



**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY
PUNJAB
Ministry of Environment and Forests, Government of India**

O/O Punjab Pollution Control Board,
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Registered

38523
27-9-11

To

M/s Greater Mohali Development Authority (GMADA),
Room No. 535, PUDA Bhawan,
Sector-62, Mohali.

Subject: Application for obtaining Environmental Clearance for development of Mixed land Use Area, 300 m on both sides of 200 feet road from Sector 66, 66-A Junction to NH- 64 near Village Chhat in Urban estate, S.A.S. Nagar (Mohali) by M/s Greater Mohali Development Authority's (GMADA).

This has reference to your application for obtaining environmental clearance for development of Mixed land Use Area, 300 m on both sides of 200 feet road from Sector 66, 66-A Junction to NH- 64 near Village Chhat in Urban Estate, S.A.S. Nagar (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 dated 14.09.2006 on the basis of the mandatory documents enclosed with the application viz., Form-1, 1-A, conceptual plan & rapid EIA report and the additional clarifications furnished in response to the observations of the SEAC.

It is inter-alia noted that the proposal involves development of Mixed land Use Area, 300 m on both sides of 200 feet road from Sector 66, 66-A Junction to NH- 64 near Village Chhat in Urban Estate, S.A.S. Nagar (Mohali). The total area of the proposed project is 771.34 acres (3,12,1,478 sq. m), which will be divided into residential & commercial plots. The total water requirement for the project will be 13016.43 KLD, out of which about 70% of the total water supply will be met from canal based water supply and the remaining will be met through by providing tubewells. The total wastewater generation from the proposed project will be about 9762.32 KLD, which will be treated in the STP having capacity 10 MLD. About 4032 KLD of treated wastewater will be used for flushing purpose in residential area, 4140 KLD for HVAC & flushing purpose in commercial/institutional area and the

remaining 1590 KLD will be used for horticulture purpose during summer season. However, during winter season, out of 1590 KLD, 795 KLD of treated wastewater will be used for horticulture purpose and 795 KLD for flushing purpose. Similarly, in monsoon season, out of 1590 KLD, 159 KLD of treated wastewater will be used for horticulture purpose and 1431 KLD for flushing purpose. A separate sewer will be laid down to carry the surface run-off to Jagatpura drain. About 43 TPD of solid waste will be generated, which will be sent to the Engineered landfill being developed by GMADA. The total power requirement will be 50 MVA, which will be supplied by Punjab State Power Corporation Ltd. Every plot holder will be directed to provide dual plumbing system so that treated wastewater can be used for flushing purpose.

The case was considered by the SEAC in its 49th meeting held on 18.07.2011 and the Committee observed that the GMADA is required to submit a letter of the Competent Authority to corroborate the submissions made by the representative of GMADA before the SEAC to the effect that the project does not attract permission for abstraction of groundwater as the project is located in the 'Safe Zone', for further appraisal of the project proposal. The said decision of the Committee was conveyed to the GMADA vide letter No. 31893 dated 03.08.2011. The case of the project proponent was again considered by the SAC in its 50th meeting held on 12.08.2011, which was attended by Sh. Devinder Singh, Executive Engineer, GMADA and he submitted a copy of letter no. 13135/MA dated 12.8.2011, of Deputy Commissioner, SAS Nagar, Mohali to the effect that Mohali area does not fall in the 43rd notified areas, as such, the GMADA is not required to obtain approval for installation of tubewell for abstraction of groundwater. The SEAC 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.

The proposal was considered by the SEIAA in its 33rd meeting held on 12.09.2011 and it was observed by the Authority that the case stands recommended by the SEAC and the Committee awarded '**Silver Grading**' to the project proposal. The Authority looked into all aspects of the project proposal in detail and was satisfied with the same, therefore, the Authority decided to grant

environmental clearance to the project proponent subject to the following conditions as recommended by the SEAC, 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.

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- 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. There shall be no discharge of treated wastewater outside the premises of the project /complex.
- II. The project proponent shall provide electromagnetic flow meter at the outlet of the each water supply/tubewell, outlet of the STP and any pipeline to be used for re-using the treated wastewater back into the system for flushing/HVAC and for horticulture purpose/green 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 management & handling of solid waste shall be done in accordance with Municipal Solid Waste (Management & Handling) Rules, 2000.

- 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 area 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 after obtaining prior permission of Punjab Pollution Control Board.
- iv) The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored

