STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY PUNJAB
Ministry of Environment, Forest & Climate Change, New Delhi
O/O Punjab Pollution Control Board,
VatavaranBhawan, Nabha Road,
Patiala – 147 001
Telefax:- 0175-2215636

No. SEIAA/2018/339 **REGISTERED** **Dated:21.03.2018**

To

Sh. Sukhdev Singh,
Managing Director,
M/s AGI Infra Ltd.,
C/o Jalandhar Heights, 66 Ft. Road,
Village Pholriwal, Near Urban Estate,
Phase-II, Jalandhar City.

Subject: **Environmental Clearance under EIA notification dated 14.09.2006 for establishment of group housing project namely "AGI Sky Garden" in the revenue estate of Village Khajurla, Phagwara, Kapurthala, Punjab by M/s AGI Infra Ltd. C/o Jalandhar Heights 66' Road, Village Pholriwal, Jalandhar – 144022 Proposal No. SIA/PB/NCP/71431/2017**

This has reference to your online Proposal No. SIA/PB/NCP/71431/2017 submitted to the SEIAA for grant of Environmental Clearance for 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 and Construction projects
2.	Name and Location of the project	"AGI Sky Garden" in the revenue estate of Village Khajurla, Phagwara, Kapurthala, Punjab
3.	Total Plot area, Built-up Area and Green area	50585 sqm, 146685 sqm & 10913 sqm

<table>
<tr><td>4.</td><td>Flats/ shops / any other utility with Population</td><td colspan="2">1274 flats with population of 6400 Persons</td></tr>
<tr><td>5.</td><td>Water Requirements & source</td><td colspan="2"><table><tr><th>Break up of water requirement</th><th>Source</th></tr><tr><td>Total:1355 KLD
Domestic:1280 KLD
Fresh:990 KLD

Flushing: 290 KLD

Green Area:75 KLD</td><td>-
-
own tubewell after permission from CGWA
Reuse after treatment
Reuse after treatment</td></tr></table></td></tr>
<tr><td>6.</td><td>Disposal Arrangement of Waste water</td><td colspan="2">Total = 960 KLD. Treatment in an STP (designed on SBR technology) of capacity 1000 KLD (keeping in view of the quantity of wet weather flow). Reuse of treated waste water shall be as mentioned at Sr. no.5 and for remaining, 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.</td></tr>
<tr><td>7.</td><td>Rain water harvesting detail</td><td colspan="2">16 nos for collecting rain water@19900 cum/yr</td></tr>
<tr><td>8.</td><td>Solid waste generation and its disposal</td><td colspan="2">a) 3000 kg/day. Separate Collection as biodegradable and Non-biodegradable waste as per the MSW Rules, 2016.
b) Chute system will be provided to transfer the segregated solid waste from different floors.
c) Biodegradable waste will be composted through Mechanical Composter.
d) The non-biodegradable waste & Recyclable waste will be sold to authorized venders. Inert waste will be sent to Municipal dumping site.</td></tr>
</table>

<table>
<tr><td>9.</td><td>Energy Requirements</td><td>a) Power load 4000 KW.
b) Silent DG Sets of capacity 1500 KVA as stand-by arrangement.
c) Minimum of 300 KW of solar power generation though PV cells will be generated at project site so as to minimize the energy requirements from PSPCL</td></tr>
<tr><td>10.</td><td>Environment Management Plan along with Budgetary break up phase wise and responsibility to implement</td><td>Mr. Sukhdev Singh, Managing Director, Mr. Ashwani Kant Aggarwal, General Manager, Mr. Saranjit Singh Sahi, Deputy General Manager & Mr. Virender Singh, Project Manager will be responsible for implementation of the EMP.
<table>
<tr><th>Description</th><th>Cost in lacs</th></tr>
<tr><td>Construction</td><td>Rs. 240 lacs</td></tr>
<tr><td>Operation</td><td>Rs. 77 lacs /year</td></tr>
</table></td></tr>
<tr><td>10.</td><td>CSR activities alongwith budgetary break up and responsibility to implement</td><td>Rs.10 lacs per year for next 5 years in the villages namely Kot Kalan, Salempur, Chaheru, Khajurla & Semi on the following CSR activities :-
The detail of specific activities include under CSR are as under:-
a) Public hygiene and sanitation (with special emphasis on female sanitation in rural schools)
b) Contributing to the requirements of religious places (Gurudwara, Mandir etc.
c) Provision of road lights.
d) Promoting Sports activities in the village school.
Besides above, the activities in general to be adopted in CSR include
a) Arrangement for safe drinking water
b) Educational support – in form of scholarships, books, uniforms, computer facility in schools, etc.
c) Medical camps – including provision of free medicines
d) Repair of roads, drains, village ponds</td></tr>
</table>

		e) Organizing workshops/camps for educating community on – agriculture, energy conservation and solar energy, child and women health-care, substance abuse, and other relevant issues f) Plantation.

The SEAC, Punjab in its 162nd meeting held on 15.02.2018 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 128th meeting held on 06.03.2018, 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 of the grant of Environmental Clearance to the project, 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 shall be provided in the areas earmarked by the project proponent on the layout plan. In any case the position/location of these utilities should not be changed later-on without prior written permission.

(iv) The environmental safeguards contained in the application of the promoter / mentioned during the presentation before the State Level Environment Impact Assessment Authority/State Expert Appraisal Committee shall be implemented in letter and spirit.

(v) Ambient air & noise levels should conform to the prescribed standards both during the day as well as the night time. 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 the 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 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. The unpaved area shall be more than or equal to 20% of the recreational open spaces.

(xv) Environmental Management Cell shall be formed which will supervise and monitor the environment related aspects of the project.

(xvi) The plantation should be provided as per SEIAA guidelines and as per notification dated 09.12.2016 issued by MoEF&CC, New Delhi.

(xvii) The project proponent shall not use any chemical fertilizer /pesticides/insecticides and shall use only Herbal pesticides/insecticides and organic manure in the green areas.

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) 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 color coding of different pipe lines carrying water/wastewater/ treated wastewater as follows:

e) Fresh water	:	Blue
f) Untreated wastewater	:	Black
g) Treated wastewater (for reuse)	:	Green
h) 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 will be installed by utilizing at least 30% of the open roof top area in the premises 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.

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. The project proponent shall comply with the provisions of Solid Waste Management Rules, 2016.

xvi) The recharge well casing should be capped from the top so as to prevent direct overflow of storm water into the recharge well. The infiltration rate of recharge structure should be adopted @ 10 lps and recharge wells should be provided accordingly. 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) The project proponent should fence the storage tank properly and in addition to this, the boundary wall shall be constructed at last stage or at least 2 ft high openings in the boundary wall be provided at ground level to allow adequate passage to the surface run off during construction phase.

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 broad leave 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 maximum total water requirement will be 1355 KLD which includes domestic water demand@1280 KLD & green area demand@ 75KLD. The fresh water requirement at the max will be 990 KLD which will be met through own tubewell and remaining 365 KLD will be met through recycling of treated wastewater for flushing purposes. The treated waste water from the STP of MC Jalandhar will be used during construction stage of the project.

(iii) a) The total wastewater generation from the project will be 960 KLD, which will be treated in a STP of capacity 1000 KLD (keeping in view of the quantities of wet weather flow). The STP will be designed on SBR technology. As proposed, reuse of treated wastewater and discharge of surplus treated wastewater@960 KLD shall be as below:

Season	Reuse for flushing (KLD)	For green area (KLD)	Discharge into MC sewer (KLD)
Summer	290	75	595
Winter	290	35	635
Rainy	290	20	650

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) 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 shall 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 letter 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 comply with the conditions of CLU issued by Senior Town Planner, Jalandhar vide Memo no. 2426 dated 27.09.2017 for an area measuring 12.5 acres for residential purpose under Affordable Housing Policy at Village Khajural, Tehsil Phagwara, Kapurthala subject to the conditions mentioned therein.

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.240 lacs towards capital investment and Rs. 10 lacs/year for five years 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. 77 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.10 lacs per year for next 5 years in the villages namely Kot Kalan, Salempur, Chaheru, Khajurla & Semi on the following CSR activities.

The detail of specific activities include under CSR are as under:-

a) Public hygiene and sanitation (with special emphasis on female sanitation in rural schools)
b) Contributing to the requirements of religious places (Gurudwara, Mandir etc.)
c) Provision of road lights.
d) Promoting Sports activities in the village school.

Besides above, the activities in general to be adopted in CSR

include

a) Arrangement for safe drinking water
b) Educational support – in form of scholarships, books, uniforms, computer facility in schools, etc.
c) Medical camps – including provision of free medicines
d) Repair of roads, drains, village ponds
e) Organizing workshops/camps for educating community on – agriculture, energy conservation and solar energy, child and women health-care, substance abuse, and other relevant issues
f) 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.SEIAA/Pb/2018/340-347 **Dated 21.03.2018**

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, Jalandhar.
6. The Advisor, 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. Sukhdev Singh, Managing Director
b)	Contact no.	:	0181-2681986
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 & Climate Change, Indira Paryavaran Bhawan, Jorbagh Road, New Delhi - 110003.

Member Secretary