



**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/ 2296

Dated: 15-7-14

**Registered**

To

M/s Simmro Infrastructure & Developers Pvt. Ltd.,  
B-3, Greater Kailash Enclave-2,  
New Delhi.

**Subject: Environmental clearance under EIA notification dated 14.09.2006 for development of a residential apartment project namely "Maple Leaf Towers" in Shubham Enclave, Sultanwind Sub-Urban, Amritsar by M/s Simmro Infrastructure & Developers Pvt. Ltd.**

This has reference to your application for obtaining environmental clearance under EIA notification dated 14.09.2006 for development of a residential apartment project namely "Maple Leaf Towers" in Shubham Enclave, Sultanwind Sub-Urban, Amritsar 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 of a residential apartment project namely "Maple Leaf Towers" in Shubham Enclave, Sultanwind Sub-Urban, Amritsar. The total project area is 10117.14 sqm (2.50 acres) in which construction of 136 dwelling units and 15 EWS will be made having total built up area of 30,000 sqm. Permission for CLU has been obtained from the Department of housing and Urban Development vide no. 361 dated 12.01.2007 in the name of M/s Satish Estate P Ltd Ludhiana for the land measuring as 67.05 acres. Layout plan has been got approved from the M.C. Amritsar. The total cost of the project will be Rs.30 cores.

Total water requirement for the project will be 192.3 KLD, out of which 157 KLD will be met from Municipal supply and remaining 35.3 KLD will be

2

met from treated wastewater. The total wastewater generation from the project will be 125.6 KLD, which will be treated in a STP to be installed within the project premises. The project proponent has proposed to use 35.3 KLD of treated wastewater for flushing purpose, 26.4 KLD for irrigation of green area and remaining 63.9 KLD will be discharged to MC sewer in summer season. In winter season, 35.3 KLD of treated wastewater will be used for flushing purpose, 8.6 KLD will be used for irrigation of green area and remaining 81.7 KLD will be discharged to MC sewer. In rainy season, 35.3 KLD of treated wastewater will be used for flushing purpose, 2.4 KLD for irrigation of green area and remaining 87.9 KLD will be discharged to MC sewer. The Municipal Corporation, Amritsar, vide no. 436 dated 31.05.2013 issued a permission mentioning that at present M.C., Amritsar has not provided water supply line and sewerage system nearby the project site and whenever the water supply and sewerage disposal line will be laid, the promoter company may connect its water supply & sewerage services with the Municipal services after depositing the requisite charges.

The total quantity of solid waste to be generated from the proposed project has been estimated as 325 kg/day, which will be collected separately as dry and wet waste. Dry waste will be collected in separate primary bins and stored in upper basement for disposal. Recyclable dry waste will be sold to scrap vendors and bio-degradable and non-recyclable will be sent to refill site. Stored wet waste will be transported to M.C. disposal site. The MC, Amritsar vide letter no. 833 dated 07.11.2013 has issued NOC to the promoter company, wherein, it has been mentioned that the promoter company will dump the solid waste to be generated from the project site, at the dumping site of MC, on their own and will pay the requisite charges to the MC, Amritsar.

Rs. 40 lacs will be incurred for implementation of EMP and Rs.5.50 lacs/annum will be incurred on account of recurring charges. The e-waste will be handled and managed as per the E-waste (Management & Handling) Rules, 2011. The total load of electricity required for proposed project will be 1.5 MW, which will be supplied by PSPCL. The project proponent has proposed to provide 2 no. of DG sets having capacity 250 KVA each, for backup power supply. Parking will be provided for 185 ECS. Rs.35 Lacs will be utilized for activities to be undertaken under Corporate Social Responsibility. The NOC has been issued by Airports Authority of India vide the no. 1699 dated 21.6.2013 and as per this NOC the

2

height of the building shall not exceed 50m above ground level. The project proponent has prepared and submitted the traffic circulation plan and Disaster/Risk Assessment & Management Plan.

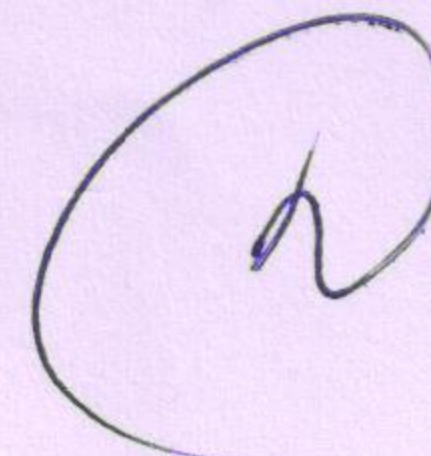
The case was considered by the SEAC in its 72<sup>nd</sup> meeting held on 22.06.2013, wherein, the Committee screened the application and noticed that the project proponent is required to submit certain information/data for appraisal of the project. The observations of the Committee were conveyed to the project proponent and the reply to the same was received. Thereafter, the case was considered in the 74<sup>th</sup> meeting held on 14.08.2013 and 93<sup>rd</sup> meeting held on 03.02.2014 and observations of the same were conveyed to the project proponent. The reply to the said observations was received. Lastly, the case was considered by the SEAC in its 95<sup>th</sup> meeting held on 28.06.2014 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 66<sup>th</sup> meeting held on 11.07.2014 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 residential apartment project namely "Maple Leaf Towers" (136 dwelling units and 15 EWS) in an area of 10117.14 sqm (2.50 acres) having total built up area 30,000 sqm in Shubham Enclave, Sultanwind Sub-Urban, Amritsar, subject to the certain conditions in addition to the proposed measures. Accordingly, SEIAA, Punjab hereby accords necessary environmental clearance for the above project under the provisions of EIA Notification dated 14.09.2006 and its subsequent amendments, subject to strict compliance of terms and conditions as follows:

**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,

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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 project proponent will connect the sewer line of this project to the main sewer line of the total area development project, namely "Shubham Enclave" Sultanwind Sub-Urban, Amritsar to be laid by the principal promoter (M/s Satish Estate P Ltd Ludhiana) as the External Development Charges (EDC) are to be paid to the Local Authorities by the principal promoter and as per the agreement signed between the two promoters, the principal promoter is responsible for connecting the main sewer line of the total area development project with the public sewer.
- ii) 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 project proponent shall discharge not more than 87.9 KLD of treated wastewater into sewer during rainy season.
- iii) 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.
- iv) Adequate & appropriate pollution control measures should be provided to control fugitive emissions to be emitted within the complex.
- v) Adequate treatment facility for drinking water shall be provided, if required.
- vi) 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.
- vii) 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.
- viii) Hazardous waste/E-waste should be disposed off as per Rules applicable and with the necessary approval of the Punjab Pollution Control Board.
- ix) 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.
- x) The project proponent should take adequate and appropriate measures to contain the ambient air quality within the prescribed standards. The proposal

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- 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.
- xi) Incremental pollution loads on the ambient air quality, noise and water quality should be periodically monitored after commissioning of the project.
  - xii) 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.
  - xiii) 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.
  - xiv) 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.
  - xv) 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.

2

- 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 Change of land use issued by the Competent Authority.
- xiii) The project proponent shall not abstract groundwater in any circumstances and will use only municipal water supply.
- xiv) 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.
- xv) 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.
- xvi) The project proponent shall adhere to the commitments made in the Environment Management Plan and Corporate Social Responsibility and shall

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spend the amount as proposed or atleast minimum required to be spent under the provisions of the Companies Act 1956, whichever is higher.

- xvii) 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.
- xviii) 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., Amritsar.
4. The Deputy Commissioner, Amritsar.
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, 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 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 Col. GBS Sehgal, Director
  - b) Telephone Number 09814087586
  - c) E-mail [jain\\_yp@yahoo.com](mailto:jain_yp@yahoo.com)
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, PUDA, Amritsar

  
**Member Secretary (SEIAA)**