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ਨਗਰ ਅਤੇ ਗਰਾਮ ਯੋਜਨਾਬੰਦੀ ਵਿਭਾਗ, ਪੰਜਾਬ

RC-4/E/2014/CBE/BSSA/OL

MR-20695/16

ਵੱਲੋਂ

ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ,
ਪੰਜਾਬ, ਐਟ ਪੁੱਡਾ ਭਵਨ,
6ਵੀਂ ਮੰਜ਼ਿਲ, ਸੈਕਟਰ-62,
ਐਸ.ਏ.ਐਸ.ਨਗਰ।

ਵੱਲੋਂ

M/s. PACL Ltd., SCO. No. 76,
Phase-IX, Mohali.

ਯਾਦ ਪੱਤਰ ਨੰ: 4928 ਸੀਟੀਪੀ(ਪਬ)/ MPR-1
ਮਿਤੀ 19-09-2012

ਵਿਸ਼ਾ: Approval of Revised Layout Plan of M/s PACL Ltd. for Mega Project falling Sector-104, SAS Nagar.

ਹਵਾਲਾ: ਆਪ ਦੀ ਪ੍ਰਤੀ ਬੇਨਤੀ ਮਿਤੀ PACL Ltd /MHL/12/124, dt. 15.5.2012

2. ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸਬੰਧ ਵਿੱਚ ਆਪ ਜੀ ਦੇ ਹਵਾਲੇ ਤਹਿਤ ਪ੍ਰਤੀ ਬੇਨਤੀ ਦੇ ਸਨਮੁੱਖ ਪ੍ਰਾਪਤ ਹੋਏ ਸੈਕਟਰ- 104 ਵਿਖੇ ਪੈਂਦੇ ਰਿਹਾਇਸ਼ੀ ਮੈਗਾ ਪ੍ਰੋਜੈਕਟ ਦੇ ਰਿਵਾਈਜ਼ਡ ਲੇਆਊਟ ਪਲੈਨ (ਨੈਟ ਪਲੈਨਡ ਏਰੀਆ 198.99 ਏਕੜ ਲਈ) ਡਰਾਈਂਗ ਨੰ: DC/PACL/R-5, dt. 10.05.2012 ਦੀ ਪ੍ਰਵਾਨਗੀ ਹੇਠ ਲਿਖੀਆਂ ਸ਼ਰਤਾਂ ਤੇ ਜਾਰੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਅਤੇ ਨਾਲ ਹੀ ਪਹਿਲਾਂ ਤੋਂ ਪ੍ਰਵਾਨਿਤ ਲੇ ਆਊਟ ਪਲੈਨ ਡਰਾਈਂਗ ਨੰ: DC/PACL/R3, dt. 15.02.2011 ਨੂੰ ਰੱਦ ਕੀਤਾ ਜਾਂਦਾ ਹੈ।

- 1) ਆਪ ਸੀ.ਐਲ.ਯੂ. ਦੀ ਪ੍ਰਵਾਨਗੀ ਸਮੇਂ ਲਗਾਈਆਂ ਗਈਆਂ ਸ਼ਰਤਾਂ ਦੀ ਪਾਲਣਾ ਦੇ ਪਾਬੰਦ ਹੋਵੋਗੇ।
- 2) ਪੰਜਾਬ ਪ੍ਰਦੂਸ਼ਣ ਕੰਟਰੋਲ ਬੋਰਡ ਤੋਂ ਲੋੜੀਂਦਾ ਐਨ.ਓ.ਸੀ. ਪ੍ਰਾਪਤ ਕਰਕੇ ਵਿਕਾਸ ਕਾਰਜ ਕਰੋਗੇ।
- 3) ਆਪ ਵੱਲੋਂ ਨੋਟੀਫਿਕੇਸ਼ਨ ਮਿਤੀ 14.9.06 ਜੋ ਭਾਰਤ ਸਰਕਾਰ (ਮਨਿਸਟਰੀ ਆਫ ਇੰਨਵਾਇਰਨਮੈਂਟ ਐਂਡ ਫੋਰੈਸਟ) ਵੱਲੋਂ ਜਾਰੀ ਹੈ, ਦੀਆਂ ਮਿਥਿਆਵਾਂ ਦੀ ਪੂਰਤੀ ਕਰਨ ਸਬੰਧੀ ਕੰਪੀਟੈਂਟ ਅਥਾਰਟੀ ਤੋਂ ਐਨ.ਓ.ਸੀ. ਪ੍ਰਾਪਤ ਕੀਤਾ ਜਾਵੇਗਾ।
- 4) ਪ੍ਰੋਜੈਕਟ ਵਿੱਚ ਕਿਸੇ ਕਿਸਮ ਦੀ ਉਸਾਰੀ ਕਰਨ ਤੋਂ ਪਹਿਲਾਂ ਜੇਕਰ ਵਣ ਵਿਭਾਗ ਤੋਂ ਐਨ.ਓ.ਸੀ. ਦੀ ਜ਼ਰੂਰਤ ਹੋਵੇ ਤਾਂ ਆਪ ਪ੍ਰਾਪਤ ਕਰਨ ਦੇ ਪਾਬੰਦ ਹੋਵੋਗੇ।
- 5) ਪ੍ਰੋਜੈਕਟ ਏਰੀਏ ਵਿੱਚ ਰੇਨ ਵਾਟਰ ਹਾਰਵੈਸਟਿੰਗ ਅਤੇ ਸੋਲਰ ਵਾਟਰ ਹੀਟਿੰਗ ਸਿਸਟਮ ਦਾ ਪ੍ਰਬੰਧ ਨਿਯਮਾਂ ਅਨੁਸਾਰ ਕਰਨ ਦੇ ਪਾਬੰਦ ਹੋਵੋਗੇ।
- 6) ਜੇਕਰ ਆਪ ਵੱਲੋਂ ਡੀਮਾਰਕੇਸ਼ਨ/ ਨਿਸ਼ਾਨਦੇਹੀ ਵੇਲੇ ਲੇ ਆਊਟ ਪਲੈਨ ਵਿੱਚ ਮਾਸਟਰ ਪਲੈਨ/ ਜ਼ੋਨਲ ਪਲੈਨ , ਮੋਹਾਲੀ ਦੀਆਂ ਤਜਵੀਜ਼ਾਂ ਅਨੁਸਾਰ ਕੋਈ ਤਬਦੀਲੀ ਆਉਦੀ ਹੈ, ਤਾਂ ਉਸ ਅਨੁਸਾਰ ਰਿਵਾਈਜ਼ਡ ਲੇ -ਆਊਟ -ਪਲੈਨ ਦੀ ਪ੍ਰਵਾਨਗੀ ਇਸ ਦਫਤਰ ਤੋਂ ਪ੍ਰਾਪਤ ਕਰੋਗੇ।
- 7) ਪ੍ਰੋਮੋਟਰ ਵੱਲੋਂ ਜੋ ਰਕਬਾ ਰੈਵੀਨਿਯੂ ਰਸਤਿਆਂ/ ਸਰਕਾਰ ਵੱਲੋਂ ਭੇਂ ਪ੍ਰਾਪਤੀ ਅਧੀਨ ਐਕੁਆਇਰ ਕੀਤਾ ਜਾਣਾ ਹੈ ਜਾਂ ਰਿਜ਼ਰਵ ਕੀਤਾ ਗਿਆ ਹੈ, ਉਸ ਦਾ ਵਿਕਾਸ/ ਸੇਲ ਭੇਂ ਪ੍ਰਾਪਤੀ ਕਰਨ ਉਪਰੰਤ ਅਤੇ ਉਸ ਦੀ ਭੇਂ ਵਰਤੋਂ ਤਬਦੀਲੀ ਕਰਵਾਉਣ ਉਪਰੰਤ ਹੀ ਕਰਨ ਦੇ ਪਾਬੰਦ ਹੋਵੋਗੇ।
- 8) ਪ੍ਰੋਮੋਟਰ ਪ੍ਰੋਜੈਕਟ ਏਰੀਏ ਵਿੱਚ ਪੈਂਦੇ ਰੈਵੀਨਿਯੂ ਰਸਤਿਆਂ ਨੂੰ ਬਿਨਾਂ ਰੋਕ-ਟੋਕ ਤੋਂ ਬਰਕਰਾਰ ਰੱਖਣ ਦਾ ਪਾਬੰਦ ਹੋਵੇਗਾ।
- 9) ਆਪ ਵੱਲੋਂ ਕਿਸੇ ਕਿਸਮ ਦੇ ਕੋਈ ਬਣਦੇ ਚਾਰਜਿਜ ਸਬੰਧੀ ਬਕਾਇਆ ਜਾਂ ਸਰਕਾਰ ਵੱਲੋਂ ਕੋਈ ਹੋਰ ਚਾਰਜਿਜ ਲੈਣੇ ਯੋਗ ਹੋਣਗੇ ਤਾਂ ਉਹਨਾਂ ਦੀ ਅਦਾਇਗੀ ਕਰਨ ਦੇ ਆਪ ਪਾਬੰਦ ਹੋਵੋਗੇ।
- 10) ਆਪ ਵਿਸ਼ੇ ਅਧੀਨ ਪ੍ਰੋਜੈਕਟ ਦੀ ਪਾਪਰਾ ਐਕਟ, 1995 ਦੀ ਧਾਰਾ 44 ਅਧੀਨ ਛੋਟ ਪ੍ਰਾਪਤ ਕਰਨ ਉਪਰੰਤ ਹੀ ਸਾਈਟ ਤੇ ਵਿਕਾਸ ਦਾ ਕੰਮ, ਵਿਕਰੀ ਜਾਂ ਵਿਗਿਆਪਨ ਆਦਿ ਪਬਲਿਸ਼ ਕਰੋਗੇ।
- 11) ਪ੍ਰੋਜੈਕਟ ਏਰੀਏ ਵਿੱਚ ਪੈਂਦੀਆਂ ਜਨ ਸਹੂਲਤਾਂ ਦੀ ਉਸਾਰੀ/ਵਿਕਾਸ ਸਰਕਾਰ ਦੀ ਨੀਤੀ/ਐਗਰੀਮੈਂਟ ਅਨੁਸਾਰ ਕਰਨ ਦੇ ਪਾਬੰਦ ਹੋਵੋਗੇ।

- 12) ਪ੍ਰੋਜੈਕਟ ਵਿਖੇ ਬਿਜਲੀ ਆਦਿ ਸਬੰਧੀ ਕਾਰਜ ਪੰਜਾਬ ਸਟੇਟ ਪਾਵਰ ਕਾਰਪੋਰੇਸ਼ਨ ਲਿਮਿਟਿਡ / ਸਬੰਧਤ ਅਥਾਰਟੀ ਦੀ ਪ੍ਰਵਾਨਗੀ ਅਨੁਸਾਰ ਕੀਤੇ ਜਾਣਗੇ।
- 13) ਪ੍ਰੋਜੈਕਟ ਏਰੀਏ ਵਿੱਚ ਕਿਸੇ ਵੀ ਬਿਲਡਿੰਗ ਦੀ ਉਸਾਰੀ ਸਮਰੱਥ ਅਧਿਕਾਰੀ ਤੋਂ ਬਿਲਡਿੰਗ ਪਲੈਨ ਪਾਸ ਕਰਵਾਉਣ ਉਪਰੰਤ ਹੀ ਕੀਤੀ ਜਾਵੇਗੀ।
- 14) ਪ੍ਰੋਮੋਟਰ ਵੱਲੋਂ ਪ੍ਰੋਜੈਕਟ ਏਰੀਏ ਵਿੱਚ ਈ.ਡਬਲਯੂ.ਐਸ. ਹਾਊਸਿੰਗ ਸਰਕਾਰ ਦੀ ਪਾਲਿਸੀ ਅਨੁਸਾਰ ਤਿਆਰ ਕੀਤੀ ਜਾਵੇਗੀ ਅਤੇ ਸਮਰੱਥ ਅਧਿਕਾਰੀ ਦੀ ਪ੍ਰਵਾਨਗੀ ਉਪਰੰਤ ਲਾਗੂ ਕੀਤੀ ਜਾਵੇਗੀ।
- 15) ਵਿਸ਼ੇ ਅਧੀਨ ਪ੍ਰੋਜੈਕਟ ਦੇ ਲੈਵਲ ਵਾਟਰ ਸਪਲਾਈ ਅਤੇ ਸੀਵਰੇਜ਼ ਲਾਈਨਾਂ ਦੇ ਸਾਈਜ਼ ਆਫ ਡੈਪਥ ਸਬੰਧੀ ਲੋੜੀਂਦੀ ਪ੍ਰਵਾਨਗੀ ਸਬੰਧਤ ਵਿਕਾਸ ਅਥਾਰਟੀ ਤੋਂ ਪ੍ਰਾਪਤ ਕਰੇਗੇ।

ਉਕਤ ਦਰਸਾਏ ਅਨੁਸਾਰ ਰਿਵਾਈਜ਼ਡ ਲੇ-ਆਊਟ ਪਲੈਨ ਡਰਾਈਂਗ DC/PACL/R-5,dt. 10.05.12 ਦੀ ਇੱਕ ਕਾਪੀ ਆਪ ਜੀ ਨੂੰ ਨਾਲ ਨੱਥੀ ਕਰਕੇ ਭੇਜੀ ਜਾਂਦੀ ਹੈ।

ਨੱਥੀ/ ਉਪਰੋਕਤ ਅਨੁਸਾਰ।

ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ(ਸ.ਮ)
 ਦਫਤਰ: ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੰਜਾਬ।

ਪਿੱਠ ਅੰਕਣ ਨੰ: ਸੀਟੀਪੀ(ਪਬ)/ ਮਿਤੀ:

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਮੁੱਖ ਪ੍ਰਸ਼ਾਸਕ, ਗਮਾਡਾ, ਮੋਹਾਲੀ ਨੂੰ ਪ੍ਰਵਾਨਿਤ ਰਿਵਾਈਜ਼ਡ ਲੇ-ਆਊਟ ਪਲੈਨ ਡਰਾਈਂਗ ਨੰ: DC/ PACL/ R-5, dt. 10.05.12 ਦੀ ਕਾਪੀ ਸਮੇਤ ਸੂਚਨਾਂ ਅਤੇ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਨੱਥੀ/ ਉਪਰੋਕਤ ਅਨੁਸਾਰ।

ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ(ਸ.ਮ)
 ਦਫਤਰ: ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੰਜਾਬ।

ਪਿੱਠ ਅੰਕਣ ਨੰ: ਸੀਟੀਪੀ(ਪਬ)/ ਮਿਤੀ:

ਉਪਰੋਕਤ ਦਾ ਇੱਕ ਉਤਾਰਾ ਹੇਠ ਲਿਖਿਆਂ ਨੂੰ ਸੂਚਨਾ ਅਤੇ ਯੋਗ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ:-

- 1) ਚੇਅਰਮੈਨ, ਪੰਜਾਬ ਪ੍ਰਦੂਸ਼ਣ ਕੰਟਰੋਲ ਬੋਰਡ, ਪਟਿਆਲਾ।
- 2) ਚੀਫ ਕੰਨਜ਼ਰਵੇਟਰ, ਵਣ ਵਿਭਾਗ, ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ।
- 3) ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਮੋਹਾਲੀ
- 4) ਜ਼ਿਲਾ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਮੋਹਾਲੀ ਨੂੰ ਰਿਵਾਈਜ਼ਡ ਲੇਆਊਟ ਪਲੈਨ ਡਰਾਈਂਗ ਨੰ: DC/ PACL/ R-5, dt. 10.05.12 ਅਤੇ ਰੈਵੀਨਿਯੂ ਬੇਸਿਡ ਪਲੈਨ ਦੀ ਕਾਪੀ ਸਮੇਤ।

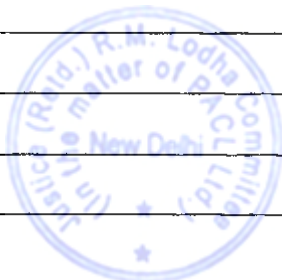
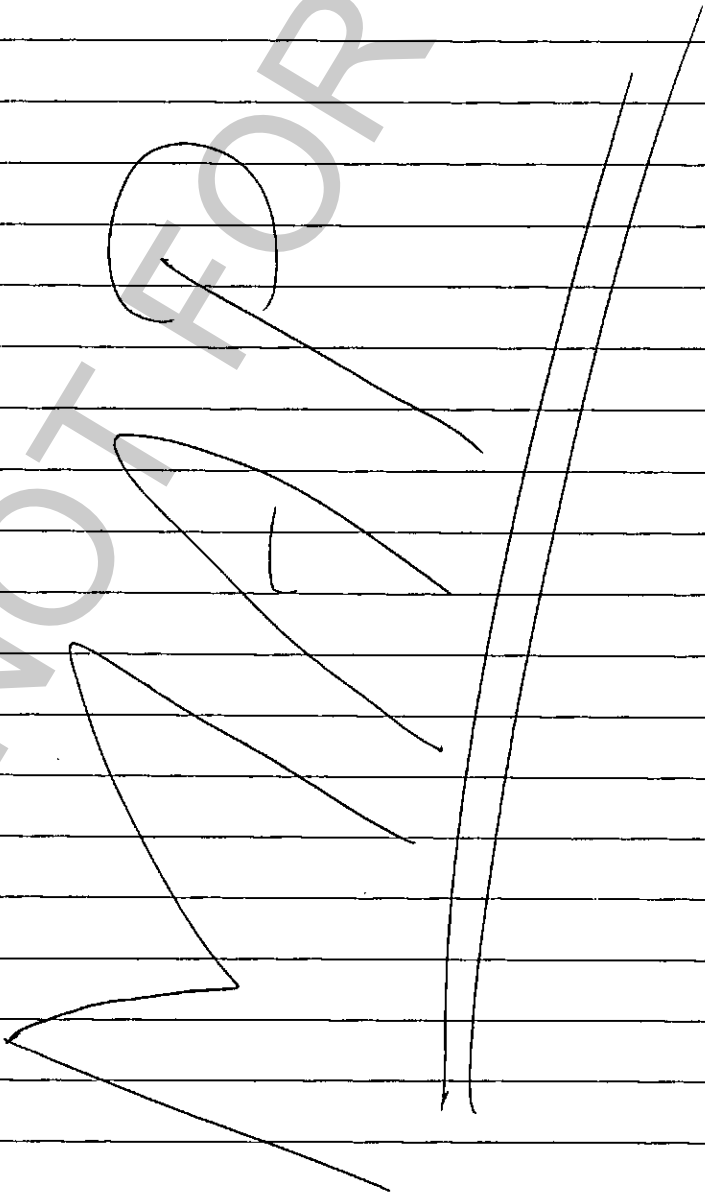
ਸੀਨੀਅਰ ਨਗਰ ਯੋਜਨਾਕਾਰ(ਸ.ਮ)
 ਦਫਤਰ: ਮੁੱਖ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਪੰਜਾਬ।



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**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT
AUTHORITY PUNJAB**

Ministry of Environment and Forests, Government of India

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

No. SEIAA/M.S./2012/ 2993

Dated 11.7.12

Registered

To

M/s PACL India Ltd.,
SCO-76, 2nd Floor, Phase-IX,
Mohali.

Subject: Environmental clearance as required under EIA Notification dated 14.9.2006 for development of an Integrated Residential-cum-Commercial Township namely 'Pearls City' at Sector 100 & 104, Mohali by M/s PACL India Ltd

This has reference to your application for obtaining environmental clearance for development of an Integrated Residential-cum-Commercial Township namely 'Pearls City' at Sector 100 & 104, 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, rapid EIA report and the additional clarifications furnished in response to the observations of the SEAC.

It is inter-alia noted that the project proponent has proposed to develop 313.10 acres of land into plotted residential-cum-commercial township. The expected residential population will be to the tune of 18,000. The total fresh water requirement will be 1955 KLD, out of which 1477 KLD will be met from groundwater and remaining 478 KLD will be met from treated wastewater. The permission from the CGWA for abstraction of 2100 KLD of the groundwater has been obtained vide letter dated 12.10.2009. Two modules of STP of capacity 800 KLD each will be installed to treat 1575 KLD of wastewater. The total treated wastewater generation will be to the tune of 1575 KLD, out of which 478 KLD will be used for flushing purpose, 1097 KLD for horticulture purpose during summer



season. In winter season, 576 KLD will be used for irrigation of green area, 478 KLD will be used for flushing purpose and 521 KLD will be discharged into sewer. In rainy season, 478 KLD will be used for flushing purpose & 1097 KLD will be discharged into sewer. The green belt will be developed in an area of 343139 sq.m, which will be irrigated with treated wastewater. The total power requirement will be 20 MW, which will be sourced from State Electricity Board. For energy conservation, extensive use of CFL and LED based lighting will be encouraged. There will be use of e-glass /thermal treated roofing to reduce heat load in common areas. The total quantity of solid waste generation shall be 8000 kg/day, which will be segregated at source by providing coloured bins. About 1600 kg/day of the recyclables waste shall be sold to the recyclers and remaining 6400 kg/day of the non-recyclables rejects shall be disposed off through GMADA as per the provisions of the Municipal Solid Wastes (Management and Handling) Rules, 2000. The GMADA has issued NOC vide letter no. GMADA- DE(PH-1)/ 11/ 3932 dated 02.09.2011 mentioning that the quantity of garbage likely to be generated from the sector 100 and 104 has already been accounted for while calculating the capacity of Common Solid Waste Management Facility for GMADA cluster, which will be taken care of, after the said facility is made operational by the Deptt. of Local Govt., Punjab.

The case was considered by the SEAC in its 50th meeting held on 12.08.2011, 52nd meeting held on 20.10.2011, 57th meeting held on 27.03.2012 and 58th meeting held on 30.04.2012 and the observations of the same were conveyed to the project proponent from time to time for compliance of the same. After submission of reply by the project proponent of the observations of the Committee, the case was also considered by the SEAC in its 60th meeting held on 17.06.2012 and 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 subject to certain conditions, in addition to the proposed measures.

The case was considered by the SEIAA in its 38th meeting held on 22.06.2012 and the observations of the Authority were conveyed to the project



proponent for compliance of the same. Thereafter, the project proponent submitted the reply of the observations of SEIAA and the proposal was considered by the SEIAA in its 39th meeting held on 04.07.2012 and the Authority noted 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 environmental clearance under EIA Notification dated 14.9.2006 to the project proponent for development of a plotted residential complex in an area of 313.10 acres at Sector 100 & 104 of SAS Nagar, subject to the following conditions as proposed 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.
- 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. The project proponent shall discharge not more than 1097 KLD of treated wastewater into public sewer and no fresh water will be used for irrigation of green belt / gardens / horticulture purpose.
- ii) 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. 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 solid waste generated should be properly collected and segregated. The recyclable solid waste shall be sold out to the authorized vendors and inerts 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.
- 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 plot 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 within 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 the 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 data (both in hard copies as well as by mail) to the respective Regional office of MoEF, the Zonal Office of CPCB and the SPCB/SEIAA.
- V. 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 CCF, Regional Office of Ministry of Environment & Forests, Chandigarh/State Level Environment Impact Assessment Authority.
- VI. 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.
- VII. Separate distribution pipelines be laid down for use of treated effluent / raw water for horticultural/gardening purposes with different colour coding.
- VIII. 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.
- IX. 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.



- X. These stipulations would be enforced among others under the provisions of Water (Prevention & Control of Pollution) Act, 1974, Air (Prevention & Control of Pollution) Act, 1981, Environmental (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006.
- XI. 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.
- XII. 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.
- 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, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; PM_{2.5}, PM₁₀, SO₂, NO_x, CO, Pb, Ozone (ambient air as well as stack emissions) shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
- XIV. The project proponent shall comply with the conditions imposed by the CGWA in the permission granted vide letter no. 21-4(294)/NWR/CGWA/2009-812 dated 12.10.2009 for abstraction of 2100 KLD of groundwater through tubewells.
- XV. The project proponent shall comply with the conditions imposed in the permission for change of land use, granted by the Department of town and country planning, Punjab vide memo no. 1452/CTP(PB)/SP-432M dated 12.02.2009, memo no. 2725/CTP(PB)/SP-432M dated 16.04.2010 and memo no. 6900/CTP(PB)/SP-432M dated 20.08.2008. Also, the conditions imposed by the Govt. of Punjab, Dept. of Housing and Urban Development in the permission granted vide memo no. 6900/CTP(PB)/SP-432M dated 20.08.2008.
- XVI. The project proponent shall adhere to the commitments made in the Environment Management Plan and Corporate Social Responsibility. The project proponent shall spent following amount on the various social activities to be undertaken the Corporate Social Responsibility programme.

Sr. no	Activity	Amount to be spent(Rs)
1.	Purchase of Ambulance for general public at project site	Rs 15 lacs
2.	Environment awareness programme in local schools of ditrict Mohali	Rs 20 lacs
3.	Funding of rain water harvesting system in five villages	Rs 25 lacs



4.	Adoption of five nearby village primary schools for repair and maintenance	Rs 20 lacs
5.	Distribution of free medicines to needy persons of the nearby area.	Rs 10 lacs
6.	Plantation of 5000 saplings in district Mohali	Rs 25 lacs

XVII. The State Environment Impact Assessment Authority 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.

XVIII. 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.

Member Secretary (SEIAA)

REGISTERED

Endst. No. _____

Dated _____

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, Mohali.
5. The Chairman, Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala.
6. The Chief Conservator of Forests (North), Ministry of Environment and Forest, Regional Office, Bays No.24-25, Sector-31-A, Chandigarh.
7. The Chief Town Planner, Pb., Department of Town & Country Planning, 6th Floor, PUDA Bhawan, Phase-8, Mohali
8. Monitoring Cell, Ministry of Environment and Forest, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi.



9. The Director (Environment), Ministry of Environment and Forest, Northern Regional Office, Bays No.24-25, Sector-31-A, Chandigarh. The detail of the project proponent is as under:
 - a) Name of the applicant Sh. Mantosh Jaggi
 - b) Fax Number 0172-5063372
 - c) E-mail mantoshjaggi@rediffmail.com
10. The Assistant Environmental Engineer (Computer), Punjab Pollution Control Board, Head Office, Patiala for displaying the environmental clearance on the web site of the State Level Environment Impact Assessment Authority.
11. The Executive Engineer, GMADA, Mohali.

sd.
Member Secretary (SEIAA)

NOT FOR SALE

