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STATE ENVIRONMENT IMPACT ASSESSMENT AUTHORITY, PUNJAB
MINISTRY OF ENVIRONMENT, FORESTS & CLIMATE CHANGE, GOVERNMENT OF INDIA
O/O Punjab Pollution Control Board,
Vatavaran Bhawan, Nabha Road,
Patiala – 147 001
Telefax:- 0175-2215802

No. SEIAA/2015/ 7614 Dated: 20-11-15

To

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 construction of a Residential Apartment Complex namely "Jalandhar Heights-II" in the revenue estate of Villages Pholriwal, Tehsil & District Jalandhar.**

This has reference to your application for obtaining Environmental Clearance under EIA notification dated 14.09.2006 for construction of a Residential Apartment Complex namely "Jalandhar Heights-II" in the revenue estate of Villages Pholriwal, Tehsil & District Jalandhar 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 a Residential Apartment Complex namely "Jalandhar Heights-II" in the revenue estate of Villages Pholriwal, Tehsil & District Jalandhar. The total plot area of the project is 26082 sqm (6.45 acres) and the total built up area will be 74636.8 sqm. DTP issued CLU vide letter, no. 1533 dated 22.06.2015 to the project for an area measuring 6.445 acres. Layout plan has been approved by STP, Jalandhar vide letter no. 1568 dated 01.07.2015

The total water requirement for the project will be 460 KL/day, out of which 360 KL/day will be met through ground water and remaining 100 KL/day will be

met through recycling of treated wastewater. The total wastewater generation from the project will be 360 KL/day, which will be treated in a STP to be installed within the project premises. The project proponent has proposed to use 100 KL/day of treated wastewater for flushing purpose, 60 KL/day will be used for irrigation of green area and remaining 200 KL/day will be discharged into M.C. sewer in summer season. In winter season, 100 KL/day of treated wastewater will be used for flushing purpose, 25 KL/day will be used for irrigation of green area and remaining 235 KL/day will be discharged into M.C. sewer. In rainy season, 100 KL/day of treated wastewater will be used for flushing purpose, 15 KL/day will be used for irrigation of green area and remaining 245 KL/day will be discharged into M.C. sewer. M.C. Jalandhar issued letter vide no. 400 dated 29.07.2015 to the project proponent wherein, it has been mentioned that the firm is allowed to dispose the sewage treated water into MC sewer through any source nearby the site which will be treated in the STP installed by MC at Pholriwal. Further, the details of existing capacity of sewer line has been mentioned in the said letter. The total green area to be developed will be 10990 sqm.

The total quantity of solid waste generation after expansion will be 1000 kg/day, which will be segregated at source as biodegradable and non-biodegradable components as per the Municipal Solid Waste (Management & Handling) Rules, 2000. 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. Recyclabale dry waste will be sold to scrap dealers. Biodegradable and non- recyclable waste will be disposed through MSW facility operator of MC Jalandhar. M/s JITF Urban Waste Management (Jalandhar) Ltd. issued copy of undertaking wherein it has been mentioned that their company will lift the municipal solid waste as and when the project is ready for occupation. The total load of electricity required for group housing after expansion will be 3.5 MW which will be taken from the PSPCL. The e-waste generated will be stored in an isolated room and will be sold to the manufacturers. Used oil to be generated from the DG sets will be managed, handled and disposed as per the provisions of the Environment (Protection) Rules, 1986

S. Sukhdev Singh, MD, Sh. Ahwani Kant aggarwal, GM, Sh. Saranjit Singh Sahi, Deputy GM, S. Virender Singh, Project Manager will be responsible for

implementation of EMP. Rs. 145 lacs will be incurred on account of capital cost and Rs. 59 lacs will be incurred on account of operational cost

The partners of the company will be responsible for the implementation of CSR activities. Rs. 5 lacs per year will be utilized for following activities under Corporate Social Responsibility. The following CSR activities will be done in villages Pholriwal, Alipur, Moonpur, Kadian, Mithapur, Chittewali:-

(i) Arrangement for safe drinking water.

(ii) Public Hygiene and sanitation

(iii) Education Support in form of scholarships, books, uniforms, computer facility in schools.

(iv)Medical camps including provision of free medicines.

(v) Repair of roads, drains, village ponds.

(vi)Provision of road lights/ street lights.

(vii) Organising workshops/camps for educating community.

(viii) Plantation

The case was considered by the SEAC in its 129th meeting held on 11.09.2015, wherein, the Committee awarded **'Silver Grading'** to the project proposal and decided to forward the case to the SEIAA with the recommendation to grant environmental clearance to the project proponent subject to certain conditions in addition to the proposed measures.

Thereafter, case was considered by the SEIAA in its 94th meeting held on 03.10.2015, 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 construction of residential apartment complex namely "Jalandhar Heights-II" in a total area of 6.45 acres and having total built up area of 74636.8 sqm in the revenue estate of Village Pholriwal, Tehsil & Distt. Jalandhar, 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 strict compliance of terms and conditions as follows:

PART A – 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) A first aid room will be provided in the project both during construction and operation phase of the project.

(iv) The approval of competent authority shall be obtained for structural safety of the buildings due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightning.

(v) 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.

(vi) 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. **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 neighbouring communities and be disposed off after taking the necessary precautions for general safety and health aspects of people with the approval of competent authority.

(iii) Construction spoils, including bituminous material and other hazardous material, must not be allowed to contaminate watercourses and the dump sites for such material must be secured, so that they should not leach into the groundwater.

(iv) Construction/provision of the STP, 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

(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 and noise emission standards.

(vi) Ambient noise levels should conform to prescribed standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase.

(vii) Fly ash should be used as construction material in the construction as per the provisions of Fly Ash Notification of September, 1999 and as amended on August, 2003 and notification No. S.O. 2804 (E) dated 03.11.2009 (This

condition is applicable only if the project is within 100 Km of Thermal Power Station).

(viii) Ready mixed concrete should be used in building construction as far as possible.

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

(x) The project proponent shall adopt dual plumbing system for reuse of treated wastewater for flushing system & HVAC etc

(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) 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.

(xiii) The approval of competent authority shall be obtained for structural safety of the buildings due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightning.

(xiv) The diesel generator sets to be used during construction phase should be of low sulphur diesel type and should conform to the provisions of Environment (Protection) Act, 1986 prescribed for air and noise emission standards.

(xv) 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

(xvi) The installation of sewage treatment plant (STP) and adequacy of disposal system should be certified by Punjab Pollution Control Board and a report in this regard should be submitted to the Ministry of Environment & Forests/State Level Environment Impact Assessment Authority before the project is commissioned for operation.

(xvii) No fresh water but only treated waste water will be used for construction purposes.

(xviii) The solid waste generated should be properly collected by providing chute system and proper onsite storage facility (covered) should be provided at site.

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 project proponent shall discharge not more than 200 KLD wastewater into sewer during summer season, 235 KLD wastewater into sewer during winter season and 245 KLD wastewater into sewer during rainy season.

iii) The project proponent shall provide electromagnetic flow meter at the outlet of the water supply, outlet of the STP and any pipeline to be used for re-using the treated wastewater back into the system for flushing and for horticulture purpose/green etc. and shall maintain a record of readings of each such meter on daily basis.

iv) The position / location of the STP, tubewell, DG Sets, Utilities etc, installed by the project proponent as per the provisions made in the layout plan, should not be changed later-on under any circumstances.

v) Rainwater harvesting for rooftop run-off should be implemented. Before recharging the rooftop run-off, pretreatment must be done to remove suspended matter, oil and grease. However, run off from gardens/green area/roads/pavements may also be connected with the ground water recharging system after adequate treatment as per the CGWA guidelines.

vi) The collected solid waste should be segregated at site. The recyclable solid waste shall be sold out to the authorized vendors and inert waste shall be sent to disposal facility. The Bio-degradable solid waste shall be adequately treated as per the scheme submitted by the project proponent. Prior approval of competent authority should be obtained, if required.

vii) Adequate & appropriate pollution control measures should be provided to control fugitive emissions to be emitted within the complex.

viii) Hazardous waste/E-waste should be disposed off as per Rules applicable and with the necessary approval of the Punjab Pollution Control Board.

ix) Incremental pollution loads on the ambient air quality, noise and water quality should be periodically monitored.

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 shall obtain completion and occupancy certificate from the Competent Authority and submit a copy of the same to the SEIAA, Punjab.

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

xiii) 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. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous species/variety.

xiv) The project proponent should take adequate and appropriate measures to contain the ambient air quality within the prescribed standards. The proposal regarding mitigation measures to be taken at site should be submitted to the Ministry of Environment & Forests/ State Level Environment Impact Assessment Authority within three months.

xv) Application of solar energy should be incorporated for illumination of common areas, lighting for gardens and street lighting in addition to provision for solar water heating.

xvi) A report on the energy conservation measures conforming to energy conservation norms finalized by Bureau of Energy Efficiency should be prepared incorporating details about machinery of air conditioning, lifts, lighting, building materials, R & U Factors etc. and submitted to the respective Regional office of MoEF, the Zonal Office of CPCB and the SPCB/SEIAA in three months time.

xvii) Environmental Management Cell shall be formed during operation phase which will supervise and monitor the environment related aspects of the project.

xviii) Ambient noise levels should conform to prescribed standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase.

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

xx) 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.

PART B – General Conditions :

A. Pre-Construction Phase

i) This environmental clearance will be valid for a period of five years from the date of its issue or till the completion of the project, whichever is earlier.

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

iii) 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.

iv) 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.

v) These stipulations would be enforced among others under the provisions of Water (Prevention & Control of Pollution) Act, 1974, Air (Prevention & Control of Pollution) Act, 1981, Environmental (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006.

vi) 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.

vii) The project proponent shall obtain CLU from the competent authority, if any authority insists.

viii) 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.

ix) 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.

B. Construction Phase

i) 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.

ii) The entire cost of the environmental management plan (i.e. capital cost as well as recurring cost) will continue to be borne by the project proponent until the responsibility of environmental management plan is transferred to the occupier/residents society under proper MOU after obtaining prior permission of the Punjab Pollution Control Board.

iii) The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by mail) to the respective Regional office of MoEF, the Zonal Office of CPCB, the SPCB and SEIAA, Punjab.

iv) Officials from the Regional Office of Ministry of Environment & Forests, Chandigarh / State Level Environment Impact Assessment Authority / State Level Expert Appraisal Committee / Punjab Pollution Control Board who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents / data by the project proponents during their inspection. A complete set of all the documents submitted to State Environment Impact Assessment Authority should be forwarded to the CCF, Regional Office of Ministry of Environment & Forests, Chandigarh and State Level Environment Impact Assessment Authority, Punjab.

v) 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.

vi) Separate distribution pipelines be laid down for use of treated effluent / raw water for horticultural/gardening purposes with different colour coding.

(a)

vii) The project proponent shall adhere to the commitments made in the Environment Management Plan and Corporate Social Responsibility and shall spend the amount as proposed or atleast minimum required to be spent under the provisions of the Companies Act 1956, whichever is higher.

viii) 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.

ix) Separation of drinking water supply and treated sewage supply should be done by the use of dual plumbing line.

C. Operation Phase and Entire Life

i) 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.

ii) The entire cost of the environmental management plan (i.e. capital cost as well as recurring cost) will continue to be borne by the project proponent until the responsibility of environmental management plan is transferred to the occupier/residents society under proper MOU after obtaining prior permission of the Punjab Pollution Control Board.

iii) The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by mail) to the respective Regional office of MoEF, the Zonal Office of CPCB, the SPCB and SEIAA, Punjab.

iv) Officials from the Regional Office of Ministry of Environment & Forests, Chandigarh / State Level Environment Impact Assessment Authority / State Level Expert Appraisal Committee / Punjab Pollution Control Board who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents / data by the project proponents during their inspection. A complete set of all the documents submitted to State Environment Impact Assessment Authority should be forwarded to the CCF, Regional Office of Ministry of Environment & Forests, Chandigarh and State Level Environment Impact Assessment Authority, Punjab.

v) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; $PM_{2.5}$, PM_{10}, SO_2, NO_x, CO, Pb, Ozone (ambient air as well as stack emissions) shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

vi) The project proponent shall adhere to the commitments made in the Environment Management Plan and Corporate Social Responsibility and shall spend the amount as proposed or atleast minimum required to be spent under the provisions of the Companies Act 1956, whichever is higher.

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.

Member Secretary (SEIAA)

Endst. No._____ Dated_____

A copy of the above is forwarded to the following for information & further necessary action please.

1. The Secretary to Govt. of India, Ministry of Environment and Forest, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi.
2. The Chairman, Central Pollution Control Board, Parivesh Bhavan, CBD-cum-office Complex, East Arjun Nagar, New Delhi.
3. The Chairman, Punjab State Power Corporation Ltd, the Mall, Patiala.
4. The Deputy Commissioner, 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
   b) Contact no. : 98768-56700
   c) Email-id : Gi_builders@yahoo.co.in
7. The Chief Town Planner, Department of Town & Country Planning, 6th Floor, PUDA Bhawan, Phase-8, Mohali
8. Monitoring Cell, Ministry of Environment and Forest, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi.
9. The Environmental Engineer (Computers), Punjab Pollution Control Board, Head Office, Patiala for displaying this document on the web site of the State Level Environment Impact Assessment Authority.

Member Secretary (SEIAA)