



**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

Registered

No. SEIAA/M.S./2012/2967

Dated 11.07.2012

To

M/s ATS Estates (P) Ltd.,
SCO 41-42, 1st Floor, Sector 8-C,
Madhya Marg, Chandigarh.

Subject: Environmental Clearance under EIA notification dated 14.09.2006 for developing a Group Housing Project namely 'ATS Golf Meadow Lifestyle-1' in the revenue estate of Village Madhopur, Tehsil Dera Bassi, District SAS Nagar by M/s ATS Estates (P) Ltd.,

This has reference to your application obtaining Environmental Clearance under EIA notification dated 14.09.2006 for developing a Group Housing Project namely 'ATS Golf Meadow Lifestyle-1' in the revenue estate of Village Madhopur, 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 and the additional clarifications furnished in response to the observations of the SEAC.

It is inter-alia noted that the total plot area of the proposed project is 105911.08 sq. m (10.59 hectares) in which 568 no. of flats for general public, 60 flats for EWS and 22 no. of shops will be constructed having total built up area of 1,48,898.53 sq. m. The site of the project falls within M.C. limits of Dera Bassi. The total expected population of the project will be 3188 persons. The total water requirement for domestic purpose will be 426 KLD, out of which 316 KLD will be met

from groundwater by installing tubewell and remaining 110 KLD will be met by recycling of treated wastewater. The total wastewater generation from the proposed project will be about 383 KLD, which will be treated in a STP of capacity 400 KLD. The STP will be installed based on activated sludge process, consisting of screen & grit chamber, aeration tank, clarifier, treated wastewater storage tank, pressure sand filter, activated carbon filter, UV disinfection unit and sludge holding/digestion tank. The total treated wastewater generation from STP will be 383 KLD, out of which 110 KLD will be used for flushing purpose, 175 KLD for horticulture/green area and remaining 98 KLD will be discharged into M.C. sewer during summer season. In rainy season, 110 KLD of treated wastewater will be used for flushing purpose and remaining 273 KLD will be discharged into M.C. sewer. In winter season, 216 KLD will be discharged into sewer, 57 KLD will be used for horticulture/green area and 110 KLD will be used for flushing purpose. The total quantity of MSW has been estimated as 1265 Kg/day, which will be segregated at source. The bio-degradable component and inert waste will be dumped on the dumping site of M.C. Dera Bassi. The recyclable components of the solid waste will be sold out to the recyclers. The total power requirement will be 3850 KW, which will be supplied by PSPCL. There is a provision to install DG sets as power back-up source. The project proponent has proposed to install rain water harvesting pits to replenish the groundwater.

The case was considered by the SEAC in its 53rd meeting held on 24.11.2011 and 57th meeting held on 27.03.2012 and the observations of the Committee were conveyed to the project proponent from time to time for compliance of the same. After submission of reply by the project proponent of the observations of the Committee, the case was considered by the SEAC in its 60th meeting held on 17.06.2012 and the Committee observed that the project proponent has provided adequate and satisfactory clarifications of the observations raised by it, therefore, 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.

The case was considered by the SEIAA in its 38th meeting held on 22.06.2012 and the observations of the Authority were conveyed to the project proponent for compliance of the same. Thereafter, the project proponent submitted the reply of the observations of SEIAA and the proposal was considered by the SEIAA in its 39th meeting held on 04.07.2012 and the Authority noted that the case stands recommended by SEAC and the Committee awarded 'Silver Grading' to the project proposal. The Authority looked into all the aspects of the project proposal in detail 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 for construction of Group Housing Project namely 'ATS Golf Meadow Lifestyle-1' in an area of 1,05,911.08 sqm {for construction of six towers (ground + eighteen storeys) each, one tower (ground + thirteen storeys), seven towers (ground + one storey) each and EWS (ground + one storey) having built up area of 1,48,898.53 sqm}, in the revenue estate of Village Madhopur, Tehsil Dera Bassi, District SAS Nagar, subject to the following conditions, in addition to the proposed 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 273 KLD of treated wastewater into public sewer and no fresh water will be used for irrigation of green belt / gardens / horticulture purpose.

- 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 commercial 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 comply with the conditions imposed by the CGWA in the permission granted vide letter no. 21-4(489)/NWR/CGWA/2011-3656 dated 21.05.2012 for abstraction of 283 KLD of groundwater through one tubewell only.

- xv) The project proponent is to abstract 316 KLD of ground water and permission from CGWA has been obtained for abstraction of 283 KLD of groundwater through one tubewell, as such, the promoter is required to obtain permission from CGWA abstraction of for additional quantity of groundwater to the tune of 33 KLD, which should be done within 4 months and SEIAA be informed accordingly.
- xvi) 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:
- Distribution of books and bags in the nearby villages, which are located within a radius of 10 km of from the project site.
 - Organizing Health camps, Environmental Awareness as well as Educational programmes and blood camps in the nearby villages and Derabassi.
 - Cleaning of ponds, widening of roads in the nearby villages and in Derabassi.
 - Maintaining of MC park.
 - Providing landscaping at DAV chowk Derabassi.
- xvii) 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.
- xviii) Any appeal against this environmental clearance shall lie with the National Environment Appellate Authority, if preferred, within a period of 30 days as prescribed under section 11 of the National Environment Appellate Act, 1987.
- xix) 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, Mohali.
5. The Chairman, Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala.
6. The Chief Conservator of Forests (North), Ministry of Environment and Forest, Regional Office, Bays No.24-25, Sector-31-A, Chandigarh.
7. The Chief Town Planner, Pb., 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 Director (Environment), Ministry of Environment and Forest, Northern Regional Office, Bays No.24-25, Sector-31-A, Chandigarh. The detail of the project proponent is as under:
 - a) Name of the applicant Sh. R.A.S. Bhullar, V.P.
 - b) Fax Number 092566-76086 (Mobile)
10. The Assistant Environmental Engineer (Computer), Punjab Pollution Control Board, Head Office, Patiala for displaying the environmental clearance on the web site of the State Level Environment Impact Assessment Authority.
11. The Executive Engineer, GMADA, Mohali.

Member Secretary (SEIAA)