



**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/2013/846**

**Dated 14.02.2013**

Registered

To

M/s Dev Arjuna Promoters & Developers (P) Ltd.  
3 Industrial Area-A Extension,  
Ludhiana.

**Subject: Environmental Clearance for establishment of Residential Group Housing Project namely "Rajgadh Estates Phase-II" in the revenue estate of Village Birmi, Ludhiana by M/s Dev Arjuna Promoters & Developers (P) Ltd.**

This has reference to your application for obtaining environmental clearance for establishment of Residential Group Housing Project namely "Rajgadh Estates Phase-II" in the revenue estate of Village Birmi, Ludhiana 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 and the additional clarifications furnished in response to the observations of the SEAC.

It is inter-alia noted that the proposal involves developing a Group Housing Project namely "Rajgadh Estates Phase-II" at Village Birmi Road, Sidhwan Canal, Ludhiana. The total area of the proposed site is 1,43,943.33 sqm (14.39 ha) and the expected cost of the project is Rs.120 crores. There is a proposal to construct 260 flats having built up area of 89839.56 sq.m and to develop the remaining part of the said land area into 197 plots. The total water requirement will be 310 KLD, out of which 264 KLD will be met from groundwater and remaining 46 KLD shall be met through recycling of treated wastewater. There will be about 250 KLD generation of wastewater, which will be treated in a STP having capacity to handle 250 KLD of wastewater. In summer season, about 250 KLD of treated wastewater will be generated, out of which 46 KLD shall be utilized for flushing, 78 KLD shall be used for irrigation of green area and remaining 126 KLD shall be

utilized for irrigation of land measuring 5 acres. Whereas, in winter season 46 KLD shall be utilized for flushing, 25 KLD shall be utilized for irrigation of green area and remaining 179 KLD shall be utilized for irrigation of land measuring 5 acres. In rainy season, 46 KLD shall be used for flushing purpose, 07 KLD shall be utilized for irrigation of green area and remaining 197 KLD shall be used for irrigation of land measuring 5 acres. The said 5 acres of land area will be developed as per 'Karnal Technology', which is at a distance of about 250 m from the project site/STP. This land area is in the name of M/s Bhasin & Company, M/s Dev Arjuna Promoters & Developers (P) Ltd, M/s Munish Promoters & Developers (P) Ltd., and in the name of some of the Directors of the said companies. The said land area comprises of khasra No. 7, 8, 13, 14, 17 & 18 in the revenue estate of Village Jhamat-154, District Ludhiana. An underground pipeline will be laid down for carrying the treated wastewater from STP to the said land area. There will be about 880 Kg/day generation of solid waste, which will be segregated at source. Vessel composting technique will be provided for biodegradable waste. The recyclable solid waste will be sold out to the recycler. The inert waste will be dumped within the premises of the project in a scientific manner. The project will require approx. 3500 KW of electricity. The developer will provide D.G. sets for power back up in case of electricity failure, wherever it is required. However, no detail of D.G. set has been given. The maximum height of the building block shall not exceed 39.6 m and the width of the approach road is 80 feet. The Govt. of India, Ministry of Defence has issued NOC vide the letter dated 21.06.2010 to the effect that the height of the building block shall not exceed 60 meters above ground level and NOC from the Fire Department has been obtained. Therefore, as such, 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. About Rs 190 lacs will be spent for implementation of EMP and Rs 20 lacs/annum will be spent for same during operation phase on account of recurring cost of the EMP. Rs. 9 lacs will be utilized towards CSR for the various activities such as distribution of books & bags to the needy students of the nearby schools, organizing health camps for the residents of the area, distribution of sapling and widening of roads of the area. The implementation of CSR will be responsibility of General Manager of company.

The case was considered by the SEAC in its 22<sup>nd</sup> meeting held on 09.05.2009, 24<sup>th</sup> meeting held on 13.06.2009, 41<sup>st</sup> meeting held on 03.07.2010, 43<sup>rd</sup>

meeting held on 19.03.2011, 46<sup>th</sup> meeting held on 24.04.2011, 48<sup>th</sup> meeting held on 11.06.2011, 49<sup>th</sup> meeting held on 18.07.2011 and the observations noticed by the SEAC in the aforesaid 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 66<sup>th</sup> meeting held on 11.01.2013, for appraisal of project proposal, wherein, the environmental consultant of the project proponent presented the salient features of the project proposal and he also informed that the construction work has been started at site. After deliberation, 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 development of 197 plots in an area of 64373.84 sq. yards and construction of group housing in an area of 15451 sq. yards, in the total project area of 1,72,092.25 sq.yards (35.56 acres) in the revenue estate of Village Birmi, Distt. Ludhiana subject to the following conditions in addition to the proposed measures and only after submission of resolution in compliance to Office memorandum dated 12.12.2012 of the MoEF, by the project proponent. 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 the construction activities of the project without obtaining Environmental Clearance under EIA notification dated 14.09.2006.

The case was then considered by the SEIAA in its 44<sup>th</sup> 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. 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 development of 197 plots in an area of 64373.84 sq. yards and construction of group housing(260 flats having built up area of 89839.56 sq.m) in an area of 15451 sq. yards, in the total project area of 1,72,092.25 sq yards (35.56

acres), in the name of 'Rajgadh Estates Phase-II', in the revenue estate of Village Birmi, Distt. Ludhiana, subject to below mentioned conditions in addition to the proposed measures. The SEIAA also decided to recommend to the Govt. of Punjab, Department of Science, Technology & Environment for initiating action against the project proponent/ responsible persons of the promoter company for starting the construction of the project without obtaining environmental clearance under EIA notification dated 14.09.2006.

## **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 not discharge any quantity of treated wastewater into public sewer.
- 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.
- 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<sub>2.5</sub>, PM<sub>10</sub>, SO<sub>2</sub>, NO<sub>x</sub>, 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 comply with the conditions imposed by the Department of Town & Country Planning in the permission for change of land use granted vide no. 516 CTP (Pb)/SP-432(c), dated 31.01.2006.
- xv) The project proponent shall comply with the conditions imposed by the CGWA in the permission granted vide no. 21-4(503)/NWR/ CGWA/ 2011-4322 dated 17.08.2012 for abstraction of 310 KLD of groundwater.
- xvi) The project proponent shall adhere to the commitments made in the Environment Management Plan and Corporate Social Responsibility. The amount of Rs.9 lacs will be utilized towards CSR for the various activities such as distribution of books & bags to the needy students of the nearby schools, organizing health camps for the residents of the area, distribution of sapling and widening of roads of the area. For implementation of CSR, General Manager of company will be responsible. However, as agreed during discussions, the project proponent shall also consider adopting a village and providing need based services of lasting utility there instead of scattering the resources over a number of activities of a temporary nature at different places.
- xvii) The project promoter shall develop 5 acres of land area in khasra numbers 7, 8, 13, 14, 17 & 18 in the revenue estate of Village Jhammat-154, Distt. Ludhiana, as per Karnal Technology for utilization of treated wastewater on to land for irrigation and shall lay down pipeline to carry the treated wastewater from STP to the said land area. Neither the project proponent nor the promoter company namely M/s Bhasin & Company and its Director Sh. Balraj Kumar Bhasin and M/s Munish Promoters & Developers (P) Ltd and its Director Sh. Davinder Kumar Bhasin shall not use said land area for any other purpose without the prior written permission of SEIAA, Punjab.
- xviii) 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.
- xix) 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, Ludhiana.
5. The Chairman, Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala.
6. 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. V. K. Chawla
  - b) E-mail [vkchawla@rajgadhestates.com](mailto:vkchawla@rajgadhestates.com)
  - c) Phone no. 9855806630
7. The Chief Town Planner, Department of Town & Country Planning, 6<sup>th</sup> 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, GLADA, Ludhiana.
11. M/s Munish Promoters & Developers Pvt. Ltd., registered office at C-128, Focal Point Phase V, Ludhiana.
12. M/s Bhasin & Co. registered office at 3- Industrial Area- A, Ludhiana.

**Member Secretary (SEIAA)**