



"ATS Casa Espana" in Sector-121, Mohali
by M/s ATS Infrabuild Pvt. Ltd

**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./2014/ 9014

Dated 05/02/2014

Mr. Gurmit Singh, AVP
M/s ATS Infrabuild Pvt. Ltd.,
407/408, First Floor, Sector 35-C,
Chandigarh.

Subject: Environmental Clearance under EIA notification dated 14.09.2006 for development of a Group Housing Project namely "ATS Casa Espana" in Sector-121, Mohali by M/s ATS Infrabuild Pvt. Ltd.

This has reference to your application for obtaining environmental clearance under EIA notification dated 14.09.2006 for development of a commercial project namely "ATS Casa Espana" in Sector-121, Mohali 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 development of a commercial project namely "ATS Casa Espana" in Sector-121, Mohali. The total plot area of the project is 1,01,171.411 sqm (25 acres) out of which net planned area is 80,937.129 sqm (20 acres). The total built up area of the project will be 1,94,402.741 sqm. Permission for change of land use (CLU) has been obtained vide Memo no. 1654 STP(S)/ SS-11 (GR) dated 27.07.2012 from the Deptt. of Town & Country Planning, Punjab for an area measuring as 25 acres. During summer season, the total water requirement for the project will be 479 KLD, out of which 351 KLD of water will be met from groundwater and the remaining 128

KLD will be met by recycling of treated wastewater. The total wastewater generation from the project will be 383 KLD which will be treated in a STP of capacity 450 KLD to be installed within the project premises. The total treated wastewater generation from STP will be 375 KLD, out of which 128 KLD will be used for flushing purpose, 190 KLD will be used for irrigation of green area and remaining 57 KLD will be discharged into MC sewer. During winter season, the total water requirement for the project will be 479 KLD, out of which 351 KLD of water will be met from groundwater and the remaining 128 KLD will be met by recycling of treated wastewater. The total wastewater generation from the project will be 383 KLD which will be treated in a STP of capacity 450 KLD to be installed within the project premises. The total treated wastewater generation from STP will be 375 KLD, out of which 128 KLD will be used for flushing purpose, 62 KLD will be used for irrigation of green area and remaining 185 KLD will be discharged into MC sewer. In rainy season, the total water requirement for the project will be 479 KLD, out of which 351 KLD of water will be met from groundwater and the remaining 128 KLD will be met by recycling of treated wastewater. The total wastewater generation from the project will be 383 KLD which will be treated in a STP of capacity 450 KLD to be installed within the project premises. The total treated wastewater generation from STP will be 375 KLD, out of which 128 KLD will be used for flushing purpose, 17 KLD will be used for irrigation of green area and remaining 230 KLD will be discharged into MC sewer. Permission has been obtained from GAMADA for providing sewer connection. Green belt will be developed in an area of 34651.96 sqm.

Approximately, 1697.25 kg/day domestic solid waste (Residential Population: 1437.75 kg/day & Floating Population: 259.50 kg/day) will be generated from the project activity; this will be collected from designated locations and segregated into inorganic and organic wastes. The solid waste to be generated shall be segregated at site into bio degradable and non bio degradable waste, and shall be sold to authorized vendors for its safe disposal. The bio degradable waste shall be composted by vendors outside the project premises. Permission has been obtained from the GMADA for management / handling of solid waste.

The E-waste will be handled and managed as per the guidelines of Ministry of Environment & Forests. The used oil from the D.G. sets will be stored in an isolated place and would be sold out to the approved recyclers as per the provisions of the Hazardous Waste (Management, Handling & Transboundary Movement), Rules, 2008. 23 no. of rain water harvesting wells will be provided to recharge the rain water collected from roof tops into ground water. The total power requirement after expansion will 3204.48 KW. There is a provision to install DG sets as power back-up source, which will be provided with acoustic enclosures and proper foundations. Parking facility will be provided for 1429 ECS.

Rs.25 lacs will be incurred for implementation of EMP and Rs.10 lacs/annum will be incurred on account of recurring charges during the construction phase. Rs.111 Lacs will be incurred as capital cost and Rs.23.50 lacs/annum as recurring charges during operation phase. Sh. Deepak Khanna, Project Manager will be responsible for implementation of Environment Management Plan during the construction phase as well as during operational phase. Rs.3.3 Crores will be utilized for activities to be carried out in Village Badmajra under Corporate Social Responsibility programme. The traffic circulation plan and disaster/Risk Assessment & Management Plan have been prepared and the same have been submitted alongwith application.

The case was considered by the SEAC in its 75th meeting on 25.09.2013 and the observations of the SEAC were conveyed to the project proponent for compliance of the same. Thereafter, the project proponent has submitted the reply to the observations of the SEAC and the case was again considered by the SEAC in its 83rd meeting on 23.11.2013, wherein, the environmental consultant of the project proponent presented the salient features of the project proposal. The SEAC observed that the project proponent is required to submit certain documents/information and there is a need to visit the site of the project by the Sub-Committee to ascertain the status of construction. The decision of the SEAC was conveyed to the project proponent and to the members of the sub-committee for compliance of the same. Thereafter, the said Sub-Committee has submitted its report as per which no construction activity was undertaken by the project proponent except the construction of sample house which is their site office at present. Lastly, the case was considered by the SEAC

in its 91st meeting held on 25.01.2014, wherein, the project proponent submitted the reply to the observations of the SEAC. 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 for the construction of Group Housing Project namely "ATS Casa Espana" in an area of 1,01,171.411 sqm (25 acres) out of which net planned area is 80,937.129 sqm (20 acres) having total built up area of the project will be 1,94,402.741 sqm. in Sector-121, Mohali subject to certain conditions in addition to the proposed measures.

The case was considered by the SEIAA in its 60th meeting held on 29.01.2014, The SEIAA 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 for the construction of Group Housing Project namely "ATS Casa Espana" in an area of 1,01,171.411 sqm (25 acres) out of which net planned area is 80,937.129 sqm (20 acres) having total built up area of the project will be 1,94,402.741 sqm. in Sector-121, Mohali subject to the following 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 groundwater.
- 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 230 KLD of treated wastewater into sewer during rainy season.
- 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 CLU granted vide no. 1654 dated 27/7/2012.
- xiii) 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.
- xiv) 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.
- xv) The project proponent shall adhere to the commitments made in the Environment Management Plan and Corporate Social Responsibility. Rs. 30 lacs will be utilized towards CSR for the below mentioned various activities and Rs.3.3 crore will be spent for maintenance of the activities to be undertaken under CSR programme:

HEALTH:

- Providing ambulance/mobile health van and maintenance of the same for in and around the area.

- Partnership with Govt. for National Health Programmes likes polio, Hepatitis-B, TB, Malaria, etc.
- Health camps for family planning, HIV/AIDS and other communicable diseases in and around the area.
- Medical facilities, periodical health check-up and vaccination for construction labours during construction period

EDUCATION:

- Programmes for primary education, specially for girl children in and around the area.
- Promoting and partnering Sarva Shiksha Abhiyaan.
- Adoption of schools for their better regulation and expansion of facilities.
- Scholarships to meritorious students in and around the area.
- R.O. water system, development of playground etc.

SOCIAL AWARENESS PROGRAMMES:

On issues like saving and well-upbringing of girl child, discouraging of alcohol, family feuds, etc., promoting tree plantations, rain water harvesting, in and around the area, etc.

SOCIAL UPLIFTMENT:

Adoption of village roads, wells/handpumps, cremation grounds, parks in the nearby sub-urban and rural areas etc. for their better construction/maintenance

PROMOTION OF SPORTS, ARTS & CULTURE:

- Financial aid to sports organizations in the district
 - Partnering in organization of programmes on arts & culture in schools/district at large
- xvi) 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.
- xvii) 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 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. Gurmeet Singh
 - b) E-mail address gurmeet@atsgreens.com
7. The Chief Town Planner, 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.
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)