Item no. 121.13

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/2017/504 **REGISTERED** **Date:** 3.5.17

To

Sh. Sukhdev Singh,
Managing Director,
C/o Jalandhar Heights,
66 ft. Road, Village Pholriwal,
Jalandhar, Punjab

Subject: Environmental clearance under EIA notification dated 14.09.2006 for establishment of group housing project namely "AGI Smart Homes" in the revenue estate of Village Pholriwal, Jalandhar by M/s AGI Infra Ltd. (Proposal no. SIA/PB/NCP /63271/2017)

This has reference to your application for obtaining Environmental Clearance under EIA notification dated 14.09.2006 for establishment of group housing project namely "AGI Smart Homes" at Village Pholriwal, 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 construction of group housing project namely "AGI Smart Homes" at Village Pholriwal, Jalandhar, Punjab. The total plot area of the project is 7.691 acres (31125 sqm) and the total built up area is 1, 20,940 sqm. The estimated population of the project will be 5000 persons and total number of apartments will be 1000. The area of the site has been earmarked as residential area in Master Plan of Jalandhar

The total water requirement will be 790 KLD which includes fresh water requirement @ 575 KLD. The fresh water requirement will be met through own tubewell. The total wastewater generation from the project will be 600 KLD, which will

be treated in a STP to be installed at project site within the project premises. The project proponent has proposed to utilize 175 KL/day of treated wastewater for flushing purpose, 40 KLD for green area & 385 KLD will be discharged into MC sewer, in summer season. In winter season, 175 KL/day of treated wastewater for flushing purpose, 20 KLD for green area & 405 KLD will be discharged into MC sewer. In rainy season, 175 KL/day of treated wastewater for flushing purpose 10 KLD for green area & 415 KLD will be discharged into MC sewer. The project proponent has proposed to provide 7200 sqm area for green area development in the site.

The total quantity of solid waste generation will be 2400 kg/day, which will be collected separately as biodegradable and Non-biodegradable waste as per the MSW Rules, 2016. The non-biodegradable waste & Recyclable waste will be sold to authorized venders. Inert waste will be sent to Municipal dumping site.

The total load of electricity required for group housing project will be 3975 KW, which will be taken from the PSPCL. The project proponent has proposed to install multiple silent DG Sets (capacity 1500 KVA) 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.

Sh. Sukhdev Singh (Managing Director), Sh. Ashwani Kant Aggarwal (General Manager), Sh. Saranjit Singh Sahi (Deputy General Manager) & Sh. Virender Singh (Project Manager) will be responsible for implementation of EMP till the handing over of the project to association of residents. Rs. 180 Lacs on account of capital cost & Rs. 62 Lacs on account of recurring charges will be incurred for implementation of EMP.

M/s AGI Infra Ltd. Jalandhar will be responsible for implementation of Corporate Social Responsibility. The project proponent has proposed to spend Rs. 10 lacs on running the day to day affairs of Govt. School in Village Pholriwal towards CSR

activity 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 156th meeting held on 06.04.2017, 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 121th meeting held on 20.04.2017, 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 establishment of the Group Housing Project namely "AGI Smart Homes" having plot area 7.691 acres (31125 sqm) and built up area 1, 20,940 sqm at Village Pholriwal, Jalandhar, Punjab, subject to the conditions as proposed by the SEAC 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.

(xvii) The project proponent will always comply with the road widening condition for an area of 0.3 acres given in CLU granted by Department of Town & Country Planning, Punjab vide letter no. 2985 dated 21.12.2016.

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) The project proponent shall provide the sewer at his own cost to connect it to the main sewer line of MC, Jalandhar before the commissioning of his project in case, MC Jalandhar fails to provide sewer line to his project site in time.

(iii) 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.

(iv) 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.

(v) 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.

(vi) 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.

(vii) 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.

(viii) Water demand during construction should be reduced by use of ready mixed concrete, curing agents and other best practices.

(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 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 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.

IV. **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 will be 790 KLD which includes fresh water requirement @575 KLD. The fresh water requirement will be met through own tubewell.

iii) a) The total wastewater generation from the project will be 600 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 purpose (KLD)	Discharge into MC sewer (KLD)
Summer	175	40	385
Winter	175	20	405
Rainy	175	10	415

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.

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 for the remaining land i.e. 0.5 acres (approx.) 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.180 lacs towards capital investment and Rs. 5 lacs 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. 62 lacs as proposed in the EMP.

b) The project proponent shall specifically spend the proposed amount on one activity i.e. running the day to day affairs of Govt. School in Village Pholriwal as a part of CSR activity.

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 - 110003.
2. The Chairman, Central Pollution Control Board, Parivesh Bhawan, CBD-cum-office Complex, 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.

Sd/-

Member Secretary