



State Level Environment Impact Assessment Authority, Punjab  
Government of India  
Ministry of Environment and Forests

Vatavaran Bhawan,  
Nabha Road,  
Patiala-147001  
Telefax:- 0175-2215802

No.SEIAA/2009/26740

Dated 11.8.09

**REGISTERED**

To

M/s Gilco Developers & Builders Pvt. Ltd.,  
Gilco Valley, Kharar-Chandigarh Highway,  
Mundi Kharar,  
Distt. Mohali.

**Subject: Application for environmental clearance of M/s Gilco Developers & Builders Pvt. Ltd., for establishment of housing project named as "Gilco Heights" at Kharar, Distt. Mohali.**

This has reference to your application dated 10.12.2008 and subsequent presentation given before the State Level Expert Appraisal Committee (SEAC) on 17/1/2009 seeking prior environmental clearance for the above project under the EIA Notification, 2006. The proposal has been appraised as per prescribed procedure in the light of provisions under the EIA Notification, 2006 on the basis of the mandatory documents enclosed with the application viz., form-1, 1-A & approved plan and the additional clarifications furnished in response to the observations of the SEAC/SEIAA. The State Level Expert Appraisal Committee in its meeting held on 13.6.2009 had evaluated the various construction ingredients as per the Ministry of Environment & Forests guidelines and awarded "**Silver Grading**" to the project.

It is interalia noted that the project involves construction of residential project named as "Gilco Heights" at Kharar, Distt. Mohali on a plot of 32536.72 sq. metres. The total buildup area is 47760.094 sq. metres. The total water requirement is 329 KLD. The capacity of proposed sewage treatment plant is 247 KLD. Treated wastewater to be used for flushing of toilets is 132 KLD, horticulture requirement is 6.25 KLD and the remaining effluent will be discharged into sewer. Total solid waste generation will be 976 Kg/day. The estimated cost of the project is 86.58 crores.

The proposal has been considered and State Level Environment Impact Assessment Authority, Punjab, hereby, accords environmental clearance to the said project as per the recommendations of State Level Expert Appraisal Committee under the



provisions of Environment impact Assessment notification no.1533 (E) dtd. 14.9.2006 subject to implementation of the following terms and conditions:

**1. Validity Period**

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

**2. 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 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) Adequate drinking water and sanitary facilities should be provided for construction workers at the site. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- v) Provision should be made for the supply of fuel (kerosene or cooking gas), utensils such as pressure cookers etc. to the labourers during construction phase.
- vi) All the labourers to be engaged for construction should be screened for health and adequately treated before engaging them to work at the site.
- vii) For disinfections of wastewater, use ultra violet radiation, not chlorination.
- viii) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- ix) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people and only in approved sites with the approval of competent authority.
- x) 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.



- xi) The diesel for generator sets to be used during construction phase should be low sulphur diesel type and canopy/exhaust should conform to the provisions of Environment (Protection) Act, 1986 prescribed for air and noise emission standards.
- xii) Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non peak hours.
- xiii) Ambient noise levels should conform to prescribed standards both during day and night. The ambient air and noise quality should be closely monitored during construction phase.
- xiv) Fly ash should be used as construction material in the construction as per the provisions of Fly Ash Notification of September, 1999 and amended as on August, 2003 (The above condition is applicable only if the project is within 100 Km of Thermal Power Station).
- xv) Ready mixed concrete must be used in building construction.
- xvi) Storm water control and its reuse as per CGWB and BIS standards for various applications.
- xvii) Water demand during construction should be reduced by use of premixed concrete, curing agents and other best practices referred.
- xviii) Permission to draw ground water shall be obtained from the Competent Authority prior to operation of the project.
- xix) Separation of drinking water supply and treated sewage supply should be done by the use of dual plumbing line for separation of drinking water and treated sewage.
- 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.
- xxi) Use of glass be reduced adequately to reduce the electricity consumption and load on air-conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- xxii) Roof should meet prescribed requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- xxiii) Opaque wall should meet prescribed requirement as per Energy Conservation Building Code which is proposed to be mandatory for all air conditioned spaces.



- xxiv) 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 lightening.
- xxv) Provisions 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, Safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structure to be removed after the completion of the project.

### 3. Operation Phase

- i) The installation of sewage treatment plant (STP) and adequacy of disposal system (including adequate storage capacity in case of failure of sewage treatment plant) 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 and any other statutory authority for such discharges.
- ii) The project proponent will obtain sewerage connection from the Municipal Authority before commissioning the project.
- iii) Adequate drinking water facility based on Reverse Osmosis treatment technology be provided.
- iv) Rainwater harvesting for roof run-off and surface run-off should be implemented. Before recharging the surface run-off, pretreatment must be done to remove suspended matter, oil and grease etc.
- v) The project proponent will provide adequate and appropriate arrangements for allowing the storm water from the vicinity of the colony to drain off un-obstructed into natural/manmade drainage system of the area.
- vi) The solid waste generated should be properly collected and segregated before disposal to the City Municipal Facility. The in-vessel bio-compost technique should be used for composting the organic waste. Prior approval of competent authority should be obtained.
- vii) Hazardous waste/Biomedical waste should be disposed off as per applicable Rules and norms with necessary approvals 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 variety.
- ix) The project proponent shall take adequate and appropriate measures to contain the ambient air quality within the prescribed standards.
- x) The ambient air quality, noise and water quality should be periodically monitored after commissioning of the project as per the requirement of Ministry of Environment and Forest / Punjab Pollution Control Board.
- 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) The Project Proponent will provide adequate parking as per the statutory requirement of local authority/ DTP/ District Administration.
- xiii) 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.
- xiv) 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 Ministry of Environment & Forests in three months time.
- xv) Ozone Depleting Substances (Regulation & Control) Rules shall be followed while designing the air conditioning system of the project.
- xvi) Environment Management Cell shall be formed during operation phase which will supervise and monitor the environment related aspects of the project.

**General Conditions:**

- 4. (i) The environmental safeguards including environmental management plan 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 true 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.

- (iii) Six monthly monitoring reports should be submitted to the Ministry of Environment & Forests, New Delhi and its Northern Regional Office, Chandigarh / State Level Environment Impact Assessment Authority/PPCB.

5. 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 Regional Office of Ministry of Environment & Forests, Chandigarh.
6. 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.
7. The State Environment Impact Assessment Authority reserves the right to add additional safeguard 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 safeguard measures in a time bound and satisfactory manner.
8. All other statutory clearances such as the approvals 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.
9. 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 State Level Environment Impact Assessment Authority and may also be seen at the website of SEIAA (i.e. [www.seiaapunjab.co.in](http://www.seiaapunjab.co.in)). 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 State Level Environment Impact Assessment Authority.



10. 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.
11. 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 any other decisions of the competent court, to the extent applicable.
12. Any appeal against this environmental clearance shall lie with the National Environment Appellate Authority, if preferred, within the prescribed period as per the provisions of the National Environment Appellate Act, 1997.

  
Member Secretary

State Level Environment Impact Assessment Authority

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 Electricity Board, 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, Department of Town and Country Planning, Punjab, Sector 18-A, Madhya Marg, Chandigarh.
8. Monitoring Cell, Ministry of Environment and Forest, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi.
9. The Senior Environmental Engineer (Computer), Punjab Pollution Control Board, Head Office, Patiala for placing the environmental clearance on the web site of the State Level Environment Impact Assessment Authority.
10. The Executive Officer, Municipal Council, Kharar, Distt. Mohali.

  
Member Secretary

State Level Environment Impact Assessment Authority