



**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./2011/ 2199

Dated 21/6/2011

To

The Deputy General Manager,  
M/s Shipra Estates Limited,  
SCO 120-122, 3rd Floor, Cabin No. 302,  
Sector-17-C, Chandigarh.

**Subject: Environmental clearance for developing a "Super Mega Mixed Use Integrated Industrial Park Project –Phase-I" by M/s Shipra Estates Limited in the revenue estate of Village Nagla, Tehsil Zirakpur, Distt. Mohali.**

This has reference to your application dated 12.06.2008 for environmental clearance for developing a "Super Mega Mixed Use Integrated Industrial Park Project –Phase-I" by M/s Shipra Estates Limited in the revenue estate of Village Nagla, Tehsil Zirakpur, Distt. Mohali and subsequent presentation given before the State Level Expert Appraisal Committee (SEAC) 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, 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 development of a "Super Mega Mixed Use Integrated Industrial Park Project –Phase-I" in the revenue estate of Village Nagla, Tehsil Zirakpur, Distt. Mohali. The total area for the proposed project is 445633.616 sq.m (44.5 hectare) and the built-up area is 5,68,150.02 sq m. The layout plan has been approved by the Department Town & Country Planning, Punjab vide letter no. 6246 CTP (Pb)/SMP (M)-2 dated 12.8.2010. The total area of the project of Phase-I is 44.5 hectares, which will to be divided into IT / ITES Industry

(40.33%), Residential (28.42%), Commercial (1.37%), Utilities (0.22%), Park (6.32%) and Roads (22.91%). No industry of category A & B falling in the Schedule appended to the EIA Notification dated 14/9/2006 will be housed in the industrial component of the project. Initially, during five years, the total water requirement will be about 1700 KLD, out of which 909 KLD will be met from ground water by way of installing tubewells and remaining will be met from the treated wastewater. Permission has been obtained from the Govt. of India, Central Ground Water Authority vide letter dated 9.2.2011 for abstraction of 909 KLD of ground water. However, after five years i.e. after fully development of the Integrated Industrial Park, the requirement of ground water will be about 2013KLD and permission for abstraction of additional quantity of ground water i.e. 1104 KLD is yet to be obtained from CGWA. Initially, during five years, about 833 KLD of domestic wastewater will be generated from the proposed project and a STP of capacity 1000 KLD based on Moving Media Reactor technology will be installed to treat the said wastewater. However, after five years i.e. after fully development of the Integrated Industrial Park, about 2492 KLD of wastewater will be generated and at that time the capacity of STP will be enhanced to 3000 KLD. The total raw water requirement for drinking purpose for the complex will be 259 KLD, which will be treated in RO. After treatment in RO, about 207 KLD and 52 KLD of permeate and RO reject water, respectively, will be generated. The reject water will have conc. of TDS to the tune of 3436 mg/l, which will be mixed with treated sewage of quantity 2492 KLD having about 1300-1400 mg/l conc. of TDS. Therefore, after mixing reject water of RO and treated sewage, the conc. of TDS in the treated wastewater will become 1441 mg/l. During first five years, the treated wastewater will be used for D.G. set cooling, flushing and horticulture purposes by providing proper distribution network. No wastewater shall be discharged into drain/Ghaggar river, excess treated wastewater shall be discharged to artificial water ponds and irrigation of roadside plantation. Total 4820 Kg/day of solid waste will be generated, which will be segregated at source into bio-degradable and non-biodegradable waste by providing adequate number of collection bins as per the

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Municipal Solid Waste(Management and Handling) Rules, 2000. The bio-degradable solid waste shall be converted into manure by way of vermi-composting technique.

The case of the promoter was considered by the EAC of MoEF in its 93<sup>rd</sup> meeting held on 9<sup>th</sup>-10<sup>th</sup> November, 2010 and approved the TOR, which was conveyed to the promoter by the MoEF vide letter dated 26/11/2010.

The SEAC in its 46<sup>th</sup> meeting of held on 24.4.2011 noted 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 the certain conditions, in addition to the proposed measures for establishment of "Super Mega Mixed Use Integrated Industrial Park Project- Phase -I" an area of 445633.616 sq. m in the revenue estate of Village Nagla, Tehsil Zirakpur, Distt. Mohali.

Thereafter, the proposal was considered in the 31<sup>st</sup> meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 20.05.2011, and the Authority observed that the case stands recommended by the SEAC and looked into all aspects of the project proposal in detail and was satisfied with the same, therefore, the SEIAA, Punjab, hereby, accords environmental clearance to the said project under the provisions of Environmental Impact Assessment Notification No. 1533 (E) dated 14.9.2006 and subsequent amendments subject to the strict compliance of following terms and conditions in addition to the proposed measures:-

## **PART A – Specific conditions**

### **I. Construction Phase**

- XIX. "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.

- XX. All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- XXI. A first aid room will be provided in the project both during construction and operation phase of the project.
- XXII. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XXIII. 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.
- XXIV. 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.
- XXV. 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.
- XXVI. 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.
- XXVII. 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.
- XXVIII. 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).
- XXIX. Ready mixed concrete should be used in building construction as far as possible.
- XXX. Water demand during construction should be reduced by use of premixed concrete, curing agents and other best practices.
- XXXI. Separation of drinking water supply and treated sewage supply should be done by the use of different colours.
- XXXII. 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.
- XXXIII. 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.

- XXXIV. 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.
- XXXV. 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.
- XXXVI. The project proponent shall construct a pucca garland drain of adequate size around the periphery of the project site to drain the storm water of the nearby areas. No internal drain of the project site shall be connected with the said garland drain.
- XXXVII. Piezometric wells shall be established on all the four directions of the project site to monitor the impact on the groundwater quality due to discharge of effluents from the project site and shall maintain proper record of monitoring of underground water quality data.
- XXXVIII. The STP shall be installed only at ground level by adjusting the same in the vacant land as shown in the approved layout plan.
- XXXIX. The site for the vermi-composting process shall be shifted near to the proposed site of the first aid room since the present site earmarked on the approved layout plan for the said purpose is not in order as the same is located adjoining to Sukhna Choe and there is likelihood of generation of leachate from the vermi-composting process during rainy season, which may contaminate the quality of water of the Sukhna choe.

## **II. Operation Phase**

- xv) 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. There shall be no discharge of treated wastewater outside the premises of the project/complex.
- xvi) 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 / HVAC and for horticulture purpose etc. and shall maintain a record of readings of each such meter on daily basis.

- xvii) Adequate & appropriate pollution control measures should be provided to control fugitive emissions to be emitted within the commercial complex and IT/ITES industries.
- xviii) Adequate treatment facility for drinking water shall be provided, if required.
- xix) 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.
- xx) 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.
- xxi) Hazardous waste/E-waste should be disposed off as per Rules applicable and with the necessary approval of the Punjab Pollution Control Board.
- xxii) 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.
- xxiii) The project proponent should take adequate and appropriate measures to contain the ambient air quality with in 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.
- xxiv) Incremental pollution loads on the ambient air quality, noise and water quality should be periodically monitored after commissioning of the project.
- xxv) 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.
- xxvi) 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.
- xxvii) 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.
- xxviii) 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 :**

- xix) 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.
- xx) 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.
- xxi) 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.
- xxii) 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.
- xxiii) 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.
- xxiv) 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.
- xxv) Separate distribution pipelines be laid down for use of treated effluent / raw water for horticultural/gardening purposes with different colour coding.
- xxvi) 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.
- xxvii) 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.

- xxviii) 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.
- xxix) 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.
- xxx) 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.
- xxxi) 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.
- xxxii) The project proponent shall comply with the conditions imposed by the Govt. of India, Central Ground Water Authority, Ministry of Water Resources in the permission granted vide the letter no. No. 21-4(388)/NWR/CGWA/2010-153 dated 09 Feb, 2011 for abstraction of 909 KLD of ground water.
- xxxiii) The project proponent shall comply with the conditions imposed by the Department of Town and Country Planning, Punjab, in the permission for CLU granted vide the letter no. No. 161 CTP (Pb)/SP-432(m) dated 11.01.2010.
- xxxiv) Only IT/ITES industries shall be established in the Integrated Industrial Park and no other category of industries shall be established in the said Park.
- xxxv) 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.



xxxvi) 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, 1987.

*Rel*  
*attn.*  
**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.
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, Department of Town and Country Planning, Punjab, Sector 18-A, Madhya Marg, Chandigarh.
8. Monitoring Cell, Ministry of Environment and Forest, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi.
9. The Systems Analyst (Computer), 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, PUDA Bhawan, Mohali.

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**Member Secretary (SEIAA)**