



STATE LEVEL EXPERT APPRAISAL COMMITTEE (SEAC) ENVIRONMENTAL IMPACT ASSESSMENT AUTHORITY PUNJAB
Ministry of Environment, Forest & Climate Change, New Delhi

O/O Punjab Pollution Control Board,
 Vatavaran Bhawan, Nabha Road,
 Patiala - 147 001
 Telefax:- 0175-2215636

F.R.
9/10/16

No. SEIAA/2016/3404 REGISTERED

Date: 27-9-16

To

Sh. Vasudev Anand, Divisional Engineer (PH-1)
 Greater Mohali Area Development Authority
 PUDA Bhawan, Sector-62
 SAS Nagar (Mohali) - 160062

3568
5/10/16

Subject: Environmental Clearance under EIA notification dated 14.09.2006 for area development project in Sector- 88, 89, SAS Nagar, Distt. Mohali by M/s Greater Mohali Area Development Authority. (Proposal No. : SIA/PB/NCP/10610/2015)

This has reference to your application for obtaining Environmental Clearance under EIA notification dated 14.09.2006 for the area development project in Sector- 88, 89, SAS Nagar, Distt. Mohali and subsequent presentation given before the State Level Expert Appraisal Committee (SEAC) for 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 dated 14.09.2006 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 area development project in Sector- 88, 89, SAS Nagar, Distt. Mohali. The total land area of the project is 1,59,0414.57 sqm. The project consists of residential area 494444.91 sqm, commercial area 176119.19 sqm, institutional area 18623.33 sqm, landscape area 155318.34 sqm, road area 578295.78 sqm, proposed ground coverage 636165.82 and proposed built up area 375255.36 sqm. The project proponent submitted change of land use has been granted by Chief Town Planner, Punjab vide memo no. 1243 CTP (Pb) SP 432 (M) dated 27.03.2015. The project proponent has submitted layout plan approved by Department of Town & Country Planning vide Letter No.2151/13 DTP (Pb) dated 24.10.2013 and the total cost of the project is 1350 crore. The total population of the project will be 39092 persons which includes residents, commercial, staff & visitors.

copy sent to SECI/DECE
SECI/EO/SOE(PH-1) for information & sigs
MDP - NEO/P/1/1/2016

The total water requirement for the project will be 5121.2 KLD, out of which 70 % will be used through Kajauli Water Works & 30 % through groundwater. The total wastewater generation from the project will be 3687.19 KLD, which will be treated in a STP of capacity 10 MLD to be installed within the project premises. The project proponent has proposed to use 2222.4 KLD of treated wastewater for flushing & landscaping purpose and remaining 1464.79 KLD will be discharged to GMADA sewer in summer season. In winter season, 1648 KLD of treated wastewater will be used for flushing & landscaping purpose and remaining 2039.19 KLD will be discharged to GMADA sewer. In rainy season, 1445.8 KLD of treated wastewater will be used for flushing & landscaping purpose and remaining 2241.39 KLD will be discharged to GMADA sewer. Green belt will be developed in an area of 155318.34 sqm, which will be irrigated with treated wastewater.

The total quantity of solid waste generation will be 14971.6 kg/day, which will be segregated at source as biodegradable and non-biodegradable components as per the Municipal Solid Waste (Management & Handling) Rules, 2000. The recyclable inorganic waste will be sold out to the local resellers. Separate area is earmarked for handling bio-degradable waste including segregation and mechanical composting. Any excess waste or non-usable shall be sent to authorize dumping site. The project proponent has also submitted that solid waste management rules published by MoEF & CC on 08.04.2016 for solid waste management practice shall be also complied.

The total load of electricity required for proposed project will be 40,000 KVA which will be supplied by PSPCL. The project proponent has proposed to install silent DG sets as stand by for power back-up. The project proponent has also proposed that 8 % energy shall be generated from renewable sources and LED fittings instead of using CFL fittings will be used to conserve energy. The e-waste generated will be stored in an isolated room and will be sold to the manufacturers.

The project proponent has also proposed to provide total 83 rainwater recharging pits to recharge the rain water. Apart from these recharging pits, 400 rain water harvesting pits are proposed to be installed by individual plot owners having total plot area 500 sq yards or more. Further, the project proponent has proposed to provide two rain water underground storage tanks having capacity 27200 m³ & 15300 m³ to reutilize 42500m³ of water. Used oil to be generated from the DG sets will be managed & handled as per the provisions of the Hazardous Wastes (Management, Handling & Transboundary Movement) Rules, 2008.

GMADA will be responsible for implementation of EMP and CSR activities until the responsibility of environmental management plan is to be transferred to the occupier/residents society under proper MOU under intimation to SEIAA, Punjab. During construction phase, Rs. 265 Lacs will be incurred on account of capital cost for implementation of EMP and Rs. 82.3 Lacs per annum on account of recurring charges. During operation phase, Rs. 25 Lacs will be incurred on account of capital cost for implementation of EMP and Rs. 23.3 Lacs per annum on account of recurring charges. The project proponent has also proposed to spend Rs.40 lacs towards CSR activities as in addition to the amount to be spent under the provisions of the Companies Act 1956.

The case was considered by the SEAC in its 144th meeting held on 19.04.2016, 147th meeting held on 30.06.2016, 148th meeting held on 19.07.2016 and lastly 149th meeting held on 29.08.2016 wherein, the Committee awarded 'Silver Grading' to the project proposal and decided that case be forwarded to the SEIAA with the recommendations to grant environmental clearance to the project proponent subject to certain conditions in addition to the proposed measures.

Thereafter, the case was considered by the SEIAA in its 115th meeting held on 23.09.2016, wherein, the Authority noted that the case stands recommended by SEAC and the Committee awarded '**Silver Grading**' to the project proposal. Therefore, the Authority decided to grant environmental clearance to the project proponent proponent for area development project in Sector- 88, 89, SAS Nagar, Distt. Mohali in an area of 15,90,414.574 sqm (393 acres) out of which residential area 494444.91 sqm, commercial area 176119.19 sqm, institutional area 18623.33 sqm, Landscape area 155318.34 sqm, road area 578295.78 sqm, proposed ground coverage 636165.82 and having built up area as 3,75,255.36 sqm in Sector- 88,89 Distt. SAS Nagar (Mohali), 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 the following conditions in addition to the proposed measures:

PART-A – 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 STP, 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 Ministry of Environment, Forests & Climate Change guidelines and all the mitigation measures should be taken to bring down the levels within the prescribed standards.
- (vi) The project proponent is required to obtain prior Forest & Wildlife clearance under Wildlife Protection Act, 1972 from NWL as the project site falls within the 10KM radius from Sukhna Wildlife Sanctuary. The grant of environmental clearance does not necessarily implies that forestry and wildlife clearance be granted to the project and that their proposals for forestry and wildlife clearance will be considered by the respective authorities on their merits and decision taken. The investment made in the project, if any, based on environmental clearance so granted, in anticipation of the clearance from forestry and wildlife angle shall be entirely at the cost and risk of the project proponent and Ministry of Environment and Forests shall not be responsible in this regard in any manner.
- (vii) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department and Civil Aviation Department etc. shall be obtained, by the project proponent from the competent authorities including Punjab Pollution Control Board and from other statutory bodies as applicable.
- (viii) 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.
- (ix) A proper record showing compliance of all the conditions of environmental clearance shall be maintained and made available at site at all the times.
- (x) 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

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.

- (xii) 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.
- (xiii) 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.
- (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&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.
- (xv) The inlet and outlet point of natural drain system should be maintained with adequate size of channel for ensuring unrestricted flow of water.
- (xvi) The unpaved area shall be more than or equal to 20% of the recreational open spaces.
- (xvii) The project proponent shall comply with the provisions of Construction and Demolition Waste Rules, 2016.
- (xviii) The project proponent will impose the conditions as proposed during presentation before SEAC in approval letter issued to individual plot owners and responsibility of implementations of the conditions imposed shall lie with GMADA itself.

PART-B- 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 fire fighting equipments 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

