



Yellowstone landmark infocity
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/ 1227

Dated 5.8.13

Registered

To

M/s Sukham Infrastructures Pvt. Ltd,
SCO 123-124, 3rd Floor,
Sector 17-C, Chandigarh

Subject: Environmental Clearance for developing an Information Technology Park including SEZ namely "Yellowstone Landmark Info city" at Sector 66 B, Mohali by M/s Sukham Infrastructures Pvt. Ltd.

This has reference to your application for obtaining environmental clearance for developing an Information Technology Park including SEZ- "Yellowstone Landmark Info city" at Sector 66-B, Mohali 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 an Information Technology Park including SEZ namely "Yellowstone Landmark Info City" at Sector 66 B, Mohali. The total plot area of the proposed project is 100.064 acres in which 750 apartments for general public, 110 apartments for EWS, 8 towers for IT industry, 157 plots for non-polluting industries and 88 SCOs/shops will be constructed having total built up area as 3,33,650 sqm. The site of the project falls within M.C. limits of Mohali. The expected cost of the project is Rs. 952 Crores. Total water requirement for the project during summer/rainy season will be 1452.7 KLD, out of which 884.2 KLD of water will be met from groundwater and remaining 568.5 KLD will be met from recycling of treated wastewater. However, in winter

season, total water requirement for the project will be 1372.7 KLD, out of which 804.2 KLD of water will be met from groundwater and remaining 568.5 KLD will be met from recycling of treated wastewater. The wastewater to be generated will be treated in the STP to be installed by the project proponent in the premises of the project. In summer season, out of 1117.2 KLD of treated wastewater, 568.5 KLD of treated wastewater for sanitation purpose, 298.7 KLD will be used for irrigation of green area and 250 LKD will be used for HVAC requirements. In rainy season, out of 1117.2 KLD of treated wastewater, 568.5 KLD of treated wastewater for sanitation purpose, 15 KLD will be used for irrigation of green area and 250 LKD will be used for HVAC requirements and remaining 283.7 KLD will be discharged into M.C. sewer. In winter season, out of 1092.2 KLD of treated wastewater, 568.5 KLD of treated wastewater for sanitation purpose, 54 KLD will be used for irrigation of green area and 65 LKD will be used for HVAC requirements and remaining 404.7 KLD will be discharged into M.C. sewer. Green belt will be developed in an area of 100334 sqm. The total quantity of MSW has been estimated as 3000 kg/day, out of which 750 kg/day and 2250 kg/day of recyclables solid waste and bio-degradable waste, respectively, will be produced. The GMADA, SAS Nagar vide letter no. 5127 dated 23.11.2011 has issued NOC to the project proponent to the effect that the solid waste to be generated from the said project site will be taken care by GMADA. The recyclable components will be sent to the respective recyclers and bio-degradable waste will be sent to M.S.W. facility of GMADA. The total power requirement will be 17 MW, which will be supplied by Punjab State Power Corporation Ltd. 3 No. DG sets of capacity 1000 KVA each will be installed as standby arrangement of power supply. The hazardous waste to be generated, will be managed and handled as per the Hazardous Wastes (Management, Handling & Transboundary Movement) Rules, 2008. E-waste would be collected at a common site within the complex. After storage, the e-waste would be disposed off to the authorized recyclers. Total parking area for the IT towers and group housing will be 2153 ECS and 1606 ECS, respectively. Airport is located within a radius of 10 km from the project site and the Govt. of India, Ministry of Defence has issued NOC vide letter dated 20.09.2012 to the effect that the height of the building block shall not exceed 44.20 meters above ground level. Therefore, the project proposal is conforming to the guidelines laid down by the Ministry of Environment & Forests for high rise buildings vide Office Memorandum dated 07.02.2012. Total Rs.3.7 crore will be incurred as capital cost

for implementation of EMP and Rs. 23 lacs will be the recurring cost per annum during operation phase.

The case was considered by the SEAC in its 45th meeting held on 08.04.2011 and the observations noticed by the SEAC in the aforesaid meeting were conveyed to the project proponent for making compliance of the same. Thereafter, the project proponent submitted the reply of the observations of the SEAC. The case was again considered by the SEAC in its 48th meeting held on 11.06.2011, wherein, it was decided to finalize "Terms of Reference" and to convey the same to the project proponent for preparation of detailed draft Rapid EIA report. Accordingly, the 'Terms of Reference' were conveyed to the project proponent vide letter No. 27822 dated 06.07.2011 after approval of the Competent Authority. The case was again considered by the SEAC in its 50th meeting held on 12.08.2011 and 52nd meeting held on 20.10.2011 and the observations noticed by the SEAC in the said meetings were conveyed to the project proponent for making compliance of the same. Thereafter, the project proponent submitted the reply of the observations of the SEAC. The case was again considered by the SEAC in its 56th meeting held on 27.02.2012 and in the said meeting, some observations were noticed by the SEAC in the final rapid EIA report, which were conveyed to the project proponent for making compliance of the same. Thereafter, the project proponent submitted the revised final rapid EIA report and case was considered by the SEAC in its 65th meeting held on 07.12.2012, wherein, the environmental consultant of the project proponent informed that the work for providing public sewer and storm water sewer is in progress. After deliberation, 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 for construction of 750 apartments for general public, 110 apartments for EWS, 8 towers for IT industry, 157 plots for non-polluting industries and 88 SCOs/shops will be constructed having total built up area as 3,33,650 sqm at Sector 66 B, Mohali subject to certain conditions in addition to the proposed measures and to obtain resolution in compliance to Office memorandum dated 12.12.2012 of the MoEF and NOC of fire department from the project proponent before grant of environmental clearance. 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 laying down separate sewerage system of the project without obtaining Environmental Clearance under EIA notification dated 14.09.2006.

The case was considered by the SEIAA in its 43rd meeting held on 31.12.2012 and the observations noticed by the SEIAA in the aforesaid meetings were conveyed to the project proponent for making compliance of the same. In the said meeting it was also decided by the SEIAA to send the case to the Govt. of Punjab, Department of Science, Technology & Environment for initiating action under the Environment (Protection) Act, 1986 against the project promoter/responsible persons of the promoter company for starting the construction 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. 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 and a copy of the NOC issued by the Fire Station Officer, SAS Nagar Mohali vide letter no. 03 dated 08.01.2013. The observations noticed by the SEIAA in the said meeting were conveyed to the project proponent for making compliance of the same. Thereafter, the project proponent submitted the reply of the observations of the SEIAA. The case was again considered by the SEIAA in its 45th meeting held on 25.02.2013. 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 750 apartments for general public, 110 apartments for EWS, 8 towers for IT industry, 157 plots for non-polluting industries and 88 SCOs/shops will be constructed having total built up area as 3,33,650 sqm at Sector 66 B, Mohali, subject to below mentioned 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 404.7 KLD of treated 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 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.
- 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.

- vii) 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.
- viii) 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; $PM_{2.5}$, 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.
- xiv) The project proponent shall adhere to the commitments made in the Environment Management Plan and Corporate Social Responsibility. The project proponent shall maintain a Corpus Fund to carry out following activities under the Corporate Social Responsibility programme in Village Manauli, Bakarpur, Kambali, Kambala, Pappri and Rurka, District SAS Nagar:
 - o Provision of safe drinking water supply in schools, dresses and books to needy students from poor families. Rs. 15,00,000/- will be earmarked for these activities.
 - o Scholarships to students of needy, poor and BPL families @ Rs.3600/- per year per student. Rs.8,00,000/- will be earmarked for this purpose.

Supply of free medicines to the primary health centre Rs.10,00,000/- will be earmarked for this purpose.

Provision of sanitation facilities and street lights. Rs.20,00,000/- will be earmarked for this purpose.

Strengthening of basic infrastructure in village primary schools (viz. provision of benches, blackboards etc.). Rs.10,00,000/- will be earmarked for this purpose.

Improving greenery (Plantations) in and around the above villages. Rs.5,00,000/- will be earmarked for this purpose.

Re-establishing, improving, providing amenities (viz. pucca road, shed, lights, water, sitting and parking etc) and maintaining the village cremation ground at Village Kambala (where the project is located). Rs.20,00,000/- will be earmarked for this purpose.

- 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 with the conditions imposed by the Department of Town & Country Planning, Punjab in the permission for CLU granted vide letter no. 4403/CTP(Pb)/SP-432(R) dated 26.09.2007.
- xvii) 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.
- xviii) The project proponent shall obtain permission from CGWA for abstraction of 884.2 KLD of groundwater and shall submit the same to SEIAA, Punjab within three months.

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, S.A.S. Nagar.

4. The Chairman, Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala.
4. 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. Dharendra Chopra
 - b) E-mail dchopra@ylinfocity.in
 - c) Phone no. 09653008200, 09888693993
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 the environmental clearance on the web site of the State Level Environment Impact Assessment Authority.
10. The Executive Engineer, GMADA, S.A.S. Nagar.

st-
Member Secretary (SEIAA)