



Royal Citi & Royal Business Centre, Zirakpur
**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY
PUNJAB**

Ministry of Environment and Forests, Government of India

O/O Punjab Pollution Control Board,
Vatavaran Bhawan, Nabha Road,
Patiala - 147 001
Telefax: - 0175-2215636

No. SEIAA/M.S./2013/ 7068

Dated 13/2/12

To

M/s Motia Developers Pvt. Ltd.,
Chandigarh-Ambala Highway,
Zirakpur, District SAS Nagar.

Subject: Environmental Clearance for developing a Housing & Commercial Project namely 'Royal Citi & Royal Business Centre' in the revenue estate of Village Singhpura, Tehsil Dera Bassi, District SAS Nagar by M/s Motia Developers Pvt. Ltd.,

This has reference to your application for obtaining Environmental Clearance under EIA notification dated 14.09.2006 for developing a Housing & Commercial Project namely 'Royal Citi & Royal Business Centre' in the revenue estate of Village Singhpura, Tehsil Dera Bassi, District SAS Nagar 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, rapid EIA study report and the additional clarifications furnished in response to the observations of the SEAC.

It is inter-alia noted that the proposal involves developing a Housing Project namely 'Royal Citi & Royal Business Centre' in the revenue estate of Village Singhpura, Tehsil Dera Bassi, District SAS Nagar. The total plot area of the proposed project is 78,164 sqm in which 980 flats will be constructed having total built up area of 1,75,003 sq. m. The Municipal Council, Zirakpur vide letter no. 2208 dated 07.07.2011 informed that the site of the project is located in the residential zone of the Master Plan. The total water requirement for the project is 684 KLD, out of which 480 KLD will be met from groundwater and the remaining will be met by recycling of treated wastewater. Permission has been obtained from CGWA for abstraction of 364 KLD of groundwater water. Three modules of STP having total capacity of 600 KLD consisting of bar screen, Oil &

grease trap, collection tank, SAFF reactor, secondary clarifier, dual media filter, sludge drying beds and chlorination unit will be installed within premises to treat the wastewater. The total treated wastewater generation from the proposed project will be about 547 KLD, out of which 146 KLD of treated wastewater will be utilized for irrigation of green area to be developed in 26599 sq. m, 197 KLD of treated wastewater will be discharged into sewer and 204 KLD will be used for flushing purpose in summer season. Whereas, in winter season 47 KLD of treated wastewater will be utilized for irrigation of green area, 296 KLD of treated wastewater will be discharged into sewer and 204 KLD will be used for flushing purpose. In rainy season, 14 KLD of treated wastewater will be utilized for irrigation of green area, 329 KLD of treated wastewater will be discharged into sewer and 204 KLD will be used for flushing purpose. The M.C. Zirakpur vide letter no. 2208 dated 07.07.2011 has issued permission to the promoter company to discharge the treated wastewater into M.C. sewer after deposition of applicable charges. Rainwater harvesting system will be provided to recharge rainwater of roof tops into groundwater. The total quantity of MSW has been estimated 2000 Kg/day, which will be segregated at site. The bio-degradable and inert components of the solid waste will be sent to the designated site of M.C. Zirakpur and recyclable components will be sold out to authorized vendors. The M.C. Zirakpur vide letter no. 2207 dated 07.07.2011 has issued permission to the effect that the solid waste to be generated from the project will be transported and disposed off by the M.C. Zirakpur and the necessary fee will be deposited by the promoter. The total power requirement will be 13,000 KW, which will be supplied by Punjab State power Corporation and there is a provision to install 4 no. of DG sets of capacity 750 KVA each, 9 no. DG sets of 500 KVA capacity each and 1 no. DG set of 320 KVA capacity, which will be provided with acoustic enclosures and proper foundation. Parking facility will be provided for about 2283 cars. The Govt. of India, Ministry of Defense has issued NOC vide the letter dated 20.09.2011 to the effect that the height of the building block shall not exceed 60 meters above ground level. The maximum height of the building is about 60 m and the nearest fire station is at 3 Km from the project site. The width of the approach road is 60 feet and NOC of the Fire Department has been obtained. Thus, the project is complying with the guidelines for high rise buildings laid down by the MoEF vide Office Memorandum dated 07.02.2012. About Rs. 25 lacs will be provided as corpus

fund, which will be utilized towards CSR for the various activities such as providing scholarships to bright students of the nearby villages, organizing health camps for the villages, providing solar lights on the village road, making provision of books in the libraries of the village schools, providing clean drinking water in 5 schools, providing toilets in the schools, creche for children of labours, Maintenance of school buildings. About Rs 3 lacs will be spent for implementation of EMP during construction phase and Rs 6 lacs/annum will be spent for same during operation phase on account of recurring cost of the EMP.

The case was considered by the SEAC in its 51st meeting held on 7.9.2011 and the 'Terms of Reference' were issued to the project proponent vide letter no. 38157 dated 23.09.2011. Thereafter, the project proponent has submitted the Rapid EIA study report. The case was again considered by the SEAC in its 65th meeting on 07.12.2012, for appraisal of project proposal, wherein, the environmental consultant of the project proponent presented the salient features of the project proposal and he also informed that the construction work has been started at site. After deliberation, 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 for construction of 980 flats having total built up area of 1,75,003 sq. m. in the revenue estate of Village Singhpura, Tehsil Dera Bassi, District SAS Nagar, subject to certain conditions in addition to the proposed measures. It was also decided to recommend to SEIAA to send the case to the Govt. of Punjab, Department of Science, Technology & Environment for initiating action under the Environment (Protection) Act, 1986 due to starting the construction activities of the project without obtaining Environmental Clearance under EIA notification dated 14.09.2006.

The case considered in the 43rd meeting of SEIAA held on 31.12.2012, wherein, the SEIAA noticed certain observations which were conveyed to the project proponent for making compliance of the same. The case of the project proponent has been sent to Govt. of Punjab, Department of Science, Technology & Environment vide letter no. 1815 dated 16.01.2013 for initiating action against the project proponent/ responsible persons under the provisions of the E(P)A, 1986 for starting the construction activities of the project without obtaining Environmental Clearance under EIA notification dated

14.09.2006. Thereafter, the project proponent submitted the reply of the observations of the SEIAA. Accordingly, the case was again considered by the SEIAA in its 44th meeting held on 04.02.2013, wherein, the project proponent in compliance to Office memorandum dated 12.12.2012 of the MoEF, submitted a resolution mentioning that start of the construction work of the project without obtaining environmental clearance under EIA notification dated 14.09.2006 is not intentional and will not be repeated in future. The Authority observed that the case stands recommended by SEAC and the Committee awarded '**Silver Grading**' to the project proposal.

The SEIAA looked into the details of the case and was satisfied with the same. Therefore, the Authority decided to grant environmental clearance under EIA Notification dated 14.9.2006 to the project proponent in light of Office Memorandum dated 12.12.2012 of the Ministry of Environment & Forests, New Delhi for construction of 980 flats in an area of 78,164 sqm, having total built up area of 1,75,003 sqm, in the revenue estate of Village Singhpura, Tehsil Dera Bassi, District SAS Nagar, subject to conditions as proposed by the SEAC in measures:

PART A – Specific conditions

I. 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) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- v) 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.
- vi) 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 ground water.

- vii) 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.
- viii) 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.
- ix) 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.
- x) 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 (This condition is applicable only if the project is within 100 Km of Thermal Power Station).
- xi) Ready mixed concrete should be used in building construction as far as possible.
- xii) Water demand during construction should be reduced by use of premixed concrete, curing agents and other best practices.
- xiii) Separation of drinking water supply and treated sewage supply should be done by the use of different colours.
- xiv) 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.
- xv) 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.
- xvi) 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.
- xvii) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, disposal of waste water & solid waste in an environmentally sound manner, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

II. Operation Phase

- i) 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. The discharge of treated sewage shall conform to the norms and standards prescribed by Punjab Pollution Control Board for such discharges. The project proponent shall discharge not more than 329 KLD of treated/untreated wastewater into public sewer in any case.

- ii) 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.
- iii) Adequate & appropriate pollution control measures should be provided to control fugitive emissions to be emitted within the complex.
- iv) Adequate treatment facility for drinking water shall be provided, if required.
- v) Rainwater harvesting for roof run-off should be implemented. Before recharging the roof run-off, pretreatment must be done to remove suspended matter, oil and grease. However, no run off from gardens/green area/roads/pavements shall be connected with the ground water recharging system.
- vi) The solid waste generated should be properly collected and segregated. The recyclable solid waste shall be sold out to the authorized vendors and inerts 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) Hazardous waste/E-waste should be disposed off as per Rules applicable and with the necessary approval of the Punjab Pollution Control Board.
- viii) The green belt design 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.
- ix) The project proponent should take adequate and appropriate measures to contain the ambient air quality with in 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.
- x) Incremental pollution loads on the ambient air quality, noise and water quality should be periodically monitored after commissioning of the project.
- xi) 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.

- xii) 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.
- xiii) 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.
- xiv) Environment Management Cell shall be formed during operation phase which will supervise and monitor the environment related aspects of the project.

PART B – General Conditions :


- 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) 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.
- iv) 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 and the SPCB/SEIAA.
- v) 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/State Level Environment Impact Assessment Authority.
- vi) 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.
- vii) Separate distribution pipelines be laid down for use of treated effluent / raw water for horticultural/gardening purposes with different colour coding.
- viii) 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.

- ix) 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.
- x) 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.
- xi) 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.
- xii) 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.
- 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, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; PM_{2.5}, PM₁₀, SO₂, 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.
- xiv) The project proponent shall adhere to the commitments made in the Environment Management Plan and Corporate Social Responsibility. The project proponent shall carry out following activities under the Corporate Social Responsibility programme.
- Providing scholarships to bright students of the nearby villages,
 - Organizing health camps for the villages, providing solar lights on the Village road.
 - Making provision of books in the libraries of the village schools
 - Providing clean drinking water in 5 schools
 - Providing toilets in the schools
 - Creche for children of labours
 - Maintenance of school buildings.
- xv) The State Environment Impact Assessment Authority 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.

- xvi) The project proponent shall comply strictly with the conditions imposed by the CGWA in the permission granted vide no. 3319 dated 22.03.2012 for abstraction of groundwater to the tune of 364 KLD. The project proponent shall obtain permission from CGWA for abstraction of additional quantity of 116 KLD of ground water and shall submit the same to SEIAA, Punjab, within 3 months from the date of issuance of environmental clearance.
- xvii) The project promoter shall obtain permission for CLU from the Competent Authority of the State, if the concerned department insists for the same.
- xviii) 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.


Member Secretary (SEIAA)

REGISTERED

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, SAS Nagar.
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. Pawan Bansal
 - b) E-mail address royaleciti@gmail.com
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.