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CHANDIGARH ADMINISTRATION
DEPARTMENT OF ENVIRONMENT
STATE ENVIRONMENT IMPACT ASSESSMENT AUTHORITY, CHANDIGARH
3RD FLOOR, PARYAVARAN BHAWAN,
SECTOR 19-B, CHANDIGARH.

TEL. 0172-2700065

No. SA-ED-2013/EC/

Dated:-

To

Sh. Chetan Singla, Director,
M/s Mirage Infra Ltd.,
SCO No. 18-19, Sector 28-C,
Chandigarh.

Subject:- **Environmental Clearance of Commercial Complex "Acropolis" at Plot No. 68,
Industrial Area, Phase - I, Chandigarh.**

Dear Sir,

I am directed to refer to your application seeking prior environmental clearance for the above project under the EIA notification 2006. The above proposal has been appraised as per prescribed procedure on the basis of the documents enclosed with the application viz Form 1, Form 1A, conceptual Plan and the additional clarifications furnished in response to the observations of the Expert Appraisal Committee and Environment Impact Assessment Authority, Chandigarh.

2. The project proponent is proposing to construct commercial complex at Plot No.68, Industrial Area, Phase - I, Chandigarh over a land of 16081 Sq.M having built up area of 52959 Sq.M. with total estimated cost of Rs.175 Crores. The project will comprise construction of Hotel, multiplexes in the building. The building would be having two basement, ground floor and 7 upper floors which will consist of one Hotel of 84 rooms and three multiplexes with 648 seats. The designed population of the project is 5000 persons. The water demand for the project is 360 KLD which will be met by the UT., Chandigarh and own tube-well as standby. 145 KLD of waste water from the project will be taken to STP 150 KLD capacity based on activated sludge process shall be installed in-basement. The treated water will be partly used for flushing and partly for plantation with the premises and rest will be discharged into Public Sewer. The expected completion time of project is 2 years. The Unit is providing one rainwater harvesting pit to tap the roof top water. Construction waste will be partly used under floors and roads etc and the balance will be disposed off at designated land fill sites through vendors. The solid waste generated in the complex after completion will be mostly domestic waste. Necessary arrangements for segregation and collection of solid wastes shall be made at source. The unit stated that the total 15 % of the hazardous Waste would be generated (used oil from DG sets, CFL/LD tubes) shall be sent to authorized recyclers. E-waste would also be sent to authorized recyclers. The Unit shall install four DG Sets out of which 2 would be of 1500 KVA and 2 of 750 KVA). A parking area of 27901.27 Sq.m. is provided in basements and open parking. Total 1073 cars can be parked.

3. The Expert Appraisal Committee after due consideration of the relevant documents submitted by the project and additional clarifications furnished in response to its observations have recommended the grant of environmental clearance for the project mentioned above subject to compliance with the EMP and other stipulated conditions. Accordingly, the State Environment Impact Assessment Authority, Chandigarh hereby accords necessary environmental clearance for the project under category 8 (b) of EIA Notifications, 2006 subject to the strict compliance with the specific and general conditions mentioned below:-

Part-A: Specific Conditions

- i. That since the Unit has constructed the frame work of Ground Floor plus 3 floor without having environment clearance. The proponent has violated the provisions of EIA notification. The unit has placed the case before the Board of Director of the Company to this effect and a Resolution from the Board of Directors has been submitted to the effect that no violation under Environment Protection Act, 1986 will be repeated in future.
- ii. 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, as the unit falls within 10 K.M. of notified Wildlife Sanctuary (Sukhna Wildlife Sanctuary and City Bird Sanctuary) and Eco sensitive zone around these sanctuaries have not been notified as yet. 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 your 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 responsible in this regard, in any manner.

I. Construction Phase:

- i. This environmental clearance is for the total plot area of 16081 Sq.M out of which built up area is 52959 Sq.M and any additional construction above this shall require revised environmental clearance as an expansion project.
- ii. 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.
- iii. Vehicles hired for construction activities should be operated only during non-peak hours.
- iv. All the top soil excavated during construction activities should be stored for use in horticulture / landscape developments with the project site.
- v. Ready mixed concrete shall be used in building constructions.
- vi. Water demand during construction shall be reduced by use of premixed concrete, curing agents and other best practices.
- vii. Permission to draw and use ground water for construction work shall be obtained from competent authority prior to construction / operation of the project.
- viii. 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.
- ix. Use of glass may be reduced upto 50% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- x. Roof should meet the prescriptive requirement as per energy conservation building code by using appropriate thermal insulation material to fulfill requirement.
- xi. Opaque wall should meet prescriptive requirement as per energy conservation building code which is proposed to be mandatory for all air conditioned spaces while it is aspirational for non air conditioned spaces by use of appropriate thermal insulation to fulfill requirement.
- xii. Storm water control and its reuse should be as per Central Ground Water Board and BIS standards for various applications.
- xiii. All required sanitary and hygienic measures including portable toilets/septic tank etc. for labour should be in place before starting construction activities and to be maintained through the construction phase.
- xiv. Soil and ground water samples will be tested to ascertain that there is no threat to groundwater quality by leaching of heavy metals and other toxic contaminants.

- 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 neighboring 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 when measured at boundary wall of the premises. 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.
- xx. Vehicles hired for bringing construction material at site should be in good condition and should have valid "pollution under check"(PUC) certificate and to conform to applicable air and noise emission standards and 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 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.
- xxvi. Internal road width shall be minimum 9 mt.

II. **Operational Phase:** The environmental clearance recommended to the project is subject to the specific conditions as follows:

- i. The unit shall operate after obtaining consent from Chandigarh Pollution Control Committee (CPC) u/s 25/26 of Water (Prevention and Control of Pollution) Act, 1974; Air (Prevention and Control of Pollution) Act, 1981; The Hazardous Waste Management, Handling and Trans-boundary Movement Rules, 2008. Bio-medical waste shall be disposed off as per Bio-medial Waste (Management and Handling) Rules.
- 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. A Sewage Treatment Plant of minimum 150 KLD capacity based on suitable technology shall be installed for the treatment of 145 KLD sewage generated. The BOD of the treated sewage for irrigation/landscape or for discharge into public sewer shall not exceed 30 mg/l. The maximum amount of treated sewage discharged into the public sewer shall not exceed 50 KLD. Sewage shall be recycled for flushing 45-KLD and for irrigation 20 KLD to 50 KLD depending upon the season. Unit shall install electro-magnetic flow-meter at the outlets to measure the amount of treated sewage discharged into public sewer, for flushing and for irrigation and maintain the records. The treated sewage to be used for flushing shall be further polished to achieve a BOD of ≤ 5 mg/L by providing Ultra-filtration. The disinfection of the treated sewage shall be done using UV/Ozone based systems instead of chlorination. A filter press shall be provided to manage the sludge particularly during the monsoon season. Two to three rows of evergreen trees as Ashoka shall be planted along the STP boundary. The treated sewage outlets in the campus for the irrigation purpose shall be colour coded and clear instruction in local language shall be provided near by to ensure that the treated sewage is not used for drinking by mistake. The installation of the Sewage Treatment Plant and related facilities as above should be certified by an independent expert and a report in

this regard should be submitted to the monitoring authority that is regional office of MoEF and CPCC within six months of the grant of environmental clearance.

- iv. No boiler, furnace shall be installed by the unit. Only 4 DG Sets (2 x 1500 and 2 x 750 KVA) 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 and 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 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.
- v. Representative 24/8/1 Hour ambient air quality at the project site shall be monitored at three locations every season except monsoon for PM_{2.5}, PM₁₀, SO₂, NO_x, CO, O₃, NH₃ and Pb in PM as per the Ambient Air Quality Standards, 2009 from a NABL accredited / MoEF approved laboratory. The trends in AAQ shall be studied and any increase in AAQ over a period of time (two years) shall be analyzed and report submitted to CPCC and Regional office North, MoEF with corrective measures to control the AAQ and improve the same
- vi. The peak activity Day/Night time ambient noise levels shall be monitored along the boundary of the project at-least once every six month. The trends in noise levels shall be studied and any increase in noise levels over a period of time (two years) shall be analyzed and report submitted to CPCC and Regional office North, MoEF with corrective measures to control the noise levels and improve the same. The noise levels from the DG sets shall be monitored once every year and shall meet the prescribed standards, else otherwise corrective measures shall be taken under intimation to the monitoring authority.
- vii. The solid waste shall be segregated on site into recyclable and biodegradable components as disposed off as per the conditions imposed by CPCC. The hazardous wastes including e-waste 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.
- viii. 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.
- ix. Rooftop rainwater shall be harvested as proposed and used to recharge shallow aquifer. Regular maintenance of the RWH pits shall be undertaken to ensure that these are not clogged. An Oil & Grease trap shall be provided to remove oil and grease from the surface run off and suspended matter shall be removed in a settling tank before its utilization for recharging. The proposal for RWH shall be got approved from CGWB or vetted by an independent hydro-geologist. The open area used for parking and walking paths shall use perforated tiles to help percolate rainfall in natural manner.
- x. The greenbelt and landscaping as per the proposed plan shall be provided and its land use shall not be altered. It shall include vegetation of indigenous variety that also help reduce noise and dust levels. A report on the status of plantation, including no. and variety of trees shall be submitted to monitoring authority every six months. The treated sewage for the purpose of irrigation shall be applied in scientific manner ensuring conditions as water accumulation, mosquito breeding, odour pollution are not caused. Three representative samples of soil shall be drawn once every year from a depth of up to one meter from the treated sewage irrigated area and analyzed to ensure that the quality of the soil does not deteriorate over a period of time. Corrective measures shall be suggested and undertaken in case any deterioration is observed.
- xi. The net fresh water demand shall be met from the municipal supply mainly. Tubewell shall be operated as per the prescribed norms of Central Ground Water Board.
- xii. The ground water levels and its quality should be monitored regularly in consultation with Central Ground Water Authority.
- xiii. 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

- xi. assets and shall provide an Environment cell to ensure compliance to all environmental conditions imposed for the entire life of the property.
- xii. A First Aid Room will be provided at the project site both during construction and operation of the project.
- xiii. The project proponent will take constant to improve upon its environmental performance and may go for voluntary accreditations as ISO-14000/Green rating systems.

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, 1997.

Sd
 (SANTOSH KUMAR, IFS)
 Member Secretary,
 Environment Impact Assessment Authority,
 Chandigarh.

Dated:- 6/3/2013

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 7/3/13

Endst.No. SA-ED-2013/EC/ 356-262

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- A copy is forwarded to the following for information and necessary action:-
1. The ^{Adm. Pr.} Chief Conservator of Forest, Regional Office, Ministry of Environment & Forests, Chandigarh;
 2. The Director (EIA), Northern Regional Office, Ministry of Environment & Forests, Chandigarh;
 3. The Secretary Environment, Chandigarh Administration;
 4. The Conservator of Forests, U.T., Chandigarh;
 5. The Member Secretary, Chandigarh Pollution Control Committee, U.T., Chandigarh;
 6. The Chief Architect, U.T., Chandigarh;
 7. Circular file.

Sd
 (SANTOSH KUMAR, IFS)
 Member Secretary,
 Environment Impact Assessment Authority,
 Chandigarh.

JSP

ADL Secy

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