




**CHANDIGARH
HOUSING BOARD**
A CHANDIGARH ADMINISTRATION UNDERTAKING

8, Jan Marg, Sector 9-D, Chandigarh
0172-4601702

PRESS NOTICE

Project of Construction of 492 Flats under General Housing Scheme, Sector 53, Chandigarh by Chandigarh Housing Board, Chandigarh has been granted Environment Clearance from State Environment Impact Assessment Authority (SEIAA), Chandigarh vide letter No. ED/2018/858 dated 10.07.2018. The copy of Clearance letter is available with SEIAA, CPCC and Regional office MoEF & CC, North Chandigarh and may also be seen at the website of the Chandigarh Housing Board, Chandigarh.


Executive Engineer-I,
Chandigarh Housing Board,
Chandigarh

STATE ENVIRONMENT IMPACT ASSESSMENT AUTHORITY, CHANDIGARH
 Ministry of Environment, Forest & Climate Change, Government of India
 O/O Deptt. of Environment, 3rd Floor, Paryavaran Bhawan
 Sector 19 B, Chandigarh

TEL. 0172-2700065

No. ED/2018/858

Dated: 10/07/18

To

✓ Sh. Jaswinder Singh
 Executive Engineer – I
 Chandigarh Housing Board
 Chandigarh

Subject: "Construction of 492 Flats under General Housing Scheme, Sector 53, Chandigarh by Chandigarh' Housing Board, Chandigarh: P. No. SIA/CH/NCP/71731/2017"

This has reference to your proposal No. SIA/CH/NCP/71731/2017 seeking prior environmental clearance under the Environment Impact Assessment (EIA) Notification dated 14.09.2006 and amendments thereof. The proposal was considered by the U.T., Expert Appraisal Committee (EAC), in its meeting held on 10.05.2018 and a recommendation for the grant of EC was forwarded to U.T., Environment Impact Assessment Authority (SEIAA), Chandigarh on 29.05.2018. The project was considered by the SEIAA, Chandigarh in its meeting held on 28th June 2018 wherein the details of the project as per the documents submitted and presented during the aforesaid meetings are as under:

RECORDED
 Dpt. No. 2492
 Date 11/7/18

The proposed project is a Housing Scheme under which the Chandigarh Housing Board (CHB) will construct total of 492 flats of different categories such as 3 BR (HIG), 2 BR (MIG), 1 BR (LIG), EWS (2 rooms) and Commercial under General Housing Scheme located at Sector-53, Chandigarh. This proposal is as per the Master plan of Chandigarh. The project falls under S.No. 8(a) - 'Building & Construction Project' of Category "B" as per EIA Notification dated 14th Sept 2006, as the built-up area of the project is 85,504.6 sq.m (i.e. >50,000 m²). The plot area of the project is 8.98 acres (or 36,340.44 sq.m.) and the total cost of project is Rs. 224.131 Crores. The project site is located about 4.5 km from Bird Sanctuary, 9.0 km from Sukhna Wildlife Sanctuary and Approx. 8.5 km from Sukhna Lake. Other details of the project are as follows:

Energy Requirement: Total Power requirement of 4.4 MW to be provided by CHB with package substation and underground cabling. 11 KV HT feeder shall be arranged from nearby Grid substation of UT Electricity Department. Five DG Sets (1 no. of 62.5 KVA and 4 nos. of 125 KVA) are proposed for standby use for operating lifts and common area lighting, fire fighting system and water pumps.

Water Management: The total design population of the project is 2,760 persons. The domestic water requirement as per Manual on Water Supply & Treatment, Government of India @ 200 lpcd for residential and @ 45 lpcd for floating will be 506 KLD approx. 405

KLD of sewage will be generated from the project and this waste-water will be treated within project premises in an STP having capacity of 425 KLD and operated as per the standards laid by the Ministry of Environment Forest & Climate Change and Chandigarh Pollution Control Committee, as amended from time to time.

Municipal Waste Management: Solid waste of about 1,044 kg/day will be generated @ 0.40 kg/capita/day for residential and 0.20 kg/capita/day for floating population. The solid waste to be generated from the flats will be segregated in 2 different dustbins reserved for wet & dry waste. The solid waste will be collected from door to door by MCC and shifted to Sector Sehaj Safai Kendra from where waste will be picked for disposal and further treatment in Sector-38, Daddu Majra dumping plant.

Construction/Demolition Waste: The construction waste consists of excess earth and construction debris along with cement bags, steel in bits and pieces, including insulating and packaging materials, etc. Recyclable waste in the form of construction materials will be sold to recyclers. Un-usable and excess construction debris will be disposed at designated places in tune with the local norms.

Hazardous Waste Management: The project will not use any hazardous substances/chemicals except for the used Oil from DG set (Hazardous Waste category 5.1). The same shall be stored in HDPE tanks and will be sold to the authorized recyclers in the region.

Emissions from combustion of fossil fuels: The unit shall install 5 DG Sets (1 no. of 62.5 KVA and 4 nos. of 125 KVA) which shall run on Diesel. These are to be used only as Standby & shall comply with emission limits as given in GSR No 520(E) dated 1st July, 2003; GSR 448(E), dated 12th July 2004; GSR 315(E) dated 16th May, 2005; GSR 464(E) dated 7th August, 2006; GSR 566(E) dated 29th August, 2007 and GSR 752(E) dated 24th October, 2008; G.S.R. 215 (E), dated 15th March, 2011 under the Environment (Protection) Act, 1986 at the manufacturing stage itself. DG sets shall be procured from agencies complying the noise emission standards at manufacturing stage itself as per G.S.R. 371(E), the Environment (Protection) second Amendment Rules, 2002.

Noise Management: The traffic during construction phase may be around 20-25 vehicles/day. This shall not have any significant impact. During the operational phase, only personnel vehicles as cars/two wheelers i.e. 981 ECS shall be provided. All the workers will be equipped with Personal Protective Equipments (PPE's) during construction phase and D.G. sets will be installed in acoustic enclosure with proper padding system to reduce vibration impact.

Tree felling: Project involves clearance of existing vegetation and number of trees would have to be cut. Tree cutting will also be done after obtaining permission from the competent authority. Additional trees will be planted in the ratio of 3:1. There will be no significant impact on the loss of native species or genetic diversity.

After detailed deliberations, the committee unanimously recommended the grant of Environmental Clearance to the project for the “**Construction of 492 Flats under General Housing Scheme, Sector 53, Chandigarh**” by Chandigarh Housing Board, Chandigarh: P. No. SIA/CH/NCP/71731/2017” under S. No. 8 (a) Category “B” of EIA Notification, 2006 subject to compliance with the EMP and other stipulated conditions. The SEIAA, Chandigarh (UT) therefore hereby accords necessary environmental clearance to the project, subject to the strict compliance with the specific and general conditions mentioned below:

Part-A: Specific condition:-

That this environmental clearance is subject to obtaining prior clearance from forestry and wildlife angle including clearance from the Standing committee of National Board for Wildlife, as applicable and if required under Eco Sensitive Zone Notification (Chandigarh). It is categorically stated that grant of environmental clearance would not necessarily imply that forestry and wildlife clearance shall be granted to the project and that their proposals for forestry and wildlife clearance shall be considered by the respective authority on merit and decision taken. The investment made in the project, if any, based on environmental clearance so granted, in anticipation of the clearance from forestry and wildlife angle, shall be entirely at the cost and risk of the project proponent and SEIAA shall not be responsible in this regard, in any manner.

I. Construction Phase:

- i. This environmental clearance is for the total plot area of 8.98 acres (or 36,340.44 m²) with total built up area of 85,504.6 m² allotted for housing as per approved zoning plan. Any additional construction above this shall require revised environmental clearance as an expansion project.
- ii. The project proponent shall obtain all necessary clearance/permissions from all relevant agencies including town planning authority before commencement of work. The construction activities shall be done in accordance with the Chandigarh building byelaws and their amendments issued from time to time.
- iii. Structured Drawings of the project should be vetted by the structured engineer of Chandigarh Housing Board and duly certified for the structural stability by the reputed institution such as IIT Roorkee, NITTTR etc. before the start of construction.
- iv. The unit shall start construction only after obtaining consent to establish from Chandigarh Pollution Control Committee (CPCC) under Water (Prevention and Control of Pollution), Act, 1974 and Air (Prevention and Control of Pollution) Act, 1981.
- v. The construction activities should be started after intimation to the regional office of MoEF & CC, Chandigarh so that suitable monitoring of the construction work can be done.

- vi. All the top soil excavated during construction activities should be stored for use in horticulture / landscape developments with the project site. The excavated soil except top soil shall be used for top cover of at dumping ground.
- vii. Water demand during construction shall be reduced by use of premixed concrete, curing agents and other best practices.
- viii. It is recommended to use Tertiary treated water during construction phase, as much as possible.
- ix. Permission to draw and use ground water for construction work shall be obtained from competent authority prior to construction / operation of the project.
- x. 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.
- xi. The building envelop for all air conditioned buildings/spaces shall be complied with the Energy Conservation Building Code (ECBC). Roof and opaque walls shall comply with the minimum insulation R-value as well as lighting systems and equipments shall comply with the provisions of ECBC.
- xii. The design of the buildings and their execution shall be done as per the guidelines of CWPD for placing minimum three stars GRIHA rating in all public buildings, as adopted by the Chandigarh Administration.
- xiii. The Rain Water Harvesting & Ground Water Recharging plan of the project, duly certified by the Central Ground Water Board, Chandigarh should be submitted before starting construction.
- xiv. All required sanitary and hygienic measures including portable toilets/septic tank, first aid room etc. for labour should be in place before starting construction activities and to be maintained throughout the construction phase.
- xv. Adequate drinking water facility should be provided for construction workers at the site. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- xvi. Disposal of muck including excavated material during construction phase should not create any adverse effects on the neighbouring communities and be disposed-off taking the necessary precautions for general safety and health aspects of people.
- xvii. Diesel power generating sets used during construction phase should be of "enclosed type" to prevent noise and should conform to rules made under Environment (Protection) Act, 1986, prescribed for air and noise emission standards.
- xviii. Ambient noise levels should conform to standards both during day and night at the site as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase.
- xix. The construction agencies shall use fly ash based material / products as per the provisions of fly ash notification of 14.09.1999 as amended on 27.08.2003 and its amendments, if any.

- xx. Vehicles hired for bringing construction material at site should be in good condition and should have valid "pollution under check" (PUC) certificate and conform to applicable air and noise emission standards. These should be operated only during non-peak hours.
- xxi. Construction spoils including bituminous material and other hazardous materials must not be allowed to contaminate water courses and the dump sites for such material must be secured so that they should not leach into the ground water.
- xxii. Any hazardous waste generated during construction phase should be disposed of as per applicable Rules & norms with necessary approvals of the Chandigarh Pollution Control Committee.
- xxiii. The diesel required for operating DG set shall be stored in underground tanks and if required, clearance from the Chief controller of Explosives shall be taken.
- xxiv. The approval of the competent authority shall be obtained for structural safety of the building due to earthquake, adequacy of fire fighting equipments (Fire Services Department) etc. as per National Building Code including protection measures from lightening etc.
- xxv. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase so as to avoid disturbance to the surroundings.

II. Operational Phase:

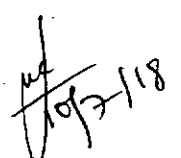
- i. The unit shall operate after obtaining consent to operate from Chandigarh Pollution Control Committee (CPCC) u/s 25/26 of Water (Prevention and Control of Pollution) Act, 1974; Air (Prevention and Control of Pollution) Act, 1981 and authorization under Hazardous Waste (Management, Handling and Trans-boundary Movement) Rules, 2008.
- ii. Ambient noise levels should be controlled to ensure that it does not exceed the prescribed standards both within and at the boundary of the proposed institution.
- iii. The waste water generated shall be treated in a Sewage Treatment Plant (self installed).
- iv. Installation of Dual Piping System is recommended for the project, so as to make use of treated water for flushing/gardening/cleaning etc. to achieve "zero discharge".
- v. Only 5 DG sets (1 no. of 62.5 KVA and 4 nos. of 125 KVA) as per the proposal shall be installed which shall be provided with acoustic enclosures, stacks and sampling platforms as required under Air (Prevention and Control of Pollution) Act, 1981, Environment (Protection) Act, 1986 and laid down by Central Pollution Control Board. The stack emissions from the DG sets shall be monitored for PM, SO₂, NO_x, CO and HC once every six months from a NABL accredited/ MoEF&CC approved laboratory. Regular maintenance and service of the DG sets shall be undertaken to ensure that there is no substantial increase in emissions in subsequent monitoring. DG sets shall be used only as standby in case of failure of electricity.

- vi. Installation of at-least 75 kWp rooftop SPV plant is highly recommended, as proposed in the project and possibility for more installation should be explored. Maximum use of renewable energy should be the integral part of the project.
- vii. Energy conservation measures like installation of LEDs for the lighting should be the integral part of the project design.
- viii. The solid waste shall be segregated on site into recyclable and biodegradable components and disposed off as per the conditions imposed by CPCC. The hazardous wastes including e-waste (if generated) shall also be disposed as per the conditions imposed by CPCC and appropriate records shall be maintained. An audit of the waste generation shall be undertaken over a period of time (two years) and attempts shall be made to minimize the waste generation.
- ix. Installation of Solar Photo-voltaic (SPV), as per National Building Code - 2016 guidelines, within the project area for the generation of solar power.
- x. Weep holes shall be provided in the compound walls to ensure there is no obstruction to natural drainage of rainwater in the catchment area during the monsoon period.
- xi. The greenbelt and landscaping as per the proposed plan shall be provided and its land use shall not be altered. The sites like boundary wall and DG set area should have thick belt of ever green trees with at least three rows forming three tier canopies to mitigate environment hazards. The other areas like parks, vehicle parking, road sides etc., may be planted with evergreen deciduous fruit trees as per requirement of the site. A report on the status of plantation, including no. and variety of trees shall be submitted to monitoring authority every six months.
- xii. The net fresh water demand shall be met from the municipal supply mainly and no tube well shall be installed within the project site.
- xiii. The ground water levels and its quality should be monitored regularly in consultation with Central Ground Water Authority.
- xiv. The building should have adequate distance between them to allow movement of fresh air and passage of light to the residential premises
- xv. A report on the energy conservation measures should be prepared incorporating details with regard to compliance with ECBC guidelines and or as provided in the documents submitted for environmental clearance and shall be submitted to the monitoring authority in six months time. An energy audit shall be conducted to verify the energy consumption and to suggest measures to reduce it further.

Part- B General Conditions:

- i. The environmental safeguards contained in the documents should be implemented in letter and spirit.
- ii. Activities, regarding the Environment Management Plan & Environment & Social Responsibility, as proposed in the EIA/EMP report of the project should be implemented in letter and spirit.
- iii. The project proponent, within seven days from the day of issue of the clearance letter, 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 SEIAA, CPCC and Regional Office of MoEF&CC, North Chandigarh and may also be seen at the website of the project.
- iv. Reports including that of air, and noise shall be submitted to the Regional Office North of MoEF&CC on compliance to environmental conditions, every 6 months from the grant of environmental clearance and shall also be placed on the website of the project proponent. A display board shall also be provided at the gate of the unit showing date of granting of consents and its validity and key pollution related parameters for the information of the general public as per the guidelines given by CPCC.
 - v. The unit shall obtain clearances as for fire safety, structural safety, storage of fuel, etc. as applicable prior to start of operations.
 - vi. Storm water control and its reuse should be as per Central Ground Water Board and BIS standards for various applications
 - vii. Officials from the Regional Office of MoEF&CC, Chandigarh 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 SEIAA/SEAC should be forwarded to the Regional office North of MoEF&CC, Chandigarh.
 - viii. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this SEAC.
 - ix. The SEIAA reserves the right to modify/add additional environmental safeguards subsequently, if found necessary, Environment Clearance granted will be revoked if it is found that false information has been given for approval of the project.
 - x. A First Aid Room will be provided at the project site both during construction and operation of the project.
 - xi. These stipulations would be enforced among others under the provisions of the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act 1981, the Environment (Protection) Act, 1986 and the Public Liability (Insurance) Act, 1991. The stricter of the conditions as imposed under the Acts as above or as imposed in environmental clearance shall apply.
 - xii. The project proponent will take measures and actions to improve upon its environmental performance and may go for voluntary accreditations as ISO-14000/Green rating systems.


 (SANTOSH KUMAR, IFS)
 Member Secretary
 SEIAA, Chandigarh

A copy is forwarded to the following for information and necessary action:-

1. The Director (EIA Division), Ministry of Environment, Forest & Climate Change, New Delhi
2. The Additional Principal Chief Conservator of Forest, Regional Office, Ministry of Environment, Forest & Climate Change, Chandigarh
3. The Director, Regional Office, Central Ground Water Board, Sector-27A, Chandigarh
4. The Director (EIA), Northern Region Office, Ministry of Environment, Forest & Climate Change, Chandigarh
5. The Secretary Environment, Chandigarh Administration
6. The Conservator of Forests, U.T., Chandigarh
7. The Member Secretary, Chandigarh Pollution Control Committee, U.T., Chandigarh
8. The Chief Architect, U.T., Chandigarh
9. Member Secretary, SEIAA, U.T., Chandigarh
10. Circular File

(SANTOSH KUMAR, IFS)
Member Secretary
SEIAA, Chandigarh