



**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/ 661

Dated 21/1/14

Registered

To

M/s Bhanu Infrabuild (P) Ltd.,
S.C.O. 143-144, 1st Floor, Sector 8C,
Madhya Marg, Chandigarh.

Subject: Environmental Clearance under EIA notification dated 14.09.2006 for expansion of a commercial project namely "India Trade Tower & International Trade Tower" in the revenue estate of Village Bharonjia, Mullanpur Sailba Majri District SAS Nagar by M/s Bhanu Infrabuild (P) Ltd.

This has reference to your application for obtaining Environmental Clearance under EIA notification dated 14.09.2006 for expansion of a commercial project namely "India Trade Tower & International Trade Tower" in the revenue estate of Village Bharonjia, Mullanpur Sailba Majri District SAS Nagar, and subsequent presentation given before the State Level Expert Appraisal Committee (SEAC) for seeking prior environmental clearance 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, Form-1A, conceptual plan, and the additional clarifications furnished in response to the observations of the SEAC.

It is inter-alia noted that the proposal involves expansion of commercial project namely "India Trade Tower & International Trade Tower" in the revenue estate of Village Bharonjia, Mullanpur Sailba Majri District SAS Nagar. The total land area of the project is 5.005 acres and the existing built up area is 22,295.51 sqm. Total built up area, after expansion, will be 69,606.15 sqm. The layout plan has been got approved from the Competent Authority. Permission for CLU has been obtained from the Department of Town & Country Planning vide no. 1889 CTP (Pb) SP-432-M dated 17.03.2011 for an area measuring as 5.005 acres. The cost of the project is 46 crores.

The water requirement for the existing project is 46.8 KLD. However,

after expansion, the total water requirement will be 124 KLD, out of which 83 KLD will be met through groundwater by installing a tubewell and remaining 41 KLD will be met through recycling of treated wastewater. The permission for abstraction of groundwater is under process with CGWA. The total wastewater generation from the project will be 99 KLD, which will be treated in a STP, proposed to be constructed inside the project premises. About 41 KLD of treated wastewater will be used for flushing, 20 KLD will be used for irrigation of green area and remaining 38 KLD will be discharged into MC sewer in summer season. In winter season, 41 KLD of treated wastewater will be used for flushing, 5 KLD will be used for irrigation of green area and remaining 53 KLD will be discharged into MC sewer. In rainy season, 41 KLD of treated wastewater will be used for flushing and remaining 58 KLD will be discharged into MC sewer. The GMADA vide letter no. 5889 dated 27.12.2011 issued a certificate to the effect that while designing the trunk sewer, discharge from M/s Bhanu Infrabuild Pvt. Ltd shall be taken care of and laying of trunk sewer is under consideration of GMADA. As and when this sewer will be laid by GMADA, total discharge from project site will be disposed off in the trunk sewer after treatment through STP to be installed by the promoter company. The CGWB has recommended the project proposal to CGWA vide letter no. 2693 dated 23.10.2013 for grant of permission for abstraction of groundwater. The green belt will be developed in an area of 3506 sqm, which will be irrigated with treated wastewater.

The total quantity of solid waste generation, after expansion, will be 550 Kg/day, which will be segregated bio-degradable and non-biodegradable components as per Municipal Solid Waste (Management & Handling) Rules, 2000. The recyclable and non-biodegradable waste will be sold to the recyclers and the biodegradable waste will be sent to the approved site. The GMADA vide letter no. 5888 dated 27.12.2011 has issued a certificate to the effect that the solid waste to be generated from the project, will be taken care by GMADA/ MC Mohali. The load of electricity required for the group housing, for which the environmental clearance already been obtained, is 2500 KW. After expansion, the total load of electricity required for the project will be 3975 KW, which will be taken from the PSPCL. There is a proposal to install DG sets as a standby arrangement of power supply, which will be provided with acoustic enclosures. The rainwater collected from roof-tops will be recharged into groundwater and the run-off to be generated from other areas will be discharged into storm water drain already existing near the project site, which ultimately joins the

Choe. The e-waste to be generated, will be stored in an isolated room and will be sold to the Registered Recyclers/sent to registered collection centres. Used oil to be generated from the DG sets will be managed & handled as per the provisions of the Hazardous Wastes (Management, Handling & Transboundary Movement) Rules, 2008. The maximum height of the building will be 95 m. The Govt. of India, Ministry of Defence has issued NOC vide the letter dated 20.10.2010 to the effect that the height of the building block shall not exceed 100 meters above ground level. During construction phase, 26.5 lacs will be incurred for implementation of EMP and Rs. 16.5 lacs/annum will be incurred on account of recurring charges. During operation phase, 51 lacs will be incurred for implementation of EMP and Rs. 11.5/annum lacs will be incurred on account of recurring charges. About 1% of the total project cost will be utilized for activities to be undertaken under Corporate Social Responsibility programme and Sh. Parveen Goyal, President Construction will be responsible for implementation of the EMP and CSR.

The case was considered by the SEAC in its 69th meeting held on 18.04.2013 for screening of the project proposal. The Committee screened the application meticulously and noticed that the project proponent is required to submit certain information/data for appraisal of the project proposal. The decision of the SEAC was conveyed to the project proponent for compliance of the same. Thereafter, the project proponent submitted the reply of the observations of the SEAC and the case was considered by the SEAC in its 72nd meeting held on 22.06.2013 and decided to constitute a Sub-Committee to visit the proposed site of the project to check its construction status. Also, the observations of the SEAC were conveyed to the promoter company for compliance of the same. The Sub-Committee submitted its report and as per this report, the site was visited on 10.07.2013 and it was observed by the Sub-Committee that the project proponent has not yet started any construction activity, whatsoever, of the project at the proposed site with regard to expansion plan of the promoter company. Also, the project proponent submitted the reply to the observations raised by the SEAC. Lastly, the case was considered by the SEAC in its 74th meeting on 14.08.2013 and 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 subject to conditions in addition to

the proposed measures.

The case was considered by the SEIAA in its 51st meeting on 06.09.2013 and the observations were conveyed to the project proponent for compliance of the same. Thereafter the project proponent submitted that reply to the observations of the SEIAA. Lastly, the case was considered by the SEIAA in its 53rd meeting held on 25.11.2013 and the Authority noted 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 for carrying out expansion of a commercial project namely "India Trade Tower & International Trade Tower" which is under construction, in the revenue estate of Village Bharonjia, Mullanpur Sailba Majri District SAS having total built up area of 69,606.15 sqm (total after expansion), in an area of 5.005 acres (total plot area after expansion), subject to the 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 neighbouring 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 58 KLD of treated wastewater into 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 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) Environmental 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.
- vi) 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.
- vii) 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. The project proponent shall also obtain permission from the NBWL, if 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) The project proponent shall comply with the conditions imposed in the permission for change of land use (CLU) granted by the Deptt. of Town & Country Planning, Punjab vide no. 1889 CTP (Pb)SP-432-M dated 17.03.2011 for an area measuring as 5.005 acres.
- xiii) The project proponent shall obtain permission from CGWA for abstraction of 83 KLD of groundwater.
- xiv) 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.
- xv) 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}, PM₁₀, SO₂, 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.
- xvi) The project proponent shall adhere to the commitments made in the Environment Management Plan and Corporate Social Responsibility. About 1% of the total project cost will be utilized for the below mentioned activities to be undertaken under Corporate Social Responsibility programme and Sh. Parveen Goyal, President Construction will be responsible for implementation of the same:
 - (a) Health camps will be organized in the near by area of the project.
 - (b) Plantation of trees and distribution of sapling will be undertaken in the area.
 - (c) Free books, bags will be distributed in the schools of village Bharonjia.
 - (d) Widening of road in the vicinity of project.
 - (e) The management will give preference in the job to nearby area people.
- xvii) 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.

- xviii) 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.


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, SAS Nagar.
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, The Chief Town Planner, Pb., 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.

a)	Name of the applicant	Sh. Daleep Moudgil
b)	Telephone no.	0172-4633454

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, Mohali.


Member Secretary (SEIAA)