



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY PUNJAB
Ministry of Environment, Forest & Climate Change, New Delhi

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

No. SEIAA/2018/ 348

REGISTERED

Dated: 21/3/18

To

Sh. Rahul Jain, Director,
M/s Malwa Projects (P) Ltd.,
H.No 3439, Sector 27 D,
Chandigarh

Subject: **Environmental Clearance under EIA notification dated 14.09.2006 for establishment of group housing project namely Escon Primera located at Chatt, Zirakpur, Dera Bassi, S.A.S Nagar Mohali by M/s Malwa Projects (P) Ltd., H.No 3439, Sector 27 D, Chandigarh Proposal No. SIA/ PB/ NCP/ 71464/ 2017**

This has reference to your online Proposal No. SIA/ PB/ NCP/ 71464/ 2017 submitted to the SEIAA for grant of Environmental Clearance for the above project under EIA notification dated 14.09.2006. The proposal has been appraised as per procedure prescribed under the provisions of EIA Notification dated 14.09.2006 on the basis of the mandatory documents enclosed with the application viz., Form-1, 1-A, conceptual plan and the additional clarifications furnished in response to the observations of the SEAC.

Brief details of the project

1.	Category / Item No. (in schedule)	8(a): Building and Construction projects
2.	Name and Location of the project	Escon Primera located at Chatt, Zirakpur, Dera Bassi, S.A.S Nagar Mohali
3.	Total Plot area, Built-up Area and Green area	44835 sqm, 116509 sqm & 9661 sqm
4.	Flats/ shops / any other utility with Population	756 flats & 21 shops with population of 3822 Persons

		sent to Municipal dumping site.												
9.	Energy Requirements	a) Power load 4000 KW. b) 5 nos. silent DG Sets (1 X 500 KVA, 2x 240 KVA & 2 X 125 KVA) as stand-by arrangement. c) 30 % of the total roof top area i.e. 0.30 x 9206 sqm = 2762 sqm will be used for generation of solar power@ 276 KW												
10.	Environment Management Plan along with Budgetary break up phase wise and responsibility to implement	Director of the company will be responsible for implementation of EMP till the handing over of the project to MC or association of residents. <table border="1"> <thead> <tr> <th>Description</th><th>Capital Cost in lacs</th><th>Recurring Cost in lacs</th></tr> </thead> <tbody> <tr> <td>Construction</td><td>Rs. 126.5 lacs</td><td>Rs. 11 lacs</td></tr> <tr> <td>Operation</td><td>-</td><td>Rs. 12.5 lacs</td></tr> <tr> <td>Monitoring of Air, Noise water in both phases.</td><td>Rs. 5.90 lacs /annum</td><td>Rs. 6.90 lacs /annum</td></tr> </tbody> </table>	Description	Capital Cost in lacs	Recurring Cost in lacs	Construction	Rs. 126.5 lacs	Rs. 11 lacs	Operation	-	Rs. 12.5 lacs	Monitoring of Air, Noise water in both phases.	Rs. 5.90 lacs /annum	Rs. 6.90 lacs /annum
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Monitoring of Air, Noise water in both phases.	Rs. 5.90 lacs /annum	Rs. 6.90 lacs /annum												
10.	CSR activities alongwith budgetary break up and responsibility to implement	Rs.10 lacs for providing free books, clothes, education etc in the village Jagatpura, Zirakpur through Jeevan Mukh Nishulk Vidyalaya. Director of the company will be responsible for its implementation.												

The SEAC, Punjab in its 162nd meeting held on 15.02.2018 after due considerations of the relevant documents submitted, presentation given and additional clarifications / documents furnished by the project proponent to it has recommended the case for environmental clearance with certain stipulations. The SEIAA, Punjab after considering the proposal and recommendations of the SEAC Punjab in its 128th meeting held on 06.03.2018, hereby accord Environmental Clearance to the project as per the provisions of Environment Impact Assessment Notification 2006 and its subsequent amendments, subject to strict compliance of the terms and conditions as follows:-

and to take action including revoking of the environmental clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguards/ measures in a time bound and satisfactory manner.

- (viii) A proper record showing compliance of all the conditions of environmental clearance shall be maintained and made available at site at all the times.
- (ix) The project proponent shall also submit half yearly compliance reports in respect of the stipulated prior environmental clearance terms & conditions including results of monitored data (both in hard & soft copies) to the respective Regional office of MoEF, the Zonal Office of CPCB, the SPCB and SEIAA, Punjab on 1st June and 1st December of each calendar year.
- (x) Officials from the Regional Office of Ministry of Environment & Forests, Chandigarh / State Level Environment Impact Assessment Authority / State Level Expert Appraisal Committee / Punjab Pollution Control Board who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents / data by the project proponents during their inspection. A complete set of all the documents submitted to State Environment Impact Assessment Authority should be forwarded to the APCCF, Regional Office of Ministry of Environment & Forests, Chandigarh.
- (xi) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by State Environment Impact Assessment Authority, Punjab.
- (xii) Environmental clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation Vs. Union of India in Writ Petition (Civil) No. 460 of 2004 as may be applicable to this project and decisions of any Competent Court, to the extent applicable.
- (xiii) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF&CC, SEIAA, Punjab the respective Zonal Office of CPCB and the SPCB. The pollutant levels for all the parameters of NAAQM standards shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
- (xiv) The inlet and outlet point of natural drain system should be maintained with adequate size of channel for ensuring unrestricted flow of water. The unpaved area shall be more than or equal to 20% of the recreational open spaces.
- (xv) Environmental Management Cell shall be formed which will supervise and monitor the environment related aspects of the project.
- (xvi) The plantation should be provided as per SEIAA guidelines and as per

- machinery to be used during construction should be in good condition and should conform to applicable air emission standards.
- v) The project proponent shall use only treated sewage/wastewater for construction activities and no fresh water for this purpose will be used. A proper record in this regard should be maintained and available at site.
 - vi) Fly ash based construction material should be used in the construction as per the provisions of Fly Ash Notification of September, 1999 and as amended on August, 2003 and notification No. S.O. 2804 (E) dated 03.11.2009.
 - vii) Water demand during construction should be reduced by use of ready mixed concrete, curing agents and other best practices.
 - viii) Adequate treatment facility for drinking water shall be provided, if required.
 - ix) The project proponent shall provide electromagnetic flow meter at the outlet of the water supply, outlet of the STP and any pipeline to be used for re-using the treated wastewater back into the system for flushing and for horticulture purpose/green etc.
 - x) The project proponent will provide dual plumbing system for reuse of treated wastewater for flushing/ HVAC purposes etc. and color coding of different pipe lines carrying water/wastewater/ treated wastewater as follows:
 - e) Fresh water : Blue
 - f) Untreated wastewater : Black
 - g) Treated wastewater : Green
(for reuse)
 - h) Treated wastewater : Yellow
(for discharge)
 - e) Storm water : Orange
 - xi) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
 - xii) Separation of drinking water supply and treated sewage supply should be done by the use of different colors.
 - xiii) **(a)** Adequate steps shall be taken to conserve energy by limiting the use of glass, provision of proper thermal insulation and taking measures as prescribed under the Energy Conservation Building Code and National Building Code, 2005 on Energy conservation.
(b) Solar power plant will be installed by utilizing at least 30% of the open roof top area in the premises for utilizing maximum solar energy. Also, LED lights shall be provided as proposed for illumination of common areas instead of CFL lights or any other conventional lights/ bulbs.
 - xiv) The diesel generator sets to be used during construction phase should conform to the provisions of Diesel Generator Set Rules prescribed under the Environment (Protection) Act, 1986.
 - xv) Chute system, separate wet & dry bins at ground level and for common areas

treated wastewater for flushing purposes. The treated waste water from the STP of MC Zirakpur will be used during construction stage of the project.

- (iii) a) The total wastewater generation from the project will be 410 KLD, which will be treated in a STP of capacity 650 KLD (keeping in view of the quantities of wet weather flow). The STP will be designed on SBR technology. As proposed, reuse of treated wastewater and discharge of surplus treated wastewater@410 KLD shall be as below:

Season	Reuse for flushing (KLD)	For green area (KLD)	Discharge into MC sewer (KLD)
Summer	170	53	187
Winter	170	19	221
Rainy	170	5	235


- b) Storage tank of adequate capacity shall be provided for the storage of treated wastewater and all efforts shall be made to supply the same for construction purposes. Only, the surplus treated wastewater shall be discharged into sewer after maintaining the proper record.
- (iv) The project proponent shall ensure safe drinking water supply to the habitants.
- (v) The wastewater generated from swimming pool(s) if provided shall not be discharged and the same shall be reused within the premises for purposes such as horticulture, HVAC etc.
- (vi) A proper record regarding groundwater abstraction, water consumption, its reuse and disposal shall be maintained on daily basis and shall maintain a record of readings of each such meter on daily basis.
- (vii) Rainwater harvesting/recharging systems shall be operated and maintained properly as per CGWA guidelines. Storm water other than roof top area will be treated before recharging.
- (viii) The facilities provided for collection, segregation, handling, on site storage & processing of solid waste such as chute system, wet & dry bins, collection centre & mechanical composter etc. shall be properly maintained. The collected solid waste shall be segregated at site. The recyclable solid waste shall be sold out to the authorized vendors for which a written tie-up must be done with the authorized recyclers. Organic waste shall be composted by mechanical composters with a minimum capacity of 0.3kg/tenement/day and the inert solid waste shall be sent to the concerned collection centre of integrated municipal solid waste management facility of the area. A proper record in this regard shall be maintained.

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.126.5 lacs towards capital investment and Rs. 10 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. 6.90 lacs/annum as recurring expenditure as proposed in the EMP.
- b) The project proponent shall adhere to the commitments made in the proposal for CSR activities and shall spend a minimum amount of Rs.10 lacs for providing free books, clothes, education etc in the village Jagatpura, Zirakpur through Jeevan Mukh Nishulk Vidyalaya.
- ii) The diesel generator sets to be provided shall conform to the provisions of Diesel Generator Set Rules prescribed under the Environment (Protection) Act, 1986. The exhaust pipe of DG set if installed must be minimum 10 m away from the building or in case it is less than 10 m away, the exhaust pipe shall be taken upto 3 m above the building.


Member Secretary

Endst. No.SEIAA/Pb/2018/_____

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 - 110 003.
2. The Chairman, Central Pollution Control Board, Parivesh Bhawan, CBD-cum-Office Complex, East Arjun Nagar, New Delhi.
3. The Chairman, Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala.
4. The Chairman, Punjab State Power Corporation Ltd, the Mall, Patiala.