



**State Level Environment Impact Assessment Authority, Punjab,
Government of India**

Ministry of Environment and Forests

Vatavaran Bhawan,

Nabha Road,

Patiala-147001

Telefax:- 0175-2215802

No. SEIAA/2014/5863

Dated 24.01.2014

Registered

To

M/s Homeland Buildwell (P) Ltd.,
House No. 902, Sector-79, Mohali.

Subject: Application for obtaining Environmental Clearance under EIA notification dated 14.09.2006 for development of a Housing Project namely "Homeland Heights" in Sector-70, Mohali by M/s Homeland Buildwell (P) Ltd.

This has reference to your application for obtaining environmental clearance under EIA notification dated 14.09.2006 for development of a Housing Project namely "Homeland Heights" in Sector-70, 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 developing a Housing Project namely "Homeland Heights" in Sector-70, Mohali. The built-up area of the project is 50,837.34 sqm (37,126.04 sqm for all the floors + 13,711.30 sqm for basement). The GMADA, SAS Nagar has issued a letter vide no. 17938 dated 26.07.2013 to the effect that the site of the project has been allotted for Group Housing and the same will not be used for other purposes, as such permission for CLU is not required as per condition of allotment letter.

The total water consumption will be 207 KLD, out of which 145 KLD will be met from public water supply system of GMADA and remaining 62 KLD will be met from treated wastewater. The GMADA, Mohali has issued a letter vide no. 3372 dated 18.07.2013 to the promoter company to the effect that the proposed site is part of Sector-70, SAS Nagar for which peripheral water supply and sewerage lines have already been laid by GMADA and water supply and sewerage connection for this project will be granted by the competent authority after all pre-requisite formalities as per building by-laws are completed by the project proponent. About 166 KLD of wastewater will be generated, which will be treated in a STP of capacity 175 KLD, to be installed within the project premises. At the outlet of STP about 166 KLD of treated wastewater will be available, out of which 18 KLD will be used for irrigation of green area, 62 KLD will be used for flushing and remaining 86 KLD will be discharged to MC sewer in summer season. In winter season, 5 KLD will be used for irrigation of green area, 62 KLD will be used for flushing and remaining 99 KLD will be discharged to MC sewer. In rainy season, 62 KLD will be used for flushing and remaining 104 KLD will be discharged to MC sewer. About 554 kg/day of solid waste will be generated from the proposed project, which will be segregated into bio-degradable and non-biodegradable waste as per the MSW Rules, 2000. The bio-degradable waste would be sent to approved site. The non-biodegradable and recyclable waste would be sold to the recyclers. The GMADA, Mohali has issued a letter vide no. 3372 dated 18.07.2013 to the promoter company to the effect that the solid waste to be generated from this project will be sent to the 'Integrated Municipal Solid Waste Management Facility' being developed by GMADA since this project is a part of Master Plan of Mohali.

The total power consumption will be 2.4 MW (2400 KW), which will be provided by PSPCL and 1 no. of DG set having capacity 240 KVA, 2 no. of DG sets having capacity 125 KVA each and 1 no. of DG set having capacity 60 KVA will be provided for backup power supply. Rainwater harvesting system will be provided to recharge rainwater into groundwater.

Rs.21.50 lacs will be incurred for implementation of EMP and Rs.12 lacs/annum will be incurred on account of recurring charges during the construction phase. Rs.49 Lacs will be incurred as capital cost and Rs.11.50 lacs/annum as recurring charges during operation phase. Rs.12 lacs will be utilized for the activities to be undertaken under Corporate Social Responsibility.

The case was considered by the SEAC in its 74th meeting held on 14.08.2013, wherein, the Committee screened the application meticulously and noticed that the project

proponent is required to submit certain information/data for appraisal of the project and also, constituted a Sub-Committee to visit the proposed site of the project to check its construction status. The observations of the Committee were conveyed to the project proponent, in compliance to which he submitted the reply. The Sub-Committee constituted by the SEAC submitted its report wherein, it was mentioned that the project proponent has not yet started any construction activity, whatsoever, of the project at the proposed site.

The case was considered by the SEAC in its 83rd meeting held on 23.11.2013 wherein, the Committee decided to defer the case and place the same in the next meeting of SEAC as and when scheduled for detailed deliberations in light of observations made by the SEAC. Lastly, the case was considered by the SEAC in its 85th meeting held on 26.12.2013 and awarded '**Silver Grading**' to the project proposal and decided to forward the case to the SEIAA with the recommendation to grant environmental clearance to the project proponent subject to conditions in addition to the proposed measures.

The case was considered by the SEIAA in its 56th meeting held on 04.01.2014 and the Authority noted that the case stands recommended by SEAC and the Committee awarded '**Silver Grading**' to the project proposal. Therefore, the Authority decided to grant environmental clearance for construction of a Housing Project namely "Homeland Heights" having total built up area 50,837.34 sqm (37,126.04 sqm for all the floors + 13,711.30 sqm for basement) in Sector-70, Mohali, subject to the conditions as proposed 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 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 104 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 obtain the permission for change of land use, if any authority insists for the same.
- 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.12 Lacs will be utilized for following activities under Corporate Social Responsibility:
 - The management will give preference in the job to nearby area people.
 - Educational programmes in the nearby villages.
 - Blood donation camps and other health related camps will be organized in the 5 km area of the project.
 - Camps will be organized for awareness of cancer and other diseases.
 - Saplings will be distributed in the area (within 10 kms).
 - The Director of the company will be responsible for implementation of CSR.
- 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 Member Secretary, Punjab State Power Corporation Ltd., The Mall, Patiala.
4. The Deputy Commissioner, SAS Nagar.
5. The Member Secretary, 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, Pb., Department of Town & Country Planning, 6th Floor, PUDA Bhawan, Phase-8, Mohali.
8. Monitoring Cell, Ministry of Environment and Forest, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi.
9. The Director (Environment), Ministry of Environment and Forest, Northern Regional Office, Bays No.24-25, Sector-31-A, Chandigarh. The detail of the project proponent is as under:
 - a) Name of the applicant Sh. Aman Jaura
 - b) Telephone Number +91-987179999
 - c) E-mail --
10. 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.
11. The Executive Engineer, GMADA, Mohali.

Member Secretary (SEIAA)