

**STATE ENVIRONMENT IMPACT ASSESSMENT AUTHORITY, CHANDIGARH**

Ministry of Environment & Forests, Government of India  
3<sup>rd</sup> Floor, Paryavaran Bhawan,  
Sector 19-B, Chandigarh.

TEL. 0172-2700065

No. SA-ED-2015/EC/107

Dated:-23/01/15

To

Sh. Ranjeev Dahuja, Director,  
M/s Berkeley Realtech Ltd.  
Plot No. 24, Industrial Area,  
Phase – I, Chandigarh.

Subject:- **Environmental Clearance for commercial complex namely  
"BERKELEY SQUARE" at Plot No. 24, 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 State Expert Appraisal Committee and State Environment Impact Assessment Authority, Chandigarh.

From the Form I/IA submitted, the proposed project is a Commercial project, comprises of offices and retail. The building consisting of 3 basements, 1 lower and upper ground floor and 6 floors on the total land area of 4470.95 Sqm. with built-up area of 22019.82<sup>sq.m.</sup> at the cost of Rs.20 Crore approximately. The building provides parking at -3 basements, lower ground and third floor. The source of water supply is Municipal Corporation, Chandigarh . The total domestic water requirement is 38.56 KLD and 20 KLD for cooling purposes. 30 KLD treated waste water will be generated out of which 13 KLD will be used for flushing and 17.84 KLD will be used for cooling purpose. The net fresh water requirement will be 27.72 KLD. The power requirement is 1808 KW which will be supplied by Electricity Department, Chandigarh. Apart from this, Two (2) Nos. DG set of 600KVA and One (1) No DG set of 320 KVA shall also be installed. The designed population of the project is

280 persons in regular/fixed population and 1617 persons in floating population. The solid waste generated shall be 360 Kg/day which will be collected separately as Bio-degradable and Non-biodegradable waste as per the MSW Rules, 2000. The parking of 358 ECS has been provided. During construction phase Rs. 19.50 lacs has been incurred for implementation of EMP and Rs. 10.00 lacs/annum has been incurred on account of recurring charges. During operation phase, Rs. 16.5 lacs will be incurred for implementation of EMP and Rs. 7.00 lacs/ annum will be incurred on account of recurring charges. Rs. 5 Lacs will be utilized towards the activities to be undertaken under CSR and the implementation of CSR will be responsibility of the Director of the company.

The project proponent has violated the provisions of EIA notification, 2006 and amendments issued there under, by not obtaining the prior environmental clearance from the competent authority i.e. SEIAA, Chandigarh in this case. The SEAC, Chandigarh had also made note of the same. The Secretary, SEAC has informed that the Union Territory of Chandigarh has been asked to initiate credible action on the violation by invoking the powers u/s 19 of the EPA 1986 for taking necessary legal action u/s 15 of the Act. The matter relating to violation had also been put up by the project proponent before their Board of Directors and a commitment in a form of board resolution had also been furnished by the project proponent to the effect that violations will not be repeated in future

The State 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:-

**A. Specific condition:-**

1. **Pre-construction Phase**
2. **Construction Phase**

The building is constructed completely except the finishing work prior to grant of environmental clearance, conditions applicable for pre-construction and construction phase cannot be imposed, at this stage.

### 3. Post-construction/Operation phase

- i. The unit shall operate after obtaining consent 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; The Hazardous Waste Management, Handling and Trans-boundary Movement Rules, 2008. Bio-medical waste shall be disposed off as per Bio-medical Waste (Management and Handling) Rules.
- ii. Ambient noise levels should be controlled to ensure that it does not exceed the prescribed standards.
- iii. The installation of Sewage Treatment Plant of minimum 30 KLD capacity based on suitable technology as submitted, shall be installed for the treatment of sewage generated. The adequacy of disposal system should be certified by the Chandigarh Pollution Control Committee and a report in this regard should be submitted to Ministry of Environment & forests and Chandigarh Pollution Control Committee, Chandigarh before the project is commissioned for operation. The maximum amount of treated sewage discharged into the public sewer shall not exceed 14.84 KLD during winter. The usage of treated water shall as per plan submitted.
- iv. No boiler, furnace shall be installed by the unit.
- v. Only 3 DG Sets (2 x 600 KVA and 1 x 320 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, SO<sub>2</sub>, NO<sub>x</sub>, 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.
- vi. Representative 24/8/1 Hour ambient air quality at the project site shall be monitored at three locations every season except monsoon for PM<sub>2.5</sub>, PM<sub>10</sub>, SO<sub>2</sub>, NO<sub>x</sub>, CO, O<sub>3</sub>, NH<sub>3</sub> 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
- vii. 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.
- viii. 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.
  - ix. 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.
  - x. 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.
  - xi. Hazardous waste / e-waste should be disposed off as per Rules applicable and with the necessary approval of the Chandigarh Pollution Control Committee, Chandigarh.
  - xii. Traffic congestion near the entry and exit point from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
  - xiii. The net fresh water demand shall be met from the municipal supply mainly.

**4. Condition for entire life of the project:-**

- 1. Reports shall be submitted to the Regional Office North of MoEF on compliance to environmental conditions every six months. The reports including that of air, noise, soil and treated sewage quality shall also be placed on the website of the project proponent within a period of six month from the grant of environmental clearance. A display board shall also be provided at the gate of the unit showing date of grant consents and its validity and key pollution related parameters for the information of the general public as per the guidelines given by CPCC.
- 2. The project proponent shall adhere to the commitments made in the Environment Management Plan and Corporate Social Responsibility and shall spend the amount as proposed or atleast minimum requires to be spent under the provisions of the Companies Act, 1956, whichever is higher.

3. The project proponent shall comply with the conditions imposed in the Change of land use issued by the Competent Authority.

**B. General Conditions:-**

1. **Pre-construction Phase**
2. **Construction Phase**

The project proponent has already completed construction prior to grant of environmental clearance, imposition of conditions applicable for pre-construction and construction phase are not possible at this stage.

**3. Post-construction/Operation phase**

- i. 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 Proposed site 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 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 SEAC shall not responsible in this regard, in any manner.
- ii. This environmental clearance is for total built up area of 22019.82 Sqm., only, any additional construction above this shall require revised environmental clearance as an expansion project.
- iii. This environmental clearance will be valid for a period of five years from the date of its issue or till the completion of the construction of project, whichever is earlier.
- iv. Officials from the Regional Office of MoEF, 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, Chandigarh.
- v. 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 State Level

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- Environment Impact Assessment Authority, CPCC and Regional Office of MoEF, North and may also be seen at the website of the unit. 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. The compliance status of stipulated conditions of this clearance shall be uploaded on the website of the company and shall also be displayed in the project premises at a prominent place especially with respect to ambient air quality data.
- vi. 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.
  - vii. A First Aid Room will be provided at the project site during operation of the project.
  - viii. The ground water levels and its quality should be monitored regularly in consultation with Central Ground Water Authority.
  - ix. 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. The solar lights outside shall be installed as proposed.
  - x. A report on expenditure done on environment protection including corporate social responsibility as per the documents submitted for environmental clearance shall be submitted once every six months to the monitoring authority. The CSR measures shall be specific to unit and shall not pertain to entire group. These CSR measures shall also not be limited to unit employees and intra-campus activities but shall extend to nearby communities including steps to improve the environment conditions in the area.
  - xi. The unit shall obtain clearances as for fire safety, structural safety, storage of fuel, sewerage connection, permission from airport authority of India etc. as applicable prior to start of operations.

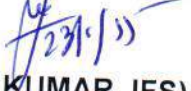
**4. Condition for entire life of the project:-**

- (i) The project proponent will take continuous measures to improve upon its environmental performance and may go for voluntary accreditations as ISO-14000/Green rating systems.
- (ii) The environmental safeguards contained in the application of the project proponent / mentioned during the presentation before SEAC/SEIAA should be implemented in letter and spirit.

- (iii) 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.
- (iv) In case project proponent sells/sublets the property, it shall enter in to a MoU with all such users/owners, if any, to ensure operation and maintenance of the STP and other assets and shall provide an Environment cell to ensure compliance to all environmental conditions imposed for the entire life of the property.
- (v) 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.
- (vi) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this SEIAA

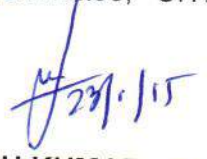
  
 (SANTOSH KUMAR, IFS)  
 Member Secretary,  
 State Environment Impact Assessment Authority,  
 Chandigarh.


Endst.No. SA-ED-2015/EC/ 108-115

  
 20/1/15.  
 Dated:- 23/01/15

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

1. The Director (EIA Division), Ministry of Environment & Forests, New Delhi;
2. The Additional Principal Chief Conservator of Forest, Regional Office, Ministry of Environment & Forests, Chandigarh;
3. The Director (EIA), Northern Regional Office, Ministry of Environment & Forests, Chandigarh;
4. The Secretary Environment, Chandigarh Administration;
5. The Conservator of Forests, U.T., Chandigarh;
6. The Member Secretary, Chandigarh Pollution Control Committee, U.T., Chandigarh;
7. The Chief Architect, U.T., Chandigarh;
8. Circular file.

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

  
 20/1/15.