



**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/M.S./2014/ **2499** REGISTERED

Dated **7/8/14**

To

Thapar University Campus,  
Village Behra, Tehsil Derabassi,  
District SAS Nagar (Mohali)

**Subject: Application for environmental clearance under EIA notification dated 14.09.2006 for construction of "Thapar University Campus" in the revenue estate of Village Behra Tehsil Dera Bassi, Distt. Mohali.**

This has reference to your application dated 11.02.2013 and subsequent presentation given before the State Level Expert Appraisal Committee (SEAC) 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, 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 development of an Educational Institution in the revenue estate of Village Behra Tehsil Dera Bassi, Distt. Mohali in an area of 26.29 acres. The total proposed built-up area is 41,118.489 sq. m. The proposed water requirement for domestic purposes is 182 KLD. The wastewater generation will be 146 KLD and a STP of capacity 150 KLD will be installed. Out of 143 KLD (98% of wastewater generated), 72 KLD will be used for the flushing purposes and the remaining 71 KLD will be used for irrigation purposes. In summer season as the demand of water for irrigation purpose is 108 KLD, therefore, remaining 37 KLD of water will be abstracted from ground to meet the water demand. In winter and rainy season, the water demand for irrigation purpose is 35 KLD and 10 KLD respectively, therefore, the excess of treated waste water in both the seasons will be utilized for the irrigation of 5 acres of land which was earlier reserved for future expansion and now will be developed as green area. Total solid waste generation will be 610 kg/day. The power requirement will be about 1600 KW which will be taken from Punjab State Power Corporation Ltd. The total parking will be provided for 442 cars in an area of 10224.07 sqm. The total cost of the project is about Rs. 64.14 Crores.

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The case was considered by the SEAC in its 68<sup>th</sup> meeting held on 18.03.2013 and the observations of these meetings were conveyed to the project proponent from time to time for compliance. Thereafter, the case was considered by the SEAC in its 83<sup>rd</sup> meeting held on 23.11.2013, wherein, Sh. Chiranjeev Singh (OSD) of the promoter company informed the committee that the construction has already been completed and only minor finishing work is left. The SEAC observed that the case is required to be dealt as per the procedure mentioned in the Office Memorandum dated 12.12.2012 of the Ministry of Environment & Forests as amended on 27.06.2013 since the promoter company has violated the provisions of EIA notification dated 14.09.2006 by starting construction of the project without obtaining environmental clearance under the said notification. Therefore, the SEAC decided to recommend the case to SEIAA for sending the case to the Govt. of Punjab, Department of Science, Technology & Environment for initiating credible action against project proponent / responsible persons / promoter company under the Environment (Protection) Act, 1986 due to start of construction activities of group housing project without obtaining Environmental Clearance under EIA Notification dated 14.09.2006.

The case was considered by the SEIAA in its 55<sup>th</sup> meeting held on 30.12.2013 and decided to send the case to the Govt. of Punjab, Department of Science, Technology & Environment for initiating action under the Environment (Protection) Act, 1986 due to start of construction activities of group housing project without obtaining Environmental Clearance under EIA Notification dated 14.09.2006. Accordingly, the case was sent to the Govt. of Punjab Department of Science, Technology & Environment for initiating action under Environment (Protection) Act, 1986 vide letter no. 171 dated 17.01.2014. Thereafter, the Punjab Pollution Control Board vide letter no. 1645 dated 31.03.2014 informed that a complaint has been filed in the Hon'ble Court of Sub Divisional Judicial Magistrate, Dera Bassi against the promoter company and the persons responsible for violation of the provisions of the EIA notification dated 14.09.2006.

The case of the project proponent was lastly considered by the SEAC in its 94<sup>th</sup> meeting held on 10.06.2014 and the Committee 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 certain conditions, in addition to the proposed measures

Thereafter, the proposal has been considered in the 67<sup>th</sup> meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 26.07.2014, and after consideration of the relevant documents submitted by the project proponent and additional clarifications furnished in response to its observations, the SEIAA, Punjab, hereby, accords environmental clearance to the said project under the provisions of Environmental Impact Assessment Notification

No. 1533 (E) dated 14.9.2006 and subsequent amendments subject to the strict compliance of following terms and conditions in addition to the proposed measures.

## **PART A – Specific conditions**

### **I. Construction Phase**

- (i) The project proponent, in addition to the green belt to be provided along the boundary of their project towards the hot mix plant, shall also raise the height of the boundary wall by 15 feet by providing special type of creepers as proposed during the presentation before SEAC on 12.06.2014.
- (ii) "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.
- (iii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- (iv) A first aid room will be provided in the project both during construction and operation phase of the project.
- (v) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (vi) 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.
- (vii) 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.
- (viii) 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.
- (ix) 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.

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- (x) 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.
- (xi) 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).
- (xii) Ready mixed concrete should be used in building construction as far as possible.
- (xiii) Water demand during construction should be reduced by use of premixed concrete, curing agents and other best practices.
- (xiv) Separation of drinking water supply and treated sewage supply should be done by the use of different colours.
- (xv) 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.
- (xvi) 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.
- (xvii) 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.
- (xviii) 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.
- (xix) The project proponent will provide an intercepting drain for interception of any overflow from the plantation area to be developed as per Karnal Technology and will make arrangement for carrying the same back to holding tank.

## **II. Operation Phase**

- 1) 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.

- 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.
- xv) The project proponent will not start any operation at the project site without obtaining the permission from CGWA for abstraction of groundwater.

**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

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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 comply with the conditions imposed in the Change of land use issued by the Competent Authority.
- 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<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.
- xv) The project proponent shall adhere to the commitments made in the Environment Management Plan and Corporate Social Responsibility. The project proponent shall utilize an amount of Rs.80.5 Lacs for the activities to be undertaken under Corporate Social Responsibility programme as proposed by the project proponent. The project proponent will adopt 5 villages namely Behra, Bhagwanpura, Rampur, Sainian & Fatehpur and will provide them facilities as and when required in consultation with the Panchayats of the respective village as permitted under Corporate Social Responsibility programme.
- 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)**

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 Chairman, Punjab State Power Corporation Ltd., The Mall, Patiala.
4. The Deputy Commissioner, Mohali.



5. The Chairman, 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, Department of Town and Country Planning, Punjab, 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 authorized Officer of the project proponent is as under:
  - a) Name of the applicant Sh. Dilip Kumar Patnaik
  - b) Mobile/Phone No. 08427922555/ 0175-2364498
  - c) E-mail registrar@thapar.edu
10. The Environmental Engineer (Computers), Punjab Pollution Control Board, Head Office, Patiala for uploading this document on the web site of the State Level Environment Impact Assessment Authority.

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**Member Secretary (SEIAA)**