

**STATE ENVIRONMENT IMPACT ASSESSMENT AUTHORITY, CHANDIGARH**  
Ministry of Environment & Forests, Government of India  
3<sup>rd</sup> Floor, Paryavaran Bhawan,  
Sector 19-B, Chandigarh.

TEL. 0172-2700065

No. SA-ED-2013/EC/ 1410

Dated:- 26/11/13

To

Er. Ajay Grover,  
Executive Engineer,  
Chandigarh Housing Board,  
Chandigarh.

Subject:- **Environmental Clearance for Housing scheme at Maloya – I (two Room Tenement), Chandigarh.**

Dear Sir,

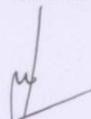
I am directed to refer to your application seeking prior environmental clearance for the above project under the EIA notification 2006. The above proposal has been appraised as per prescribed procedure on the basis of the documents enclosed with the application viz Form 1, Form 1A, conceptual Plan and the additional clarifications furnished in response to the observations of the Expert Appraisal Committee and Environment Impact Assessment Authority, Chandigarh.

2. The proposed project is a Housing scheme under which the project proponent will construct Two room tenements at Village Maloya – I, Chandigarh over a plot of 163.18 acres (654887.03 m<sup>2</sup>) with the estimated cost of 473.12 Crores. The project consists of construction of two room tenements houses of ground plus 3 floors having total 8896 units which also include construction of roads, parks, parking and landscaping. Total number of block 278 and each block comprising of 32 units. Project also provide area of 74727.27 Sq.m for school, shops community center, Dispensary, Aganwaris, 341530.15 Sq.m for roads, open spaces & parking, 149133.48 Sq.m for landscaping. The height of building is 40 feet. The source of water supply is Municipal Corporation and 5 Nos. Tubewells will also be installed. The total water requirement is 240 KLD in construction phase and 9445 KLD in operation phase. The power requirement during construction phase is 1120 KVA and operation phase is 7 MW which will be supplied by Electricity Department, Chandigarh. Seven (7) Nos. DG set of 160 KVA shall be provided during Construction Phase. The total solid waste generation from entire project is 13.63 TPD. Total 220 trees to be axed and as per plan the compensatory plantation has been proposed on road berm & Central Park provided in the project.

3. The Expert Appraisal Committee after due consideration of the relevant documents submitted by the project and additional clarifications furnished in response to its observations have recommended the grant of environmental clearance for the project mentioned above subject to compliance with the EMP and other stipulated conditions. Accordingly, the State Environment Impact Assessment Authority, Chandigarh hereby accords necessary environmental clearance for the project under category 8 (b) of EIA Notifications, 2006 subject to the strict compliance with the specific and general conditions mentioned below:-

**Part – A Specific condition:-**

That this environmental clearance is subject to obtaining prior clearance from forestry and wildlife angle including clearance from the Standing committee of National Board for Wildlife, as applicable, as the Proposed site falls within 10 K.M. of notified Wildlife Sanctuary (Sukhna Wildlife Sanctuary and City Bird Sanctuary) and Eco sensitive zone around these sanctuaries have not been notified as yet. It is categorically stated that grant of environmental clearance would not necessarily imply that forestry and wildlife clearance shall be granted to the project and that their proposals for forestry and wildlife clearance shall be considered by the respective authority on merit and decision taken. The investment made in the project, if any, based on environmental clearance so granted, in anticipation of the clearance from forestry and wildlife angle, shall be entirely



at the cost and risk of the project proponent and SEIAA shall not be responsible in this regard, in any manner.

**I. Construction Phase:**

- i. This environmental clearance is for the total plot area of 163.18 acres (654887.03 sq.m) and any additional construction above this shall require revised environmental clearance as an expansion project.
- ii. The unit shall start construction only after obtaining consent to establish from Chandigarh Pollution Control Committee (CPCC) under Water (Prevention and Control of Pollution), Act, 1974 and Air (Prevention and Control of Pollution) Act, 1981.
- iii. Vehicles hired for construction activities should be operated only during non-peak hours.
- iv. All the top soil excavated during construction activities should be stored for use in horticulture / landscape developments with the project site. The excavated soil except top soil shall be used for top cover of at dumping ground.
- v. Ready mixed concrete shall be used in building constructions.
- vi. Water demand during construction shall be reduced by use of premixed concrete, curing agents and other best practices.
- vii. Roof should meet the prescriptive requirement as per energy conservation building code by using appropriate thermal insulation material to fulfill requirement.
- viii. All required sanitary and hygienic measures including portable toilets/septic tank etc. for labour should be in place before starting construction activities and to be maintained throughout the construction phase.
- ix. Adequate drinking water facility 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.
- x. Disposal of muck including excavated material during construction phase should not create any adverse effects on the neighboring communities and be disposed off taking the necessary precautions for general safety and health aspects of people.
- xi. Seven (7) DG Set 160 KVA shall be installed which shall be provided with acoustic enclosure, stack and sampling platform as required under Air (Prevention and Control of Pollution) Act, 1981 and Environment (Protection) Act, 1986. The stack emissions from the DG sets shall be monitored for PM, SO<sub>2</sub>, NO<sub>x</sub>, CO and HC once every six months from a NABL accredited/ MoEF approved laboratory. Regular maintenance and service of the DG sets shall be undertaken to ensure that there is no substantial increase in emissions in subsequent monitoring. DG sets shall be used only as standby in case of failure of electricity.
- xii. Diesel power generating sets used during construction phase should be of "enclosed type" to prevent noise and should conform to rules made under Environment (Protection) Act, 1986, prescribed for air and noise emission standards.
- xiii. Ambient noise levels should conform to standards both during day and night at the site. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase.
- xiv. The construction agencies shall use fly ash based material / products as per the provisions of fly ash notification of 14.09.1999 as amended on 27.08.2003.
- xv. Vehicles hired for bringing construction material at site should be in good condition and should have valid "pollution under check"(PUC) certificate and to conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- xvi. Construction spoils including bituminous material and other hazardous materials must not be allowed to contaminate water courses and the dump sites for such material must be secured so that they should not leach into the ground water.
- xvii. Any hazardous waste generated during construction phase should be disposed of as per applicable Rules & norms with necessary approvals of the Chandigarh Pollution Control Committee.
- xviii. The diesel required for operating DG set shall be stored in underground tanks and if required, clearance from the Chief controller of Explosives shall be taken.

- xix. The approval of the competent authority shall be obtained for structural safety of the building due to earthquake, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightning etc.
- xx. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase so as to avoid disturbance to the surroundings.

**II. Operational Phase:**

- i. A Sewage Treatment Plant 5 MGD STP as proposed by the Municipal Corporation, Chandigarh at Maloya, Chandigarh shall be installed for the treatment of 7556.01 KLD sewage generated.
- ii. **The project shall not be made operational until the commissioning of 5 MGD STP as proposed by the Municipal Corporation, Chandigarh at Maloya, Chandigarh.**
- iii. The solid waste shall be segregated on site into recyclable and biodegradable components as disposed off as per the conditions imposed by CPCC. The hazardous wastes including e-waste (if generated) shall also be disposed as per the conditions imposed by CPCC and appropriate records shall be maintained. An audit of the waste generation shall be undertaken over a period of time (two years) and attempts shall be made to minimize the waste generation.
- iv. The rain water harvesting system should be as per proposed plan.
- v. Weep holes shall be provided in the compound walls to ensure there is no obstruction to natural drainage of rainwater in the catchment area during the monsoon period.
- vi. The greenbelt and landscaping as per the proposed plan shall be provided and its land use shall not be altered. It shall include vegetation of indigenous variety that also helps to reduce noise and dust levels. A report on the status of plantation, including no. and variety of trees shall be submitted to monitoring authority every six months.
- vii. The net fresh water demand shall be met from the municipal supply mainly. Tubewell shall be operated as per the prescribed norms of Central Ground Water Board/Chandigarh Administration
- viii. The ground water levels and its quality should be monitored regularly in consultation with Central Ground Water Authority.
- ix. The building should have adequate distance between them to allow movement of fresh air and passage of light to the residential premises
- x. A report on the energy conservation measures should be prepared incorporating details with regard to compliance with ECBC guidelines and or as provided in the documents submitted for environmental clearance and shall be submitted to the monitoring authority in six months time. An energy audit shall be conducted to verify the energy consumption and to suggest measures to reduce it further.

**Part- B General Conditions:**

- i. The environmental safeguards contained in the documents should be implemented in letter and spirit.
- ii. 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, CPCC and Regional Office of MoEF, North and may also be seen at the website of the unit. 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. The compliance status of stipulated conditions of this clearance shall be uploaded on the website of the company and shall also be displayed in the project premises at a prominent place especially with respect to ambient air quality data.
- iii. Reports shall be submitted to the Regional Office North of MoEF on compliance to environmental conditions every six months. The reports including that of air, and noise shall also be placed on the website of the project proponent within a period of six month from the grant of environmental clearance. A display board shall also be provided at the gate of the unit showing date of grant consents and

its validity and key pollution related parameters for the information of the general public as per the guidelines given by CPCC.

- iv. The project proponent will ask the Municipal Corporation, Chandigarh to fix the time line for the construction as well as commissioning of 5 MGD sewerage treatment plant under intimation to the SEIAA, Chandigarh.
- v. The unit shall obtain clearances as for fire safety, structural safety, storage of fuel, etc. as applicable prior to start of operations.
- vi. Permission to draw and use ground water for construction work shall be obtained from competent authority prior to construction / operation of the project
- vii. Storm water control and its reuse should be as per Central Ground Water Board and BIS standards for various applications
- viii. Officials from the Regional Office of MoEF, Chandigarh 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 SEIAA/SEAC should be forwarded to the Regional office North of MoEF, Chandigarh.
- ix. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this SEAC.
- x. The SEIAA reserves the right to modify/add additional environmental safeguards subsequently, if found necessary, Environment Clearance granted will be revoked if it is found that false information has been given for approval of the project.
- xi. These stipulations would be enforced among others under the provisions of the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act 1981, the Environment (Protection) Act, 1986 and the Public Liability (Insurance) Act, 1991. The stricter of the conditions as imposed under the Acts as above or as imposed in environmental clearance shall apply.
- xii. A First Aid Room will be provided at the project site both during construction and operation of the project.
- xiii. The project proponent will take constant to improve upon its environmental performance and may go for voluntary accreditations as ISO-14000/Green rating systems.
- xiv. 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, 1997.

*26/8/13*  
(SANTOSH KUMAR, IFS)  
Member Secretary,  
Environment Impact Assessment Authority,  
Chandigarh.

Endst.No. SA-ED-2013/EC/1411-1418

(Dated:- 26/8/13)

A copy is forwarded to the following for information and necessary action:-

1. The Director (EIA Division), Ministry of Environment & Forests, New Delhi;
2. The Additional Principal Chief Conservator of Forest, Regional Office, Ministry of Environment & Forests, Chandigarh;
3. The Director (EIA), Northern Regional Office, Ministry of Environment & Forests, Chandigarh;
4. The Secretary Environment, Chandigarh Administration;
5. The Conservator of Forests, U.T., Chandigarh;
6. The Member Secretary, Chandigarh Pollution Control Committee, U.T., Chandigarh;
7. The Chief Architect, U.T., Chandigarh;
8. Circular file.

*26/8/13*  
(SANTOSH KUMAR, IFS)  
Member Secretary,  
Environment Impact Assessment Authority,  
Chandigarh.

*26/8/13*