

Report of the Committee constituted in compliance to the order dated 17.08.2023 in OA No.493 of 2023 in the matter of Purab Premium Apartment Allottees Association Vs. Greater Mohali Area Development Authority & Ors-: Regarding non-compliance of conditions of Environmental Clearance granted to the housing project "Purab Premium Apartment" located at Sector-88, Mohali.

1. That the above mentioned case is pending for adjudication before this Hon'ble Tribunal and is listed for hearing on 23.01.2024.
2. That the Hon'ble National Green Tribunal in hearing held on 17.08.2023 passed orders wherein, it was directed as under:

"5. We deem it just and proper to call a report on the matter in issue in present Original Application, from a Joint Committee consisting of:-

- i. One representative from State Environment Impact Assessment Authority (SEIAA), State of Punjab.**
- ii. One representative from Collector, Mohali.**
- iii. One representative from Punjab State Pollution Control Board.**

6. The Committee is directed to visit the place and submit the factual and action taken report within four weeks. The State PCB will be the nodal agency for coordination and compliance.

7. Applicant is directed to supply the copy of the application and relevant documents to the Committee and Respondent(s) within a week and after compliance of service, the applicant has to submit an affidavit that the notice and copy of the application have been served upon the Committee and respondent(s)."

3. That Hon'ble National Green Tribunal in hearing held on 08.11.2023 passed orders wherein, it was directed as under"

- "1. In terms of the previous order, the report on behalf of the joint Committee was to be filed but the same has not been filed till now.**
- 2. A letter has been circulated on behalf of the Punjab Pollution Control Board (PPCB) stating that the report is under preparation and the same will be filed within one month.**
- 3. In view of the letter so circulated, the case is adjourned.**
- 4. Let the report be filed within one month.**
- 5. List on 23.01.2024."**

A. Background of the project

1. M/s Greater Mohali Area Development Authority (GMADA) was granted Environmental Clearance under EIA notification, 2006, vide SEIAA/M.S./2013/889 dated 14.02.2013 for developing Type-I, Type-II, Type-III Multi-storey flats namely "Purab Premium Apartments" at Sector-88, Mohali in a total plot area of 117.18 acres & built up area of 10,00,000

sqm. As per Environmental Clearance, 1080 flats of Type-I, 2520 flats of Type-II and 2760 flats of Type-III will be constructed and total population will be 31800persons. The total water requirement of the project will be 4770 KLD, out of which 3458KLD will be met from Ground water and remaining will be met from recycling of treated wastewater. About 3816 KLD wastewater will be generated which will be treated in STP of 7 MLD capacity to be installed in Sector-88, Mohali and 3740 KLD of treated wastewater will be available at the outlet of STP. The disposal arrangement for treated wastewater during different seasons is asunder:

	For flushing purpose (KLD)	Onto green area (KLD)	Into Sewer (KLD)
Summer	1272	1720	748
Winter	1272	563	1905
Monsoon	1272	156	2312

About 9 DG sets of 1500 KVA and 2 DG sets of 500 KVA are proposed. 9 Rain water harvesting structures are proposed. The total quantity of solid waste @ 11448 kg/day will be segregated at source and sent to MSW management facility at Samgauli, Derabassi. A copy of the Environmental Clearance granted to the project is enclosed as **Annexure-A**.

2. That the project site was earlier visited by the Board on 31.08.2022 and observed violations of the provisions of the Water Act, 1974 and Air Act, 1981 & EIA Notification, 2006, accordingly, the Chief Administrator, GMADA, PUDA Bhawan, SAS Nagar was issued show cause notice with an opportunity of personal hearing before the Chairman of the Board on 03.10.2022 vide letter no. 5743-44 dated 21.09.2022 and the said personal hearing was postponed due to administrative reasons and was fixed on 12.10.2022 and same was conveyed to the authority vide Board's letter no. 6090-91dated 07.10.2022. The said personal hearing was again postponed to 18.10.2022 due to administrative reasons. During opportunity of personal hearing given before Worthy Chairman, it was decided as under:
 - a. The project proponent shall install and commission an STP of adequate capacity for the total generation of sewage / domestic effluent for the treatment and scientific disposal of the treated effluent for the premises of the said project as proposed at the time of obtaining the environmental clearance, immediately.
 - b. The GMADA shall apply for consent to operate as required under the Water (Prevention & Control of Pollution) Act, 1974 and the Air (Prevention & Control of Pollution) Act, 1981 within 7-days.
 - c. The GMADA shall comply with the Solid Waste Management Rules, 2016 for management and disposal of its solid waste.
 - d. Directions u/s 33-A of the Water (Prevention & Control of Pollution) Act, 1974 be issued to stop the further construction activities in the said

project.

- e. A demi official may be written to the Chief Administrator, GMADA, SAS Nagar to request the authority to take immediate remedial measures.
- f. The Environmental Engineer, Regional Office, SAS Nagar shall visit the site after 7-day to verify construction status of STP and process the consent application to be applied by the GMADA on merits.

The proceedings of the said hearing were conveyed to GMADA vide Board's letter no. 7136-37 dated 21.11.2022 for compliance and the copy of the same is attached as **Annexure-B**.

Further, in compliance of the above decisions, following directions u/s 33-A of the Water (Prevention & Control of Pollution) Act, 1974 were issued to the GMADA vide Boards letter no. 7151 dated 21.11.2022:

"The GMADA authorities shall immediately stop the further construction activity in the said project."

The copy of the same is enclosed as **Annexure-C**.

B. Observations of the Joint Committee constituted by Hon'ble NGT vide order dated 17.08.2023

The Joint Committee visited the present site on 01.11.2023 and contacted Sh. Rakesh Kumar, SDO, GMADA and Sh. Parwinder Singh, Complainant, Sh. Kuldeep Singh, D-5/201, Sh. S. K. Loona, B-5/801 and other residents of residential colony.

1. In the project, construction work of 1620 flats, 1 community centre, 02 sports complex, 1 football ground, 1 badminton court and 52 SCFs has been completed. As informed by the representative around 850 flats have been given occupancy and around 700 families are residing in the project.
2. 02 no. bore-wells have been provided for abstraction of ground water out of which only one is used and water meter has been provided on the same and the reading was noted to be 101700 m³ during the visit. However, no record regarding daily consumption of fresh water is being maintained. Further, the project is also getting fresh water supply through GMADA supply but no record is being maintained. The Project Proponent is supplying fresh water after disinfecting it using chlorine within the project.
3. The project proponent has not installed captive Sewerage Treatment Plant (STP) as required and is discharging the entire untreated domestic sewage into sewer leading to STP, Mohali, in violation of the conditions of Environmental Clearance granted to it.
4. The treated water is also not being re-circulated back for use in flushing and plantation / horticulture purpose within the project. The project

proponent is using fresh water for the same in violation of the conditions of the Environmental Clearance.

5. The project proponent has provided 4 no. rain water harvesting pits, but no record regarding annual maintenance of the same could be produced during the visit. Further, the surface run-off from the project is also being discharged into the RWH pits.
6. The basement of the project was visited and it was observed that C&D waste and mixed solid waste was lying in the basement. Further, no provision has been made for segregation of the same and no arrangement has been made for in-site management of the biodegradable solid waste. The Project Proponent is not complying with the provisions of the Solid Waste Management Rules, 2016 being a bulk waste generator.
7. The project proponent has installed 8 DG sets of capacities 500KVA x 2, 750 KVA x 2 and 250 KVA x 4, with canopies and with inadequate stack heights.
8. That the project proponent has failed to obtain consent to establish (NOC) / consent to operate as required under the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981, till date.
9. The Project Proponent has not done color coding of drinking water supply line and fresh water supply line for horticulture and flushing in compliance of conditions of Environmental Clearance.
10. The Project Proponent is not utilizing solar energy for illumination of common areas, lightening for gardens & street lightning in compliance of condition of Environmental Clearance.
11. The Project Proponent could not show any record regarding constitution of Environment Management Cell in compliance of condition of Environmental Clearance.
12. The Project Proponent is not submitting six monthly compliance report on status of compliance of Environmental Clearance conditions of MoEF&CC, CPCB & SPCB/SEIAA.
13. The Project Proponent could not show any record regarding expenses made on Environment Management Plan & CSR activities, as mentioned in the Environmental Clearance.
14. The Environmental Clearance of the project has expired on 13.02.2020 and the Project Proponent has failed to apply for amendment in Environmental Clearance/Fresh Environmental Clearance till date.

C. Action taken by State Environment Impact Assessment Authority (SEIAA)

GMADA was issued show cause notice for the violation of the conditions of the Environmental Clearance granted for developing Type-I & Type-II, Type-III multi storey flats at Sector-88, Mohali with an opportunity of personal hearing before Chairman, SEIAA on 28.11.2023, however, it was requested to give another date of hearing. The project proponent was again given personal hearing on 21.12.2023 vide no. SEIAA/M.S./2023/2089 dated 04.12.2023. The hearing was later postponed to 26.12.2023. The copy of the same is enclosed as **Annexure-D**. However, GMADA failed to submit satisfactory reply to the observations mentioned in the notice.

Accordingly, notice to issue directions u/s 5 of the Environment (Protection) Act, 1986 has been issued to GMADA, with another opportunity to submit reply in writing within 15 days.

It is, therefore, prayed that the above report may please be taken on record.


(Er. Ravdeep Singh)
AEE, PPCB, RO, Mohali


(Er. G.D. Garg)
EE, PPCB, RO, Mohali.


(Er. Rantej Sharma)
EE, SEIAA, Punjab.


(Ms. Chandrajyoti Singh, IAS)
SDM, Mohali


Smt. Aashika Jain, IAS
Deputy Commissioner, SAS Nagar

Photographs taken during the visit:



Joint Committee listening to the grievances of the complainants



Rain water harvesting pits



Mixed solid waste lying in the basement



DG sets without adequate stack heights

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GMADA - Type-I, II & III, Sector-88, Mohali

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:- 0175-2216636

No. SEIAA/M.S./2013/

Dated

Registered

To

The Divisional Engineer (PH-1),
Greater Mohali Area Development Authority (GMADA),
Room No. 535, PUDA Bhawan, Sector-62,
SAS Nagar (Mohali)-160062.

Subject: Environmental Clearance under EIA Notification dated 14.09.2006 for developing Type-I, Type-II & Type-III Multistorey Flats namely "Purab Premium Apartments" at Sector 88, Mohali by the Greater Mohali Area Development Authority (GMADA).

This has reference to your application for obtaining Environmental Clearance under EIA Notification dated 14.09.2006 for developing Type-I, Type-II & Type-III Multistorey Flats namely "Purab Premium Apartments" at Sector 88, Mohali 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, rapid EIA study report and the additional clarifications furnished in response to the observations of the SEAC.

It is inter-alia noted that the proposal involves developing Type-I, Type-II & Type-III Multistorey Flats namely "Purab Premium Apartments" at Sector 88, Mohali. The total plot area is 117.118 acres (473959.681 sqm), in which 1080 flats consists of Type I (1BHK), 2520 flats of Type II (2 BHK) and 2760 flats of Type III (3 BHK) will be constructed having built up area of 10,00,000 sq. m. The maximum height of the building block will not be more than 50 m and the widths of the approach roads are 150 feet and 200 feet against the required width of 80 feet as per Office Memorandum dated 07.02.2012 of the Ministry of Environment & Forests. The new fire station has been proposed in Sector 79, which will be at a distance of 1.5 Km away from this pocket i.e Sector 88. The distance of the

project site from the nearest airport is 9.8 km. The total estimated cost of the project will be 2500 crores. The estimated population, which will reside in the flats, will be about 31800 persons. The total water requirement for the project will be 4770 KLD of total water consumption, out of which 3498 KLD will be met from groundwater and remaining will be met from re-cycling of treated wastewater. The GMADA has submitted the letter issued by the DC, SAS Nagar vide no. 175443 dated 29.12.2011 mentioning that the site of the project does not fall in the notified zone, as such, there is no need to obtain permission for installation of tubewells at the project site. About 3816 KLD of wastewater will be generated, which will be treated in the STP and at the outlet of STP, there will be available 3740 KLD of treated wastewater. Out of the said quantity of treated wastewater, 1272 KLD will be used for flushing purpose, 748 KLD will be discharged into sewer and 1720 KLD will be used for irrigation of landscaped area within the project, green belt and play grounds in summer season. In winter season, 1272 KLD will be used for flushing purpose, 1905 KLD will be discharged into sewer and 563 KLD will be used for irrigation of landscaped area within the project, green belt and play grounds. In monsoon season, 1272 KLD will be used for flushing purpose, 2312 KLD will be discharged into sewer and 156 KLD will be used for irrigation of landscaped area within the project, green belt and play grounds. A guard pond of 1 day holding capacity will be provided for treated and untreated wastewater. The total power requirement will be 63.60 MW by considering power load requirement @ 10 KW per flat which will be sourced from PSPCL. 9 DG sets of 1500 KVA capacity shall be provided to run emergency services such as lifts and 2 DG sets of 500 KVA shall be there during construction phase for temporary power requirement. The DG sets will be provided with acoustic enclosures and will conform to the emissions and noise standards laid down by MoEF/CPCB. The total 45.927 acres of the total plot area will be for organized green area development. There will be 9 no. of rainwater harvesting pits to recharge shallow aquifer. The total quantity of municipal solid waste generation will be 11448 kg/day, which will be segregated at source and will be sent to the common Municipal Solid Waste Management facility to be developed at village Samgauli, Tehsil Dera Bassi. The recyclable inorganic waste shall be sold out to local resellers. Used oil from the DG sets, which is hazardous in nature, shall be given to the authorized recyclers and authorization under the Hazardous Wastes (Management, Handling &

Transboundary Movement) Rules, 2008 shall be obtained. For primary collection of solid waste generated, garbage chute will be provided, one for each tower as primary collection system. In addition to this, two secondary collection-cum-segregation areas with storage capacity of 6 Ton will be provided, where segregation of waste will be done. The parking area will be 1 ECS for 1 BHK and 2 ECS for 2 & 3 BHK. The parking will be provided in open as well as in 2 level basements. There is a provision to provide parking for 14,000 ECS against actual requirement of 11,640 ECS. Capital & recurring cost for the EMP during construction phase will be to the tune of Rs.85 Lacs and Rs. 21 lacs, respectively and during operation phase, same cost will be Rs.56.85 Crores and Rs.132 Lacs, respectively. GMADA being a Government organization undertakes various activities such as development of Govt. School, hospital, community centre adjoining project in sector 88/89 under the Corporate Social Responsibility. The surface run-off of the entire project area will be collected with the help of peripheral drain and the same will be discharged into Chila drain.

The case was considered by the SEAC in its 54th meeting held on 30.12.2011, wherein, it was decided to finalize "**Terms of Reference**" and the same were conveyed to the project proponent for preparation of draft Rapid EIA report. Thereafter, the project proponent submitted draft rapid EIA report for appraisal of the project proposal. The case was then considered by the SEAC in its 58th meeting held on 30.04.2012, wherein, the SEAC noticed certain observations which were conveyed to the project proponent for making compliance of the same. Thereafter, the project proponent submitted the reply of the observations of the SEAC. Accordingly, the case was again considered by the SEAC in its 66th meeting held on 11.01.2013 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 for the construction of 1080 flats consists of Type I (1BHK), 2520 flats of Type II (2 BHK) and 2760 flats of Type III (3 BHK) having built up area of 10,00,000 sq. m. in Sector 88, Mohali, Punjab subject to certain conditions in addition to the proposed measures.

The case was considered by the SEIAA in its 44th meeting held on 04.02.2013, wherein, the SEIAA noted that the case stands recommended by SEAC and the Committee awarded '**Silver Grading**' to the project proposal. The

SEIAA looked into the details of the case and was satisfied with the same. Therefore, the Authority decided to grant environmental clearance under EIA Notification dated 14.9.2006 for construction of 1080 flats consists of Type I (1BHK), 2520 flats of Type II (2 BHK) and 2760 flats of Type III (3 BHK), in an area of 117.118 acres, having built up area of 10,00,000 sqm, in Sector 88, Mohali, in the name 'Purab Premium Apartments' subject to below mentioned conditions in addition to the proposed measures:

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 ground water.
- 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, 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 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. The project proponent shall discharge not more than 2312 KLD of treated wastewater into public sewer.
- 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.

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.
- 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.
- 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) 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.

- xiii) 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_{2.5}, PM₁₀, SO₂, NO_x, 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.
- xiv) The project proponent shall adhere to the commitments made in the Environment Management Plan and Corporate Social Responsibility. GMADA being a government organization shall undertake various activities such as development of Govt. School, hospital, community centre adjoining project in sector 88/89 under the Corporate Social Responsibility.
- xv) 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.
- xvi) 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.

ਪੰਜਾਬ ਪ੍ਰਦੂਸ਼ਣ ਰੋਕਥਾਮ ਬੋਰਡ
ਜੈਨਲ ਦਫਤਰ-1, ਪਟਿਆਲਾ
ਡਾਇਰੀ ਨੰ: 1.1.6
ਮਿਤੀ 1.1.3.13

Member Secretary (SEIAA)

REGISTERED

Endst. No. 890-98

Dated 14.2.15

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, SAS Nagar.
5. The Chairman, Punjab Pollution Control Board, Vatavaran Bhawan, Nabha Road, Patiala.
6. 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:
Divisional Engineer(Phase 1), GMADA, SAS Nagar.
7. The Chief Town Planner, Department of Town & Country Planning, 6th Floor, PUDA Bhawan, Phase-8, Mohali



ਫੋਨ (ਦਫਤਰ) 0175-2301182

ਨੰਬਰ _____

To

ਪੰਜਾਬ ਪ੍ਰਦੂਸ਼ਣ ਰੋਕਥਾਮ ਬੋਰਡ

ਜੇਠਾ ਦਫਤਰ-1, ਵਾਤਾਵਰਣ ਭਵਨ, ਨਾਭਾ ਰੋਡ, ਪਟਿਆਲਾ

ਫੋਨ 0175-2307717

ਮਿਤੀ _____

The Chief Administrator,
Greater Mohali Area Development Authority (GMADA),
Project: Purab Premium Apartments at Sector-88
PUDA Bhawan, SAS Nagar.

Subject: Proceeding of the personal hearing given on 18/10/2022 by the Chairman of the Board to the Chief Administrator, Greater Mohali Area Development Authority (GMADA), PUDA Bhawan, SAS Nagar u/s 33-A of the Water Act, 1974 in case of developing Type-I, II and III Multistory flats namely Purab Premium Apartments at Sector-88, Mohali

The following were present:

From the Board:

1. Sh. Krunesh Garg, Member Secretary
2. Sh. Amit Kumar, Environmental Engineer

From the GMADA:

1. Sh. Rajinder Pal Singh, SDO

The officers of the Board brought out that the GMADA was earlier granted environmental clearance as required under EIA notification, 2006 vide SEIAA, Punjab letter no. 889-898 dated 14/2/2013 for developing Type-I, Type-II, Type-III Multistory flats namely "Purab Premium Apartments" at Sector-88, Mohali in a total plot area of 117.18 acres and built up area of 10,00,000 Sqm. As per EC, 1080 flats of Type-I, 2520 flats of Type-II and 2760 flats of Type-III will be constructed and total population will be 31800 persons. The total water requirement of the project will be 4770 KLD. Total 3816 KLD wastewater will be generated which will be treated in STP and 3740 KLD of treated waste water after STP will be used for flushing @ 1272 KLD, 1720 KLD into plantation and 748 KLD into sewer (during summer season). 9 DG sets of 1500 KVA and 2 DG sets of 500 KVA are proposed. 9 Rain water harvesting structures are proposed. The total quantity of solid waste @ 11448 kg/day will be segregated at source and sent to MSW management facility at Samgauli, Dera Bassi. The project site was visited by officer of the Board on 31/8/2022 and contacted Sh. Kuldeep, Project Manager, M/s Deepak Builders (to whom work was given by GMADA for completion of services work). During visit, it was observed as under:

- 1) In the project, construction work of 1620 flats, one community centre, two sports complex, one football ground, one badminton court, 50 SCFs was completed. The 1600 flats were constructed in total 27 towers in 4 blocks A, B, C & D. The towers have B+G+14 floors configuration and occupancy was given to around 750 flats and around 650 families are presently living.
- 2) The GMADA was provided 2 borewell for abstraction of groundwater but no water meter was provided over it.
- 3) Untreated effluent is discharged into GMADA sewer leading to GMADA STP, Sector-83, Mohali (same is under upgradation) in violation of the conditions imposed in the environmental clearance. The treated water is also not recirculated back to the project for use in flushing and plantation purpose.
- 4) No arrangement for in-situ management of bio-degradable solid waste was provided.
- 5) GMADA was not obtained consent to establish (NOC)/ consent to operate as required under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981.

The authority is not complying with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as well as operating its plant without obtaining valid consent to operate from the Board, willfully causing water pollution in the vicinity, thus, violating the provisions of the Water (Prevention & Control of Pollution) Act, 1974 intentionally and deliberately. As such, the authority does not comply with the provisions under the Water (Prevention & Control of Pollution) Act, 1974. Therefore, the GMADA was served notice u/s 33-A of the Water (Prevention & Control of Pollution) Act, 1974 vide Board's letter no. 5743-45 dated 27/9/2022 alongwith an opportunity of personal hearing before the Chairman of the Board on 3/10/2022, with the following proposed directions:

- 1) Environmental compensation shall impose as the GMADA authority damaged the environment.
- 2) The project proponent (developed by GMADA) shall stop the construction activities at the site with immediate effect and stop forthwith discharging any effluent/ wastewater into sewer/ inland surface water/ onto land or through any other mode.
- 3) The project proponent (developed by GMADA) shall not allow any new occupancy and shall not allow any new possession in the premises of the project, with immediate effect.
- 4) The Revenue Authorities shall not to register any sale deed related to any plot/ flat/ house/ shop/ any other component of this project with immediate effect.
- 5) The PSPCL authorities shall not release any electric connection for this project or any of its components, with immediate effect.

The above said personal hearing was postponed due to administrative reasons and was fixed on 12/10/2022 and same was informed to the authority vide Board's letter no. 6090-91 dated 7/10/2022. The said personal hearing was again postponed to 18/10/2022 due to administrative reasons.

The representatives of the GMADA attended the hearing and informed that approx. 600 families are residing at the project site. Further he submitted his reply in writing in which it has been mentioned that the wastewater generated from the project is very less as compared to the wastewater quantities mentioned in the environmental clearance letter i.e. 3816 KLD. The wastewater generated from the project is being treated in GMADA STP of capacity 45 MLD in Sector-83, Mohali. The pipeline networks for tertiary treated water have already been laid in the Purab Premium Apartments. The environmental clearance of the project was granted in the year 2013 and there was no condition of in-situ management of bio-degradable solid waste. The solid waste generated from the project is being segregated and dumped at the MC Mohali dumping ground. The GMADA shall apply for consent to operate for the said project within 15-days.

After hearing the officers of the Board and the representative of the GMADA, the Chairman of the Board decided as under:

- 1) The project proponent shall install and commission an STP of adequate capacity for the total generation of sewage/ domestic effluent for the treatment and scientific disposal of the treated effluent from the premises of the said project as proposed at the time of obtaining the environmental clearance, immediately.
- 2) The GMADA shall apply for consent to operate as required under the Water (Prevention & Control of Pollution) Act, 1974 and the Air (Prevention & Control of Pollution) Act, 1981 within 7-days.
- 3) The GMADA shall comply with the Solid Waste Management Rules, 2016 for management and disposal of its solid waste.
- 4) Directions u/s 33-A of the Water (Prevention & Control of Pollution) Act, 1974 be issued to stop the further construction activities in the said project.
- 5) A demi official may be written to the Chief Administrator, GMADA, SAS Nagar to request the authority to take immediate remedial measures.

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- 6) The Environmental Engineer, Regional Office, SAS Nagar shall visit the site after 7-day to verify construction status of STP and process the consent application to be applied by the GMADA on merits

You are therefore requested to comply with the aforesaid decisions of the personal hearing.

-sd-
Environmental Engineer
for & on behalf of the
Punjab Pollution Control Board

Endst. no. 7137.....

Dated 21.11.2022.....

A copy of the above is forwarded to the Environmental Engineer, Punjab Pollution Control Board, Regional Office, SAS Nagar. It is requested to verify the compliance made by the GMADA and shall submit further report and recommendations.

Singh
Environmental Engineer
for & on behalf of the
Punjab Pollution Control Board



ਫੋਨ (ਦਫਤਰ) 0175-2301182

ਪੰਜਾਬ ਪ੍ਰਦੂਸ਼ਣ ਰੋਕਥਾਮ ਬੋਰਡ

ਜੇਨਲ ਦਫਤਰ-1, ਵਾਤਾਵਰਣ ਭਵਨ, ਨਾਭਾ ਰੋਡ, ਪਟਿਆਲਾ

ਫੈਕਸ 0175 - 2307717

ਨੰਬਰ

7151

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2.11.22

REGISTERED

To

The Chief Administrator,
Greater Mohali Area Development Authority (GMADA),
Project: Purab Premium Apartments at Sector-88
PUDA Bhawan, SAS Nagar

Subject: Directions u/s 33-A of the Water (Prevention & Control of Pollution) Act, 1974 in case of developing Type-I, II and III Multistory flats namely Purab Premium Apartments at Sector-88, Mohali

Whereas, it is obligatory on the part of the authority to obtain the consent to establish (NOC) of the Board as required u/s 25 of the Water (Prevention & Control of Pollution) Act, 1974 and u/s 21 of the Air (Prevention & Control of Pollution) Act, 1981, for establishment of the project.

And whereas, it is mandatory on the part of the authority to obtain the consent of the Board to operate an outlet/ plant as required u/s 25 of the Water (Prevention & Control of Pollution) Act, 1974, for discharge of effluents arising from its premises.

And whereas, it is also mandatory on the part of the authority to provide adequate and appropriate effluent treatment facilities, so as to contain the various pollutants within the standards laid down by the Board, in the effluent discharged by the plant or from the project site.

And whereas, the GMADA was earlier granted environmental clearance as required under EIA notification, 2006 vide SEIAA, Punjab letter no. 889-898 dated 14/2/2013 for developing Type-I, Type-II, Type-III Multistory flats namely "Purab Premium Apartments" at Sector-88, Mohali in a total plot area of 117.18 acres and built up area of 10,00,000 Sqm. As per EC, 1080 flats of Type-I, 2520 flats of Type-II and 2760 flats of Type-III will be constructed and total population will be 31800 persons. The total water requirement of the project will be 4770 KLD. Total 3816 KLD wastewater will be generated which will be treated in STP and 3740 KLD of treated waste water after STP will be used for flushing @ 1272 KLD, 1720 KLD into plantation and 748 KLD into sewer (during summer season). 9 DG sets of 1500 KVA and 2 DG sets of 500 KVA are proposed. 9 Rain water harvesting structures are proposed. The total quantity of solid waste @ 11448 kg/day will be segregated at source and sent to MSW management facility at Samgauli, Dera Bassi. The project site was visited by officer of the Board on 31/8/2022 and informed that M/s Deepak Builders (to whom work was given by GMADA for completion of services work). During visit, it was observed as under:

- 1) In the project, construction work of 1620 flats, one community centre, two sports complex, one football ground, one badminton court, 50 SCFs was completed. The 1600 flats were constructed in total 27 towers in 4 blocks A, B, C & D. The towers have B+G+14 floors configuration and occupancy was given to around 750 flats and around 650 families are presently living.
- 2) The GMADA was provided 2 borewell for abstraction of groundwater but no water meter was provided over it.
- 3) Untreated effluent is discharged into GMADA sewer leading to GMADA STP, Sector-83, Mohali (same is under upgradation) in violation of the conditions imposed in the environmental clearance. The treated water is also not recirculated back to the project for use in flushing and plantation purpose.
- 4) No arrangement for in-situ management of bio-degradable solid waste was provided.
- 5) GMADA was not obtained consent to establish (NOC)/ consent to operate as required under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981.

And whereas, the authority is not complying with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as well as operating its plant without obtaining valid consent to operate from the Board, willfully causing water pollution in the vicinity, thus, violating the provisions of the Water (Prevention & Control of Pollution) Act, 1974 intentionally and deliberately. As such, the authority does not comply with the provisions under the Water (Prevention & Control of Pollution) Act, 1974. Therefore, the GMADA was served notice u/s 33-A of the Water (Prevention & Control of Pollution) Act, 1974 vide Board's letter no. 5743-45 dated 27/9/2022 alongwith an opportunity of personal hearing before the Chairman of the Board on 3/10/2022, with the following proposed directions:

- 1) Environmental compensation shall impose as the GMADA authority damaged the environment.

- 223
- 2) The project proponent (developed by GMADA) shall stop the construction activities at the site with immediate effect and stop with discharging any effluent/ wastewater into sewer/ inland surface water/ onto land or through any other mode.
 - 3) The project proponent (developed by GMADA) shall not allow any new occupancy and shall not allow any new possession in the premises of the project, with immediate effect.
 - 4) The Revenue Authorities shall not to register any sale deed related to any plot/ flat/ house/ shop/ any other component of this project with immediate effect.
 - 5) The PSPCL authorities shall not release any electric connection for this project or any of its components, with immediate effect.

And whereas, the above said personal hearing was postponed due to administrative reasons and was fixed on 12/10/2022 and same was informed to the authority vide Board's letter no. 6090-91 dated 7/10/2022. The said personal hearing was again postponed to 18/10/2022 due to administrative reasons. The representatives of the GMADA attended the hearing and informed that approx. 600 families are residing at the project site. Further he submitted his reply in writing in which it has been mentioned that the wastewater generated from the project is very less as compared to the wastewater quantities mentioned in the environmental clearance letter i.e. 3816 KLD. The wastewater generated from the project is being treated in GMADA STP of capacity 45 MLD in Sector-83, Mohali. The pipeline networks for tertiary treated water have already been laid in the Purab Premium Apartments. the environmental clearance of the project was granted in the year 2013 and there was no condition of in-situ management of bio-degradable solid waste. The solid waste generated from the project is being segregated and dumped at the MC Mohali dumping ground. The GMADA shall apply for consent to operate for the said project within 15-days. After hearing, the Chairman of the Board decided as under:

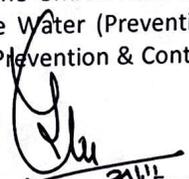
1. The project proponent shall install and commission an STP of adequate capacity for the total generation of sewage/ domestic effluent for the treatment and scientific disposal of the treated effluent from the premises of the said project as proposed at the time of obtaining the environmental clearance, immediately.
2. The GMADA shall apply for consent to operate as required under the Water (Prevention & Control of Pollution) Act, 1974 and the Air (Prevention & Control of Pollution) Act, 1981 within 7-days.
3. The GMADA shall comply with the Solid Waste Management Rules, 2016 for management and disposal of its solid waste.
4. Directions u/s 33-A of the Water (Prevention & Control of Pollution) Act, 1974 be issued to stop the further construction activities in the said project.
5. A demi official may be written to the Chief Administrator, GMADA, SAS Nagar to request the authority to take immediate remedial measures.
6. The Environmental Engineer, Regional Office, SAS Nagar shall visit the site after 7-day to verify construction status of STP and process the consent application to be applied by the GMADA on merits.

And whereas, the proceedings of hearing were conveyed to the GAMDA authorities vide Board's letter no. 7136-37 dated 21/11/2022 for compliance.

Thereafter, in exercise of the powers conferred u/s 33-A of the Water (Prevention & Control of Pollution) Act, 1974, the Board has issued the following directions:

"The GMADA authorities shall immediately stop the further construction activity in the said project. "

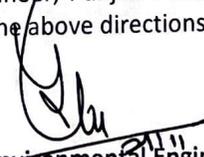
In case of failure to comply with the above said directions, the GMADA and or any other person(s) responsible to comply with the above directions under the Water (Prevention & Control of Pollution) Act, 1974 shall be liable for action u/s 41 of the Water (Prevention & Control of Pollution) Act, 1974.


 Sr. Environmental Engineer
 for and on behalf of the
 Punjab Pollution Control Board

Dated 21.11.22

Endst. no. 7152

A copy of the above is forwarded to the Environmental Engineer, Punjab Pollution Control Board, Regional Office, SAS Nagar for information and compliance of the above directions.


 Sr. Environmental Engineer
 for and on behalf of the
 Punjab Pollution Control Board

 <p>सत्यमेव जयते</p>	<p>STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY PUNJAB Ministry of Environment, Forest & Climate Change, Government of India O/o Directorate of Environment & Climate Change MGSIPA Complex, Sector 26, Chandigarh-160019 seiaapb2017@gmail.com</p>
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No. SEIAA/MS/2023/2089

Registered/E-Mail

Date: 04/12/23

To

The Chief Engineer,
 Greater Mohali Area Development Authority (GMADA),
 (Project name- Purab Premium Apartments, Sector-88, Mohali),
 PUDA Bhawan, Sector -62,
 SAS Nagar-160062.

Subject: Show Cause Notice for the violations of the conditions of Environmental Clearance granted under EIA notification, 14.09.2006- Purab Premium Apartments, Sector-88, Mohali.

Reference: This office letter no. 1905 dated 07.11.2023 and letter no. 1989 dated 22.11.2023.

Please refer above referred letters in the subject cited matter vide which an opportunity of appearing in person or through an senior representative on 28.11.2023 before Chairman, State Environment Impact Assessment Authority, Punjab was afforded to you .

During the hearing, Er. Varun Garg, Executive Engineer, GMADA came to attend the hearing and informed that they have not received the copy of show cause notice for the violations of the conditions of the EC granted under EIA, notification, 2006 to Purab Premium Apartments issued by SEIAA vide letter no. 1905 dated 07.11.2023 and have only received notice intimating the change of date of hearing from 24.11.2023 to 28.11.2023.

SEIAA took a serious view about the casual approach of GMADA in this serious matter which is also reflected by the fact that no senior official from GMADA has come to attend the personal hearing before the Authority. A copy of the show cause notice issued by SEIAA vide letter no. 1905 dated 07.11.2023 was handed over to Executive Engineer, GMADA during the course of hearing. Executive Engineer, GMADA informed that they will submit reply of the notice within 03 days and requested for another date of hearing. After detailed deliberation, SEIAA decided as under:

- i) GMADA shall submit reply to the show cause notice issued by SEIAA vide letter no. 1905 dated 07.11.2023 within 03 days positively.
- ii) Chief Engineer, GMADA shall appear for personal hearing before the Authority on 21.12.2023, failing which further opportunity for personal hearing will not be granted and the matter will be decided as per record and as per applicable rules and regulations. The casual approach of GMADA shall also be brought to the knowledge of Secretary, Housing and Urban Development.

As such, you are hereby given one last opportunity of show cause in writing within 3 days from the issuance of this notice as to why the proposed action should not be taken against you under the Environment (Protection) Act, 1986 in accordance with the SOPs prescribed by the MOEF&CC in its OM dated 07.07.2021. The date of commencement of construction under the Project and year-wise expenditure incurred thereon should also be submitted in the reply to this notice.

You are also hereby provided one last opportunity to appear in person before the **Chairman, State Environment Impact Assessment Authority, Conference Hall no. 2, First Floor, MGSIPA Complex, Sector-26, Chandigarh on 21.12.2023 at 11:30 AM**, failing which it will be presumed that you have nothing to say in the matter and the proposed action shall be taken without affording any further opportunity/notice.

Endst No. 2090


Environmental Engineer
For Member Secretary
Dated: 04/12/23

A copy of the above is forwarded to the Secretary, Department of Housing & Urban Development, Punjab Civil Secretariat-2, Sector-9, Chandigarh in compliance of decision taken during the meeting of SEIAA, for information and necessary action, please.


Environmental Engineer
For Member Secretary


STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY PUNJAB

Ministry of Environment, Forest & Climate Change, Government of India

O/o Directorate of Environment & Climate Change

MGSIPA Complex, Sector 26,

Chandigarh-160019

seiaapb2017@gmail.com

No. SEIAA/MS/2023/MS1

Registered/E-Mail

Date: _____

To

The Chief Engineer,
 Greater Mohali Area Development Authority (GMADA),
 (Project name- Purab Premium Apartments, Sector-88, Mohali),
 PUDA Bhawan, Sector -62,
 SAS Nagar-160062.

Subject: Show Cause Notice for the violations of the conditions of Environmental Clearance granted under EIA notification, 14.09.2006- Purab Premium Apartments, Sector-88, Mohali.

Reference: This office letter no. 2123 dated 12.12.2023.

Please refer above referred letter in the subject cited matter wherein an opportunity of personal hearing was given to the Authority before Chairman, State Environment Impact Assessment Authority, MGSIPA Complex, Sector-26, Chandigarh on 20.12.2023 at Conference Hall no. 2, First Floor, MGSIPA Complex, Sector-26, Chandigarh. However, due to administrative reasons the date & venue of the hearing has now been changed to Conference Hall, 2nd Floor, PBTI Complex, Knowledge city, near NABI, Sector-81, SAS Nagar on 26.12.2023 at 11:30 am.

As such, you are hereby provided an opportunity to appear in person before the Chairman, State Environment Impact Assessment Authority on 26.12.2023 at 11:30 am at Conference Hall, 2nd Floor, PBTI Complex, Knowledge city, near NABI, Sector-81, SAS Nagar, failing which it will be presumed that you have nothing to say in the matter and the proposed action shall be taken without affording any further opportunity/notice.

okf 
 Environmental Engineer