off shall have provision of adequate treatment for removing suspended matter etc. before recharging as per the CGWA guidelines. Run-off from areas other than roof top such as green areas and roads/pavement etc. may also be recharged but only after providing adequate treatment to remove suspended matter, oil & grease etc. and ensuring that rainwater being recharged from these areas is not contaminated with pesticides, insecticides, chemical fertilizer etc.
- xvii) The project proponent should fence the storage tank properly and in addition to this, the boundary wall shall be constructed at last stage or at least 2 feet high opening in the boundary wall be provided at ground level to allow adequate passage to the surface run off during construction phase.
- xviii) Green belt of adequate width as proposed shall be provided so as to achieve attenuation factor conforming to the day & night standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety. A minimum of one tree for every 80 sqm of land shall be planted and maintained. The existing trees may be counted for this purpose. Preference should be given to planting native species. Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of three trees for every one tree that is cut) shall be done with the obligation to continue maintenance. Refer special conditions.

### **III. Operation Phase and Entire Life**

- (i) "Consent to operate" 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 at

the time of start of operation.

- (ii) The total water requirement for the project will be 21.2 MLD, out of which 14.2 MLD shall be met through ground water supply and remaining 7 MLD through recycling of treated wastewater.
- (iii) The total wastewater generation from the project will be 18.36 MLD which will be treated in two modules of STP having capacity 10 MLD each (total capacity 20 MLD). The treated waste water available at the final outlet of STP @ 16.52 MLD shall be used /disposed as per the revised reutilization details submitted by the project proponent vide GMADA letter no. 6056 dated 27.12.2018 and as given below: -

S. No.	Season	For Flushing purposes (MLD)	Green Area (MLD) in an area of 447.5 acres	For construction activities (MLD)
1.	Summer	7.0	9.52	Nil
2.	Winter	7.0	3.26	6.26
3.	Rainy	7.0	0.9	8.62

- b) Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes.
- (iv) The project proponent shall ensure that the natural flow of run-off water be continued without any disturbance/obstruction.
- (v) The project proponent shall ensure safe drinking water supply to the habitants.
- (vi) The wastewater generated from swimming pool(s) shall not be discharged and the same shall be reused within the premises for purposes such as horticulture, HVAC etc.
- (vii) A proper record regarding groundwater abstraction, water consumption, its reuse and disposal shall be maintained on daily basis and shall maintain a record of readings of each such meter on daily basis.
- (viii) Rainwater harvesting/recharging systems shall be operated and maintained properly as per CGWA guidelines.
- (ix) The facilities provided for collection, segregation, handling, on site storage & processing of solid waste such as chute system, wet & dry bins, collection centre & mechanical composter etc. shall be properly maintained. The collected solid waste shall be segregated at site. The recyclable solid waste shall be sold out to the authorized vendors for which a written tie-up must be done with the authorized recyclers. Organic waste shall be composted by mechanical composters with a minimum capacity of 0.3kg/tenement/day and the inert solid waste shall be sent to the concerned collection centre of integrated municipal solid waste management facility of the area. A proper record in this regard shall be maintained.
- (x) Hazardous waste/E-waste should be disposed off as per Rules applicable and with the necessary approval of the Punjab Pollution Control Board.
- (xi) 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.
- (xii) The project proponent before allowing any occupancy shall obtain completion and



- occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab.
- (xiii) The green belt along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use.
  - (xiv) Solar power plant and other solar energy related equipment's shall be operated and maintained properly.
  - (xv) A report on the energy conservation measures conforming to energy conservation norms 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.

#### **PART B – General Conditions :**

##### **I. Pre-Construction Phase**

- i) This environmental clearance will be valid for a period of seven years from the date of its issue or till the completion of the project, whichever is earlier.
- ii) 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 and SEIAA, Punjab.
- iii) The project proponent shall obtain permission from the CGWA for abstraction of groundwater & digging of borewell(s) and shall not abstract any groundwater without prior written permission of the CGWA, even if any borewell(s) exist at site. The project proponent will take separate permission for abstraction of ground water to be used in swimming pool.
- iv) 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.

##### **II. Construction Phase**

- i) The project proponent shall adhere to the commitments made in the Environment Management Plan for the construction phase and shall spend the amount as proposed.

##### **III. Operation Phase and Entire Life**

- i) The entire cost of the environmental management plan 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 under intimation to SEIAA, Punjab. The project proponent shall spend the amount as proposed in the EMP.
- ii) The project proponent shall comply with the provisions contained in this Ministry's

OM vide F.No. 22-65/2017-IA.III dated 1<sup>st</sup> May 2018, as applicable, regarding Corporate Environment Responsibility (CER). The amount to be spent on CER activities shall be proportionate to the amount spent on project & such activities shall run parallel to the project execution. All the activities must be completed with the completion of the project.

- iii) The diesel generator sets to be provided shall conform to the provisions of Diesel Generator Set Rules prescribed under the Environment (Protection) Act, 1986. The exhaust pipe of DG set if installed must be minimum 10 m away from the building or in case it is less than 10 m away, the exhaust pipe shall be taken upto 3 m above the building.

**PART-C – Conditions common for all the three phases i.e. Pre-Construction Phase, Construction Phase and Operation Phase & Entire Life:**

- i) Any appeal against this environmental clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
- ii) A first aid room will be provided in the project both during construction and operation phase of the project.
- iii) Construction of the STP, solid waste, e-waste, hazardous waste, storage facilities tubewell, DG Sets, Utilities etc., earmarked by the project proponent on the layout plan, should be made in the earmarked area only. In any case the position/location of these utilities should not be changed later-on.
- iv) 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.
- v) Ambient air & noise levels should conform to prescribed standards both during day and night. Incremental pollution loads on the ambient air quality, noise especially during worst noise generating activities, water quality and soil should be periodically monitored during construction phase as well as operation & entire life phase as per the MoEF&CC guidelines and all the mitigation measures should be taken to bring down the levels within the prescribed standards.
- vi) 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. The project proponent shall also obtain permission from the NBWL, if applicable.
- vii) The State Environment Impact Assessment Authority, Punjab 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.
- viii) A proper record showing compliance of all the conditions of environmental clearance shall be maintained and made available at site at all the times.

- ix) The project proponent shall also submit half yearly compliance reports in respect of the stipulated prior environmental clearance terms & conditions including results of monitored data (both in hard & soft copies) to the respective Regional office of MoEF, the Zonal Office of CPCB, the SPCB and SEIAA, Punjab on 1st June and 1st December of each calendar year.
- x) 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 APCCF, Regional Office of Ministry of Environment & Forests, Chandigarh.
- xi) 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, Punjab.
- 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) 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&CC, SEIAA, Punjab the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels for all the parameters of NAAQM standards shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
- xiv) The inlet and outlet point of natural drain system should be maintained with adequate size of channel for ensuring unrestricted flow of water. The unpaved area shall be more than or equal to 20% of the recreational open spaces.
- xv) Environmental Management Cell shall be formed during operation phase which will supervise and monitor the environment related aspects of the project.
- xvi) The plantation should be provided as per SEIAA guidelines and as per notification dated 09.12.2016 issued by MoEF&CC, New Delhi.
- xvii) The project proponent shall not use any chemical fertilizer /pesticides /insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green area.
- xviii) The project proponent shall submit action plan specifying the timeline for completion of activities under Corporate Social Environment Responsibility to the concerned Regional office of Punjab Pollution Control Board for the monitoring of the same, within 30 days from the date of issuance of the environmental clearance letter.

**Special Conditions:**

- i) The project proponent is allowed to develop and sale the industrial component of

this project for only non-polluting Orange & Green Industries (no water or air or hazardous waste producing) as undertaken by the Chief Administrator, GMADA vide letter no. SE(C-1) GMADA/2018/3098 dated 27.12.2018. This condition shall be clearly mentioned, while issuing advertisement and brochures for the sale of industrial plots and issuing allotment letters to the respective plot holders.

- ii) The project proponent shall not discharge any treated/untreated effluent/ sewage into any drain/ river/ other water body/ borewell etc.
- iii) The project proponent shall treat whole of the effluent/ Sewage/waste water expected to be generated from the project, adequately & efficiently and shall utilize whole of the treated effluent for horticulture, irrigation, plantation, flushing, cooling, construction and other activities within project premises or for other areas of GMADA. A proper network of pipeline (Dual plumbing) for the utilization of treated effluent shall be laid.
- iv) The project proponent shall utilize treated effluent generated from its other projects for the initial phase of the construction activity till the sufficient treated effluent will be available from their project to them.
- v) The project proponent shall impose a condition in the allotment letter to the effect that the allottees shall utilize treated waste water for the construction activities to be undertaken for their respective establishment.
- vi) The project proponent shall ensure that adequate green buffer zone (with thick plantation of trees) of atleast 15m width shall be provided between industrial & other establishment such as residential, commercial & educational Institutional.
- vii) The project proponent shall ensure that at least 33% of the total area of industrial pocket will be kept as Green Area including the outer green area including buffer around the industrial pocket as well green area inside the Industrial Plots. For rest of the pockets, minimum Green Area will be kept reserved as per the guidelines of Town and Country Planning Department, Punjab.
- viii) The project proponent shall comply with the provisions of CGWA or any other authority constituted by the Govt. of India/ Govt. of Punjab and obtains necessary permission for the abstraction of ground water required for the ongoing project as well as amended project as required under the provisions of Rules/Acts. In case, the project proponent will utilize alternate source for the water supply like canal supply etc., mandatory permissions from the competent authority shall be obtained.
- ix) The project proponent shall develop the area as per the layout plan approved by the Chief Town Planner vide no. DTP (SAS Nagar) 2315/18 dated 10.01.2018 vetted vide endst. no. 482 CTP(Pb)/SP-304 dated 29.01.2018 permissible under the provisions of Master Plan notified vide notification no.9650 CTP/SC-76 dated 16.12.2008.

- x) The project proponent shall comply the conditions of CLU issued by Chief Town Planner, Punjab Chandigarh vide memo no. 2505 CTP(Pb)/SP-432-M dated 14.06.2017 for developing as IT City Knowledge Park under the provision of Super Mega mixed use Integrated Industrial Park Policy in Master Plan, Mohali.
- xi) The project proponent shall impose a condition in the allotment letter to the effect that the allottee shall be bound to obtain prior environmental clearance from MoEF&CC, New Delhi / SEIAA, Punjab before starting any construction activity at site if the project of the allottee is covered under EIA notification,2006.
- xii) The project proponent shall also get the parameters like SAR, RSC along with other parameters analyzed for treated waste water before discharging the same onto land for irrigation purpose and the results shall be incorporated in the six-monthly compliance reports.
- xiii) The provisions of the Solid Waste (Management) Rules,2016, e-Waste (Management) Rules,2016 and the Plastics Waste (Management) Rules,2016 shall be followed.
- xiv) The project proponent shall follow ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
- xv) Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- xvi) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on sewerage and Sewage Treatment Systems, 2013.
- xvii) Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.

*Shank*  
Member Secretary

**REGISTERED**

Endst. No. DECC/SEIAA/2017/303-306

Date: 28-03-19

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 Advisor (Environment), Ministry of Environment and Forest, Northern Regional Office, Bays No.24-25, Sector-31-A, Chandigarh. The detail of the authorized Officer of the project proponent is as under:
  - a) Name of the applicant : Divisional Engineer (PH-1)
  - b) Phone Number : 0172-5093176
  - c) Email ID : deph1@gmada.gov.in
7. The Chief Town Planner, Department of Town & Country Planning, 6<sup>th</sup> Floor, PUDA Bhawan, Phase-8, Mohali
8. Monitoring Cell, Ministry of Environment, Forests & Climate Change, Indira Paryavaran Bhavan, Jorbagh Road, New Delhi - 110003.

*Sd -*

**Member Secretary**