


**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY PUNJAB**

Ministry of Environment and Forests, Government of India

O/O Punjab Pollution Control Board,

VatavaranBhawan, Nabha Road,

Patiala – 147 001

Telefax:- 0175-2215636

 No. SEIAA/ 634
**REGISTERED**

 Date: 24/5/18

To

 M/s Amazing Real Estate Pvt. Ltd.,  
 SCO 172-173, 1st floor, Sector-9C,  
 Chandigarh-160009

**Subject: Environmental clearance under EIA notification dated 14.09.2006 for the expansion of group housing project namely "Joynest MOH 1" in the revenue estate of Village. Chatt, Zirakpur by M/s Amazing Real Estate Pvt. Ltd. (Proposal no. SIA/PB/NCP/71352/2017)**

This has reference to your online Proposal No. SIA/PB/NCP/71352/2017 submitted to the SEIAA for grant of Environmental Clearance for the expansion of the above project under 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, conceptual plan and the additional clarifications furnished in response to the observations of the SEAC.

**Brief details of the project**

1.	Category/Item No. (in schedule)	8(a): Building & Construction project			
2.	Name and Location of the project	"Joynest MOH 1" in the revenue estate of Village Chatt, Zirakpur			
3.	Total Plot area, Built-up Area and Green area		Old	New	Total
	Plot area (Sqm)	43164	362	43526	
	Built up area	84344	30717	115061	
	Green area	6474	4486	10960	

		<table border="1"> <tr> <td>Total No. of flats</td> <td>1056</td> <td>-88</td> <td>968</td> </tr> <tr> <td>Shops</td> <td>6</td> <td>-</td> <td>6</td> </tr> </table>	Total No. of flats	1056	-88	968	Shops	6	-	6
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4.	Population	<p>(i) Flats population of 4840 Persons.                  (ii) Shops population 12 persons.</p>								
5.	Water Requirements & source	<table border="1"> <thead> <tr> <th>Break up of water requirement</th> <th>Source</th> </tr> </thead> <tbody> <tr> <td>Total: 1028 KLD Domestic:968 KLD Green Area:60 KLD</td> <td>i) Fresh : 750 KLD- ii) Ground Water Flushing: 218 KLD- Reuse after treatment Green Area 10960 sqm : 60 KLD- Re-use after treatment.</td> </tr> </tbody> </table>	Break up of water requirement	Source	Total: 1028 KLD Domestic:968 KLD Green Area:60 KLD	i) Fresh : 750 KLD- ii) Ground Water Flushing: 218 KLD- Reuse after treatment Green Area 10960 sqm : 60 KLD- Re-use after treatment.				
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6.	Treatment & Disposal Arrangement of Waste water	<p>Total = 774 KLD at inlet of STP &amp; 696 KLD at outlet of STP. SBR technology based STP of capacity 800.00 M<sup>3</sup>/day will be provided. 218 KLD treated domestic water will be utilized for flushing and 60 KLD onto land onto land for plantation. Remaining surplus treated waste water will be discharged into public sewer.</p>								
7.	Rain water harvesting detail	<p>23 no. of rainwater harvesting pits will be provided as per the norms of CGWA.</p>								
8.	Solid waste generation and its disposal	<p>a) 1938 kg/day                  b) Solid wastes will be appropriately segregated (at source by providing bins) into Bio-degradable and Non-Bio-degradable components. Chute System will be provided for collection of waste.                  c) Mechanical composter will be provided</p>								

		<p>for the Bio-degradable Components.</p> <p>d) Non Bio-degradable &amp; recyclable waste will be sent directly to recyclers and remaining inert waste will be sent to the dumping site.</p> <p>e) Dewatered /dried sludge from STP will be used as manure.</p>												
9	Hazardous Waste	Used oil from DG sets will be sold to registered recyclers												
10.	Energy Requirements & Saving	<p>a) 5000 KW from State Grid.</p> <p>b) DG Sets 1 x 240, 2 x 125 &amp; 2 x 500 KVA.</p> <p>c) Solar lights will be provided for street lighting i.e. Solar cell powered street lights, CFL/LED Lamps &amp; Solar water heater will also be used. Total 652 KWh/day of energy will be saved through use of said non-conventional energy.</p> <p>d) 30% (2817 sqm) of the roof top area shall be used for solar power generation.</p>												
11.	Environment Management Plan along with Budgetary break up phase wise and responsibility to implement	<p>General Manager (Projects) will be responsible for implementation of the Environment Management Plan and thereafter, association of the residents or MC/GMADA whosoever take over the project will be responsible for the implementation of EMP.</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Capital Cost in lacs</th> <th>Recurring Cost in lacs (per annum)</th> </tr> </thead> <tbody> <tr> <td>Construction</td> <td>164.5 lacs</td> <td>9.5 lacs</td> </tr> <tr> <td>Operation</td> <td>-</td> <td>10.5 lacs</td> </tr> <tr> <td>Monitoring of Air, Noise water in both phases.</td> <td>Rs. 5.9 lacs.</td> <td>Rs. 6.9 lacs</td> </tr> </tbody> </table>	Description	Capital Cost in lacs	Recurring Cost in lacs (per annum)	Construction	164.5 lacs	9.5 lacs	Operation	-	10.5 lacs	Monitoring of Air, Noise water in both phases.	Rs. 5.9 lacs.	Rs. 6.9 lacs
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12.	CSR activities alongwith budgetary break up and	Rs. 20 Lacs for CSR activity which includes Rs.10 lacs for providing Sports facilities,												

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	responsibility to implement	drinking water and toilets in govt. schools of village Chhat and Rs 10 Lac will be deposited in the Environment Protection Fund started in the Punjab Pollution Control Board. Director of the company will be responsible for the implementation of CSR activities.
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The SEAC, Punjab in its 164<sup>th</sup> meeting held on 10.04.2018 after due considerations of the relevant documents submitted, presentation given and additional clarifications / documents furnished by the project proponent to it has recommended the case for environmental clearance with certain stipulations The SEIAA, Punjab after considering the proposal and recommendations of the SEAC Punjab in its 131<sup>st</sup> meeting held on 04.05.2018, hereby accord Environmental Clearance to the project as per the provisions of Environment Impact Assessment Notification 2006 and its subsequent amendments , subject to strict compliance of the terms and conditions as follows:-

**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 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 1<sup>st</sup> June and 1<sup>st</sup> 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

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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.
- (xv) The unpaved area shall be more than or equal to 20% of the recreational open spaces.
- (xvi) Environmental Management Cell shall be formed during operation phase which will supervise and monitor the environment related aspects of the project.

### **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 firefighting equipment 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.

#### **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 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. 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 dual plumbing system for reuse of treated wastewater for flushing/ HVAC purposes etc. and colour coding of different pipe lines carrying water/wastewater/ treated wastewater as follows:
  - a. Fresh water : Blue
  - b. Untreated wastewater : Black
  - c. Treated wastewater (for reuse) : Green
  - d. Treated wastewater (for discharge) : Yellow
  - e. Storm water : Orange
- (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 power plant by utilizing atleast 30% of the open roof top area in the premises shall be installed for utilizing maximum solar energy. Also, solar lights shall be provided as proposed for illumination of common areas.
- (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) Chute system, separate wet & dry bins at ground level and for common areas for facilitating segregation of waste, collection centre and mechanical composter (with a minimum capacity of 0.3kg/tenement/day) shall be provided for proper collection, handling, storage, segregation, treatment and disposal of solid waste.
- (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) 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.

### **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 1028 KL/day, out of which 750 KL /day shall be met through own tubewell and remaining 278



KL/day through recycling of treated wastewater.

- iii) a) The total wastewater generation from the project will be 774 KL/day, which will be treated in a STP based on SBR technology of capacity 800 KL/day to be installed within the project premises. After evaporation and other loses, treated sewage available for reuse/discharge will be 696 KLD. During rainy season, 30 KLD water will be added in the sewer system as wet weather flow. As proposed, reuse of treated wastewater and discharge of surplus treated wastewater shall be as below:

Season	Reuse for flushing (KLD)	For irrigation purposes (KLD) in an area of 10960 sqm	Discharge into sewer (KLD) after obtaining NOC from MC
Summer	218	60	418
Winter	218	18	460
Rainy	218	15	493

- 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. Only, the surplus treated wastewater shall be discharged into sewer after maintaining the proper record.
- iv) The project proponent shall ensure safe drinking water supply to the habitants.
- v) 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.
- vi) 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.
- vii) Rainwater harvesting/recharging systems shall be operated and maintained properly as per CGWA guidelines.
- viii) 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 chute system provided for collection of solid waste. 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 0.3 kg/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

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regard shall be maintained.

- ix) Hazardous waste/E-waste should be disposed off as per Rules applicable and with the necessary approval of the Punjab Pollution Control Board.
- x) 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.
- xi) 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.
- xii) 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.
- xiii) Solar power plant and other solar energy related equipments shall be operated and maintained properly.
- xiv) 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 C – 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.
- iv) The Project Proponent shall comply with the conditions of CLU granted, for an area of 10.7552 acres from Agricultural to Residential (flatted houses) by Senior Town Planner, PUDA Bhawan, SAS Nagar, Punjab vide Memo no. 913 dated 31.03.2016.

- v) 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) (a) The project proponent shall adhere to the commitments made in the Environment Management Plan for the construction phase and shall spend minimum amount of Rs. 164.5 Lacs towards capital investment & Rs. 9.5 Lacs/annually towards recurring expenditure.
- (b) Rs. 20 Lacs shall be spent towards CSR activities in addition to the amount to be spent under the provisions of the Companies Act 1956 as per the following detail: -
- i. Rs. 10 Lac will be deposited in the Environment Protection Fund started in the Punjab Pollution Control Board as proposed during presentation before the SEAC.
  - ii. Rs.10 Lacs to provide sports facilities, drinking water and toilets in Govt. Schools of Village Chatt.

## 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 minimum amount of Rs. 10.5 Lacs/annually towards recurring expenditure as proposed in the EMP.
- (ii) 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.

  
Member Secretary

Endst. No.SEIAA/Pb/2018/\_\_\_\_\_

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, Forest & Climate Change, Indira Paryavaran Bhawan, Jorbagh Road, New Delhi - 110 003.

2. The Chairman, Central Pollution Control Board, Parivesh Bhawan, CBD-cum-Office Complex, East Arjun Nagar, New Delhi.
3. The Chairman, Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala.
4. The Chairman, Punjab State Power Corporation Ltd, the Mall, Patiala.
5. The Deputy Commissioner, SAS Nagar (Mohali).
6. The Additional Principal Conservator of Forests (C), Ministry of Environment, Forest & Climate Change, 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 : Sh. Bhupinder Singh, Authorised Signatory
  - b) Contact no. : 9872889933
  - c) E-mail ID : bhupinder@sushmabuilttech.com
7. The Chief Town Planner, Department of Town & Country Planning, 6<sup>th</sup> Floor, PUDA Bhawan, Phase-8, Mohali
8. The Monitoring Cell, Ministry of Environment, Forest & Climate Change, Indira Paryavaran Bhawan, Jorbagh Road, New Delhi - 110003.

  
**Member Secretary**