


STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY PUNJAB

Ministry of Environment, Forest & Climate Change, Government of India

O/o Directorate of Environment & Climate Change

MGSIPA Complex, Sector 26,

Chandigarh-160019

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No. SEIAA/MS/2021/4537

Registered/E-Mail

Date 23/07/2021

To

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Subject: Environmental Clearance under EIA notification dated 14.09.2006 for the establishment of a group housing residential project namely "The Zirk" located at Village Nabha, Zirakpur, Tehsil Derabassi, SAS Nagar, Mohali, Punjab developed by M/s Urban Nest Projects LLP. (SIA/PB/MIS/212093/2021).

This has reference to your online application bearing Proposal No. SIA/PB/MIS/212093/2021 for obtaining Environmental Clearance under EIA Notification 14.09.2006 for the establishment of a group housing residential project namely "The Zirk" developed by M/s Urban Nest Projects located at Village Nabha, Zirakpur, Tehsil Derabassi, SAS Nagar, Mohali, Punjab. The proposal has been appraised as per the procedure prescribed under the provisions of EIA Notification 14.09.2006 on the basis of mandatory document enclosed with application viz Form-1, 1A, EMP and additional clarifications furnished in response to the observations of the SEAC. The salient features of the project are as under: -

Sr. No.	Item	Details	
1.	Name and Location of the project	"The Zirk" located at Nabha, Zirakpur, Derabassi, SAS Nagar, Mohali.	
	Project/activity covered	8 (a)	
	Category as per EIA Notification, 2006	Category B2	
2.	Classification/Land use pattern as per Master Plan	Residential, the land for the proposed project confirms to the land use as per the Master Plan.	
3.	Cost of the project	Rs 35 Crore	
4.	Latitude & Longitude	Latitude	Longitude
		30,38'44.32" E	76,47'38.19" N
		30,38'38.31" E	76,47'33.35" N
		30,38'44.49" E	76,47'33.76" N
5.	Total Plot area, Built up Area and Green area	Land Area- 11454 Sqm Built-up area- 25868 Sqm Green Area- 3891 Sqm	

6.	Water Requirements & source in Construction Phase	5-10 KLD met by STP of MC Zirakpur				
7.	Treatment & Disposal arrangements of waste water in Construction Phase	Waste water will be treated in Septic Tank of capacity 10 KLD and treated waste water will be discharged into Sewer.				
8.	Water Requirements & source during Operation Phase	Break up of water requirement		Source		
		Fresh Water : 87 KLD Flushing Water:43 KLD Total Domestic demand: 130 KLD		Ground Water Treated wastewater from STP		
9.	Disposal Arrangement of Waste water	Total @130 KLD waste water will be generated, which will be treated in the STP of capacity 200 KLD to be installed in the project premises. The details of the disposal arrangement of waste water is given as under:				
		Sr. No.	Season	Flushing (KLD)	Green Area (KLD)	MC Sewer (KLD)
		1.	Summer	43	21	39
		2.	Winter	43	6	54
		3.	Rainy	43	2	58
10.	Rain water recharging detail	5 nos of recharging pits will be provided to recharge the roof top rainwater of the building after treatment through oil & Grease traps.				
11.	Solid waste generation and its disposal	a) 387 kg/day b) Solid wastes will be appropriately segregated (at source, by providing bins) into recyclable, Bio-degradable Components, and non-biodegradable. c) Biodegradable waste will be composted by use of Mechanical Composter d) Non-biodegradable waste will be disposed of through authorized recycler vendors. e) Inert waste will be dumped to authorized dumping site. f) STP Sludge will be dried and used as manure for green area development within the project.				
12.	Hazardous Waste & E-waste	Used oil from DG sets will be sold to registered recyclers and E-waste will be disposed of as per the E-waste (Management) Amendment Rules, 2018.				
13.	Energy Requirements & Saving	a) 1,000 KVA energy will be required for the project which will be met from Punjab State Power Corporation Limited (PSPCL) b) 3 DG sets of capacity 2 x 240 KVA and 1 x 125 KVA equipped with canopy will be installed as power back up arrangement c) 150 KWHD Energy will be saved by taking following measures: - i) 135 KWHD Energy will be saved through installation of 10 no of Solar lights.				

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	ii) 15 KWH energy will be saved by replacing 250 lights with 135 LED bulbs in common areas.
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The case was considered by the SEAC in its 202nd meeting held on 21.06.2021, wherein, the Committee observed that the project proponent has provided adequate and satisfactory clarifications to 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 under EIA notification dated 14.09.2006 for the project, subject to certain conditions in addition to the proposed measures.

Thereafter, the case was considered by the SEIAA in its 185th meeting held on 12.07.2021. The SEIAA observed that the case stands recommended by SEAC. 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 the Environmental Clearance for establishment of a group housing residential of construction project namely "The Zirk" located at Village Nabha, Zirakpur, Tehsil Derabassi, SAS Nagar, Mohali, Punjab with proposed built-up area as 25868 sqm in a land area of 11454 sqm as per the details mentioned in Form-1,1A, EMP, additional documents & subsequent presentations/ clarifications made by the project proponent and his Environmental Consultant, subject to certain amended conditions as agreed by the project proponent and other conditions as proposed by SEAC in addition to the proposed measures.

Accordingly, SEIAA, Punjab hereby accords Environmental Clearance for the above project under the provisions of EIA Notification dated 14.09.2006 & its subsequent amendments B2 project, subject to proposed measures & strict compliance of terms and conditions as follows: -

I. Statutory compliance

- i) The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- ii) The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment, etc. as per National Building Code including protection measures from lightening, etc.
- iii) The project proponent shall obtain forest clearance under the provisions of the Forest (Conservation) Act, 1986; in case of the diversion of forest land for non-forest purpose involved in the project.
- iv) The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- v) The project proponent shall obtain Consent to Establish / Operate under the provisions of the Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board / Committee.

- vi) The project proponent shall obtain the necessary permission for drawl of ground water/ surface water required for the project from the competent authority.
- vii) A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
- viii) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
- ix) The provisions of the Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016, Construction & Demolition Waste Rules, 2016 and the Plastics Waste (Management) Rules, 2016 shall be followed.
- x) The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
- xi) The project site shall confirm to the suitability as prescribed under the provisions laid down under the master plan of respective city/ town. For that, the project proponent shall either to submit the NOC/ land use conformity certificate from Deptt. of Town and Country Planning or other concerned Authority under whom jurisdiction, the site falls.
- xii) Besides above, the project proponent shall also comply with siting criteria / guidelines, standard operating practices, code of practice and guidelines if any prescribed by the SPCB/CPCB/MoEF&CC for such type of projects.
- xiii) The project proponent shall get the layout plans approved from the Competent Authority for the activities / establishments to be set up at project site in consonance of the project proposal for which this environment clearance is applied.

II. Air quality monitoring and preservation

- i) Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii) A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii) The project proponent shall install system to carryout Ambient Air Quality monitoring for common /criterion parameters relevant-to the main pollutants released (e.g., PM10 and PM2.5) covering upwind and downwind directions during the construction period.
- iv) Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel.

The location of the DG sets may be decided with in consultation with State Pollution Control Board.

- v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3m height or 1/3rd of the building height and maximum up to 10m). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi) No Excavation of soil shall be carried out without adequate dust mitigation measures in place.
- vii) No loose soil or sand or construction & demolition waste or any other construction material that causes dust shall be left uncovered.
- viii) No uncovered vehicles carrying construction material and waste shall be permitted
- ix) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- x) Grinding and Cutting of building material in open area shall be prohibited. Wet jet shall be provided for grinding and stone cutting.
- xi) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- xii) All construction and demolition debris shall be stored at the site within earmarked area and road side storage of construction material and waste shall be prohibited. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- xiii) The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- xiv) The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xv) For indoor air quality the ventilation provisions as per National Building Code of India.
- xvi) Roads leading to or at construction site must be paved and blacktopped (i.e. metallic road)
- xvii) Dust Mitigation measures shall be displayed prominently at the construction site for easy public viewing.