



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/ 3/028

Dated 28/7/11

Registered

To

M/s Spark Buildcon (P) Ltd.,
Square Building, B-Block,
Sushant Lok, Phase-1,
Gurgaon-122 002.

Sub: Application for grant of environmental clearance for "The Imperial Golf Estate" at Vill. Mullanpur and Talwandi Khurd, Distt. Ludhiana to be developed by M/s Spark Buildcon Pvt. Ltd.

This has reference to your application dated 09.03.2010 for obtaining environmental clearance for the project namely "The Imperial Golf Estate" to be established in the revenue estate of Vill. Mullanpur and Talwandi Khurd, Distt. Ludhiana 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 dated 14.09.2006 on the basis of the mandatory documents enclosed with the application viz., Form-1, 1-A, conceptual plan & rapid EIA report 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 project namely "The Imperial Golf Estate" to be established in the revenue estate of Vill. Mullanpur and Talwandi Khurd, Distt. Ludhiana. The total plot area of the project is 279.98 acres (11,33,073.70 sq.m), out of which 80.3 acres is meant for golf course, 197.91 acres for residential, 13.91 acres for housing for EWS, 1.76 acres for widening of roads and remaining is meant for parking of vehicles. The total built-up area of project will be 5,42,744 sqm. The total fresh water requirement shall be 1288 KJ/day, out of which 1150 KLD will be used for domestic purpose and 138 KLD for golf course and green area, which will be met from 3 no. tubewell, out of which 2 no. tubewells will be kept as standby. Permission has been granted by CGWA vide letter no. 787 dated 14.5.2010 for abstraction of 1288 KLD of groundwater. The total wastewater generation will be 920 KJ/day and after treatment about 828 KLD of treated wastewater will be available at the outlet of the ETP, out of which 515 KLD will be used for flushing purpose only in monsoon season and remaining will be utilized for irrigation of golf course and green area. However, in summer and winter season, the entire treated wastewater will be used for irrigation of golf course and green area. A

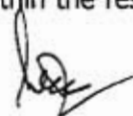
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STP of capacity 1.2 MLD consisting of screen chamber, oil & grease trap, sewage collection tank, inlet chamber, grit chamber, aeration tank, secondary clarifier, UV disinfection, pressure sand filter, activated carbon filter and filter press will be installed to treat the wastewater. Plantation along the boundary, roads, parks and around the STP will be made. The segregation of 3815 Kg/day of solid waste into biodegradable and non-biodegradable waste will be done at source. Mechanical compostor will be installed for biodegradable waste and the inert will be sent to the engineered landfill facility to be developed by M.C., Ludhiana and an application has been submitted to said Corporation for obtaining said permission. The project proponent has proposed to provide 18 no. rain water harvesting pits for tapping of rain water to recharge the aquifer. The total energy requirement for the project is 12139 KW and D.G. sets will be installed as stand-by arrangements.

The case was considered by the SEAC in its 42nd meeting and noted that the case was considered by the EAC of MoEF in its 96th meeting held on 25/1/2011 and TOR were finalized in the said meeting, but formal letter regarding fixation of TOR was not issued by the MoEF. Accordingly, in the 42nd meeting, after detailed deliberations in the matter, the SEAC decided as under:

- (i) The matter be taken with the MoEF to confirm as to whether the TOR has been fixed for the project in the 96th meeting of EAC held on 25/1/2011 and to send a certified copy of the minutes pertaining to project, to enable the SEAC to proceed further in the matter.
- (ii) In case, the MoEF confirms that the TOR has been fixed by the EAC, then letter for conveying the said TOR be issued to the project proponent after getting approval of the Chairperson.
- (iii) The project proponent shall submit, within 15 days, a certificate issued by the competent authority/GLADA to the effect that the entire area of the project to the tune of 279.97 acres is located within the approved residential area as per the statutory Master Plan.

In compliance to decision taken in the 42nd meeting of SEAC, the MoEF was requested vide letter No. 12537 dated 14.3.2011 to inform the SEAC as to whether TOR have been issued to the project proponent in the 96th meeting EAC of MoEF held on 25.1.2011 and send a certified copy of the minutes pertaining to the project, to enable the SEAC to proceed further in the matter. Furthermore, the project promoter was requested vide endorsement No. 12538 dated 14.3.2011 to submit a certificate issued by the Competent Authority/GLADA to the effect that the entire area of the project to the tune of 279.97 Acres is located within the residential area as per the statutory Master Plan.



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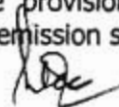
Thereafter, the Ministry of Environment & Forests, had sent attested copy of the minutes of 96th meeting of EAC of MoEF held on 25.1.2011 vide which TOR were issued to the project proponent. Also, the project proponent had submitted a copy of the letter no. 3786 dated 1.4.2011 issued by GLADA to the effect that the site of the project is located in the residential zone as per approved Master Plan of Ludhiana. Also, the project proponent has submitted rapid EIA/EMP report prepared as per the Terms of Reference issued by the EAC of MoEF, New Delhi. The case was considered by the SEAC in its 48th meeting held on 11.6.2011 and 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 certain conditions, in addition to the proposed measures.

The proposal was considered by the SEIAA in its 32nd meeting held on 07.07.2011 and it was observed by the Authority that the case stands recommended by the SEAC and the Committee awarded '**Silver Grading**' to the project proposal. The Authority looked into all aspects of the project proposal in detail and was satisfied with the same, therefore, the Authority decided to grant environmental clearance to the project proponent subject to the following conditions as recommended by the SEAC, in addition to the proposed measures:

PART A – Specific conditions

I. Construction Phase

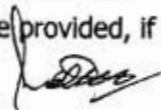
- I. "Consent to establish" shall be obtained from Punjab Pollution Control Board under Air (Prevention & Control of Pollution) Act, 1981 and Water (Prevention & Control of Pollution) Act, 1974 and a copy of the same shall be submitted to the Ministry of Environment & Forests / State Level Environment 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 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.
- 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

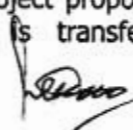
- i) The installation of sewage treatment plant (STP) and adequacy of disposal system should be certified by Punjab Pollution Control Board and a report in this regard should be submitted to the Ministry of Environment & Forests/State Level Environment Impact Assessment Authority before the project is commissioned for operation. The discharge of treated sewage shall conform to the norms and standards prescribed by Punjab Pollution Control Board for such discharges. There shall be no discharge of treated wastewater outside the premises of the project /complex.
- 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 commercial complex.
- iv) Adequate treatment facility for drinking water shall be provided, if required.



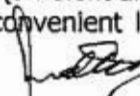
- v) Rainwater harvesting for roof run-off should be implemented. Before recharging the roof run-off, pretreatment must be done to remove suspended matter, oil and grease. However, no run off from gardens/green area/roads/pavements shall be connected with the ground water recharging system.
- vi) The 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 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.
- ix) 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.
- 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) 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 :


- 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.



- 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_{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.



- xiv) The project proponent shall comply with the conditions imposed by the Central Ground Water Authority, Ministry of Water Resources, Govt. of India, in the permission granted vide letter no. 787 dated 14.5.2010.
- xv) The project proponent shall comply with the conditions imposed by the Department of Town & Country Planning in the permission for CLU granted vide Memo No. 3093 CTP (Pb)/SP-432 (L) dated 2.4.2009. The project proponent shall obtain permission for CLU for the remaining land area, if required, from the Competent Authority.
- 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 Environment Appellate Authority, if preferred, within a period of 30 days as prescribed under section 11 of the National Environment Appellate Act, 1987.


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 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, GLADA, Ludhiana.


Member Secretary (SEIAA)