Item no. 123

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY PUNJ
Ministry of Environment, Forest & Climate Change, New Delhi

O/O Punjab Pollution Control Bo
VatavaranBhawan, Nabha R
Patiala – 147
Telefax:- 0175-2215

No. SEIAA/2017/ 914 **REGISTERED** **Date:** 5.5.17

To

Sh. Sukhdev Singh, Managing Director,
M/s AGI Infra Ltd.,
C/o Jalandhar Heights,
66' Road, Village Pholriwal,
Jalandhar

Subject: **Environmental clearance under EIA notification dated 14.09.2006 for expansion of a Residential Apartment Complex namely "Jalandhar Heights-II" in the revenue estate of Villages Pholriwal, Tehsil & District Jalandhar, Punjab by M/s A.G.I. Infra Limited. (Proposal no.SIA/PB/NCP/63179/ 2017)**

This has reference to your application for obtaining Environmental Clearance under EIA notification dated 14.09.2006 for expansion of a Residential Apartment Complex namely "Jalandhar Heights-II" in the revenue estate of Villages Pholriwal, Tehsil & District Jalandhar, Punjab 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 the expansion of a Residential Apartment Complex namely "Jalandhar Heights-II" in the revenue estate of Villages Pholriwal, Tehsil & District Jalandhar, Punjab. The total plot area of the project after expansion will increase from 6.45 acres to 10.31 acres and total built up area will increase from 74636.8 sqm to 145366 sqm. The number of apartments after expansion will increase from 462 to 689. The resident population after expansion will increase from 2300 to 3450. The project proponent has submitted a

copy of CLU issued by PBIP, Chandigarh vide letter no. 730 dated 29.11.2016 wherein the land use has been changed from agriculture to Residential (Group Housing) for an area of 3.86 acres in Village Pholriwal, Distt. Jalandhar.

The total water requirement for the project after expansion will be 600 KL/day, out of which 400 KL/day of fresh water requirement will be met through ground water and remaining 200 KL/day will be met through recycling of treated wastewater.

The total wastewater generation from the project after expansion will be 420 KL/day, which will be treated in a STP to be installed within the project premises. The project proponent has proposed to use 120 KL/day of treated wastewater for flushing purpose, 80 KL/day will be used for irrigation of green area and remaining 220 KL/day will be discharged into M.C. sewer in summer season. In winter season, 120 KL/day of treated wastewater will be used for flushing purpose, 25 KL/day will be used for irrigation of green area and remaining 275 KL/day will be discharged into M.C. sewer. In rainy season, 120 KL/day of treated wastewater will be used for flushing purpose, 40 KL/day will be used for irrigation of green area and remaining 260 KL/day will be discharged into M.C. sewer. The project proponent has proposed to provide additional green area @ 6658 sqm i.e. total green area after expansion will be 10693 sqm in order to utilize treated waste water.

The total quantity of solid waste generation after expansion will be 1600 kg/day, which will be segregated at source as biodegradable and non-biodegradable components as per the Municipal Solid Waste (Management & Handling) Rules, 2016. The complex will have facility for segregation of solid waste into dry and wet waste. Dry waste will be collected in separate primary bins and stored for disposal. Recyclable dry waste will be sold to scrap dealers. Biodegradable and non- recyclable waste will be disposed through MSW facility operator of MC Jalandhar.

The total load of electricity required for group housing after expansion will be 3.7 MW which will be taken from the PSPCL. Silent multiple DG sets having capacity of 1500 KVA will be installed as stand by arrangement for power back-up. The project proponent has also proposed to utilize LED lamps, solar lights and other energy efficient electrical gadgets in the project to conserve energy. The E-waste generated will be stored in an isolated room and will be sold to the manufacturers as per E-Waste (Management), Rules 2016.

The project proponent has also proposed to provide rainwater harvesting system as per the norms of CGWA to recharge the rain water. Used oil to be generated from the DG sets will be managed & handled as per the provisions of the Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016.

The Environment Management Cell comprising of Sh. Sukhdev Singh (Managing Director), Sh. Ashwani Kant (General Manager), Sh. Sharanjit Singh Sahi (Dy. General Manager), Sh. Virender Singh (Project Manager) will be responsible for implementation of EMP. Rs. 1.55 crores will be incurred as capital cost and Rs. 57 lacs/annum on account of recurring charges will be incurred for implementation of EMP.

Promoter company will be responsible for implementation of Corporate Social Responsibility. The project proponent has proposed to spend Rs. 5 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 159th meeting held on 01.05.2017, 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 123rd meeting held on 04.05.2017, 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 for expansion of a Residential Apartment Complex namely "Jalandhar Heights-II" having total plot area as 41703 m^2 (10.31 acres) and having total built up area as 145366 sqm in the revenue estate of Villages Pholriwal, Tehsil & District Jalandhar, Punjab subject to the following conditions 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 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 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) 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.

(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.

(xv) The unpaved area shall be more than or equal to 20% of the recreational open spaces.

(xvi) Environmental Management Cell shall be formed 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's etc. as per National Building Code including protection measures from lightning.

(iv) Provision shall be made for the housing of construction labor 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) The project proponent will provide sewer connectivity at his own cost in case sewer line is not laid to the project site from the main sewer before commissioning of the project.

ix) Adequate treatment facility for drinking water shall be provided, if required.

x) 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.

xi) The project proponent will provide dual plumbing system for reuse of treated wastewater for flushing/ HVAC purposes etc. and color 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

xii) 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.

xiii) Separation of drinking water supply and treated sewage supply should be done by the use of different colors.

xiv) **(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 of 240 KW by utilizing at least 30% of the open roof top area in the premises shall be installed for utilizing maximum solar energy. Also, LED lights shall be provided as proposed for illumination of common areas instead of CFL lights or any other conventional lights/ bulbs.

xv) 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.

xvi) 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.

xvii) 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.

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 qwshould 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 after expansion will be 600 KL/day, out of which 400 KL/day of fresh water requirement will be met through ground water and remaining 200 KL/day will be met through recycling of treated wastewater

(iii) a) The total wastewater generation from the project will be 420 KLD, which will be treated in an STP to be installed at project site including 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 green area (KLD)	Discharge into public sewer (KLD)
Summer	120	80	220
Winter	120	25	275
Rainy	120	40	260

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 onto land for plantation to be developed as per Karnal Technology/ 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) if provided 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. Storm water other than roof top area will be treated before recharging.

(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. 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.

(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 equipment's 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.

PARTC – 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 bore well(s) and shall not abstract any groundwater without prior written permission of the CGWA, even if any bore

well(s) exist at site.

iv) The project proponent shall obtain CLU from the competent authority.

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) The project proponent shall adhere to the commitments made in the Environment Management Plan for the construction phase and Corporate Social Responsibility and shall spend minimum amount of Rs.1.55 crore towards capital investment and Rs. 5 lacs/year towards CSR activities as proposed in addition to the amount to be spent under the provisions of the Companies Act 1956.

III. Operation Phase and Entire Life

i. **a)** 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. 57.00 lacs/annum as recurring expenditure as proposed in the EMP.

b) The project proponent shall adhere to the commitments made in the proposal for CSR activities and shall spend a minimum amount of Rs.5 lacs /year as proposed. The list of activities in the Village namely Alipur, Pholriwal, Bhatti, Mithapur and Usmanpur.

1) Arrangement for safe drinking water.
2) Public hygiene and sanitation
3) Health camps will be organized.
4) Scholarships to students.
5) Repair of roads, drains and village ponds.
6) Organizing workshops/camps for educating community on agriculture, energy conservation and solar energy, child women health-care, substance abuse etc.
7) Plantation.

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. **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 Compiex, East Arjun Nagar, New Delhi.
3. The Chairman, Punjab State Power Corporation Ltd, the Mall, Patiala.
4. The Deputy Commissioner, Jalandhar.
5. The Chairman, Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala.
6. The Director (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	:	Sh. Sukhdev Singh, Managing Director
b)	Contact no.	:	98768-56700
c)	E-mail ID	:	gi_builders@yahoo.co.in

7. The Chief Town Planner, Department of Town & Country Planning, 6th Floor, PUDA Bhawan, Phase-8, Mohali

8. The Monitoring Cell, Ministry of Environment, Forest and Climate Change, Indira Paryavaran Bhawan, Jorbagh Road, New Delhi - 110003.

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Member Secretary