**STATE ENVIRONMENT IMPACT ASSESSMENT AUTHORITY HARYANA**
**Bay No. 55-58, Prayatan Bhawan, Sector-2, Panchkula.**
**Tel: 0172-2565232, 4043956**
**E-mail Id:** seiaa-21.env@hry.gov.in

No. SEIAA(128)/HR/2021/660 Dated: 13 /07/2021

To

**M/s Signature Global (India) Private Limited**
1304, 13th Floor,Dr.Gopal Das Bhawan,
28 Barakhamba Road. New Delhi.110001
Email-vinay.kaul@signureglobal.in

**Subject:** **EC for expansion of affordable group housing colony project located at village Kadarpur, Sector 63A, Gurugram, Haryana**

[1] This letter is in reference to your application dated 08.02.2021 addressed to **Member Secretary, SEIAA,** Haryana received on 08.02.2021 and subsequent letters dated 26.03.2021 seeking prior Environmental Clearance for the above project under the EIA Notification, 2006. The proposal has been appraised as per prescribed procedure in the light of provisions under the EIA Notification, 2006 on the basis of the mandatory documents enclosed with the application viz., Form-1, Form1-A. Conceptual Plan and additional clarifications furnished in response to the observations of the State Expert Appraisal Committee (SEAC) constituted by MoEF & CC, GoI vide their Notification dated 30.01.2019, in its meeting held on 19.02.2021 and 25/26/27.03.2021 awarded "Gold" rating / grading to the project.

[2] It is inter-alia, noted that the project involves the **expansion of affordable group housing colony project located at village Kadarpur, Sector 63A, Gurugram, Haryana** . The details of the project as given below:

| **Name of the Project: Expansion of Affordable Group Housing at Village- Kadarpur, Sec-63 A, District-Gurugram, Haryana by M/s Signature Global (India) Private Limited** | | | | |
|---|---|---|---|---|
| **Sr. No.** | **Particulars** | **Existing** | **Expansion** | **Total Area ($m^2$)** |
| | **Online Project Proposal Number** | SIA/HR/MIS/196647/2021 | | |
| 1. | Latitude | - | - | 28°23'41.76"N |
| 2. | Longitude | - | - | 77°05'31.27"E |
| 3. | Plot Area | 20,234.25 | 3009.845 | 23,244.095 $m^2$ |
| 4. | Net Plot Area | 19,655.55 | 3009.845 | 22,665.395 $m^2$ |
| 5. | Proposed Ground Coverage | 4089.791 | 4.129 | 4093.920 $m^2$ |
| 6. | Proposed FAR | 46,185.788 | 6993.583 | 53,179.371 $m^2$ |
| 7. | Non FAR Area | 8991.596 | 2809.033 | 11,800.629 $m^2$ |

| | | | | |
|---|---|---|---|---|
| 8. | Total Built Up area | 55,177.384 | 9,802.616 | 64,980.00 $m^2$ |
| 9. | Total Green Area with Percentage | 3931.11 | 2564.332 | 6495.5 $m^2$ (28.65% of the net plot area) |
| 10. | Rain Water Harvesting Pits | 5 | 1 | 6 nos. |
| 11. | STP Capacity | 350 KLD | 45 KLD | 395 KLD |
| 12. | Total Parking | 362 ECS | 62 ECS | 424 ECS |
| 13. | Organic Waste Converter | 2 nos. | - | 2 nos. |
| 14. | Maximum Height of the Building (m) | 59.96 m | 17.94 m | 77.90 m |
| 15. | Power Requirement | 2150 kVA | 650 kVA | 2800 kVA |
| 16. | Power Backup | 1*250 kVA & 1*500 kVA | -120 kVA | (1*250 kVA and 1*380 kVA) |
| 17. | Total Water Requirement | 336 KLD | 53 KLD | 389 KLD |
| 18. | Domestic Water Requirement | - | - | 370 KLD |
| 19. | Fresh Water Requirement | 235 KLD | 40 KLD | 275 KLD |
| 20. | Treated Water | 241 KLD | 42 KLD | 283 KLD |
| 21. | Waste Water Generated | 268 KLD | 47 KLD | 315 KLD |
| 22. | Solid Waste Generated | 1866 kg/day | 339 kg/day | 2205kg/day |
| 23. | Biodegradable Waste | 1124 kg/day | 199 kg/day | 1323 kg/day |
| 24. | Number of Towers | Residential-6 nos.<br>Community Building-1 no.<br>Anganwadi building-1 no.<br>Commercial Building-1 no. | - | Residential -6 nos.<br>Community Building-1 no.<br>Anganwadi building-1 no.<br>Commercial Building-1 no. |
| 25. | Dwelling Units/ EWS | 714 | 103 | 817 Nos. |
| 26. | Community Center | 187.445 | - | 187.445 $m^2$ |
| 27. | Stories | Tower-A (G+19)<br>Tower-B (G+19)<br>Tower-C (G+14)<br>Tower-D (G+14) | - | Tower-A (G+20)<br>Tower-B (G+22)<br>Tower-C (G+23)<br>Tower-D (G+14) |

| | | | | | |
|---|---|---|---|---|---|
| | | | Tower-E (G+14)<br>Tower-F (S/G+8)<br>Community Building (G)<br>Anganwadi (G)<br>Commercial (G+2) | | Tower-E (G+14)<br>Tower-F (S/G+10)<br>Community Building (G)<br>Anganwadi (G)<br>Commercial (G+3) |
| 28. | R+U Value of Material used (Glass) | | - | - | 2.518 (W/m$^2$deg C) |
| 29. | Total Cost of the project: | i) Land Cost | 78 Cr. | 131.32 Cr. | 209.32 Cr. |
| | | ii) Constructio n Cost | | | |
| 30. | EMP Budget **(per year)** | i) Capital Cost | - | - | 200.82 Lakh |
| | | ii) Recurring Cost | - | - | 28.45 Lakh |
| 31. | Incremental Load in respect of:<br>i) PM2.5 | | - | - | 0.324 µg/m$^3$ |
| | ii) PM10 | | - | - | 0.324 µg/m$^3$ |
| | iii) $SO_2$ | | - | - | 0.115 µg/m$^3$ |
| | iv) $NO_2$ | | - | - | 0.992 µg/m$^3$ |
| | v) CO | | - | - | 0.375 µg/m$^3$ |
| 32. | Status of Construction | | The foundation of 5 towers have been completed and construction of 1 tower has been completed up to Ground Floor | - | The foundation of 5 towers have been completed and construction of 1 tower has been completed up to Ground Floor |
| 33. | Construction Phase: | | i) Power Back-up | - | 63.5 kVA |
| | | | ii) Water Requirement & Source | - | 130 ML (Private water tanker) |
| | | | iii) STP (Modular) | - | 1 |
| | | | iv)Anti-Smoke Gun | - | 1 |

**Table 3: EMP details**

| COMPONENT | CAPITAL COST (INR LAKH) | RECURRING COST (INR LAKH/YR) |
|---|---|---|
| Sewage Treatment Plant | 40.0 | 10.0 |
| Rain Water Harvesting System | 9.0 | 2.5 |
| Solid Waste Management | 4.5 | 1.2 |
| Environmental Monitoring | NIL | 9.0 |
| Green Area Development | 1.0 | 2.0 |
| **Others (Energy saving devices, miscellaneous)** | 10.0 | 2.5 |
| **Socio Economic**<br><br>Providing laptops to students of nearby Govt. schools<br><br>Providing Water Coolers in local Govt. School<br><br>Setting up solar lighting facilities in nearby villages | **131.32 (1% of expansion cost i.e. 1.31 Cr.)**<br><br>50.0<br><br>31.32<br><br>50.0 | - |
| Fund allocated for Wild Life Conservation<br><br>➢ Plantation of tress<br>➢ Digging of Ponds<br>➢ Construction of feeding Platforms and enclosure<br>➢ Awareness Generation | <br><br>1.5<br>1.0<br>1.0 | <br><br>0.38<br>0.25<br>0.25 |
| **Total** | **200.82** | **28.45** |

**[3]** The State Expert Appraisal Committee, Haryana after due consideration of the relevant documents submitted by the project proponent and additional clarification furnished in response to its observations, have recommended the grant of environmental clearance for the project mentioned above, subject to compliance with the stipulated conditions. Accordingly, the State Environment Impact Assessment Authority in its **128th meeting held on 26.05.2021** decided to agree with the recommendations of SEAC to accord necessary environmental clearance for the project under **Category 8(a)** of EIA Notification 2006 subject to the **strict compliance with the following stipulations depicted below:-**

**Specific Conditions:-**

1. The PP shall spent Rs 5 Lakhs as capital cost and Rs.1.25 lakhs as recurring cost on various wildlife conservation activities like artificial nests on the trees, digging of ponds and construction of feeding platforms through Environment Management Plan.
2. Sewage shall be treated in the modular STP (395KLD) based on MBR Technology to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening
3. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
4. The PP shall ensure that total 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2% amount. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
5. The PP shall not carry out any construct above and below through the project and ensure that permission of the competent authority shall be obtained before carry out any construction above or below the revenue rasta. The PP shall put notice board on the revenue rasta for the passerbyes.
6. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
7. The Project Proponents would commission athird party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied forflushing(specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
8. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
9. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the

project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time

10. The PP shall submit the documents for final approval of 12% extra FAR from the concerned authority before the start of the project, to the SEIAA

11. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed 6495.5 $m^2$ (28.65% of the net plot area)shall be provided for Green Area development for whole project.

12. The Project Proponent shall obtain all necessary clearance/permission from allrelevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.

13. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.

14. The Approval of the Competent Authority shall be obtained for structural safety ofbuilding code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.

15. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.

16. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the So2 load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency

17. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.

18. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.

19. The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.

20. The PP shall carry out the quarterly awareness programs for the stakeholders of the project.

21. 1 Rain water harvesting recharge pits shall be provided in addition to 5 already existing pits for ground water recharging as per the CGWB norms.

22. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 6RWH pits.

23. The PP shall provide the Anti smog gun mounted on vehicle in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.

24. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.

25. The PP shall provide the mechanical ladder for use in case of emergency.

26. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

**B. Statutory Compliance:**

[1] The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority for ground coverage, FAR and should be in accordance with zoning plan approved by Competent Authority before commencement of work. All the construction shall be done in accordance with the local building bylaws.

[2] The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightening etc.

[3] The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.

[4] The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.

[5] The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board.

[6] The project proponent shall obtain the necessary permission for drawl of ground water /surface water required for the project from the competent authority.

[7] A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.

[8] All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.

[9] The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, the Plastics Waste (Management) Rules, 2016 and Batteries waste (Management Handling Rules2001 as amended in 2020) shall be followed.

[10] The project proponent shall follow the ECBC Act/ECBC-Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.

**I Air Quality Monitoring and Preservation**

i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.

ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.

iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during

the construction period.

iv. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board

v. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

vi. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.

vii. Wet jet shall be provided for grinding and stone cutting.

viii. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.

ix. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.

x. The diesel generator sets to be used during construction phase shall be ultra lowsulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.

xi. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Ultra low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

xii. For indoor air quality the ventilation provisions as per National Building Code of India.

## II Water Quality Monitoring and Preservation

i. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.

ii. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.

iii. Total fresh water use shall not exceed the proposed requirement as provided in the project details. The per capita supply should adhere to NBC 2016 and CGWA Notification dated 12.12.2018.

iv. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

v. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources. ensuring that there is no impact on other users.

vi. At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers. paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.

vii. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.

viii. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow

faucets tap aerators etc.) for water conservation shall be incorporated in the building plan.

ix. Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.

x. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.

xi. The local bye-law provisions on rain water harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain Water Harvesting pits shall be provided for ground water recharging as per the CGWB norms.

xii. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.

xiii. All recharge should be limited to shallow aquifer.

xiv. No ground water shall be used during construction phase of the project.

xv. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.

xvi. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

xvii. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.

xviii. No sewage or untreated effluent water would be discharged through storm water drains.

xix. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.

xx. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.

xxi. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

## III Noise Monitoring and Prevention

i. Ambient noise levels shall conform to residential area/commercial area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.

ii. Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.

iii. Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

## IV Energy Conservation Measures

i. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency as per ECBC Act, 2017 read with ECBC Rules, 2018 shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC also which is in no case should be less than 25% as prescribed.

ii. Outdoor and common area lighting shall be LED.

iii. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof R & U-values shall be as per ECBC specifications.

iv. Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.

v. Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.

vi. Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

vii. The PP will submit report indicating compliance of each parameter of ECBC requirement and submit quantification saving report for each component.

## V Waste Management

i. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.

ii. Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

iii. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.

iv. Organic Waste Converter within the premises with a minimum capacity of 0.5 kg /person/day must be installed. Leaves to be put in earmarked pits for converting them into compost to be used as manure.

v. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.

vi. Any hazardous waste generated during construction phase, shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.

vii. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.

viii. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016.Ready mixed concrete must be used in building construction.

ix. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.

x. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

## VI Green Cover

i. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).

ii. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.

iii. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.

iv. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

## VII Transport

i. A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
   a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
   b) Traffic calming measures.
   c) Proper design of entry and exit points.
   d) Parking norms as per local regulation.

ii. Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

iii. A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

## VIII Human Health Issues

i. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.

ii. For indoor air quality the ventilation provisions as per National Building Code of India.

iii. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.

iv. 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, 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.

v. Occupational health surveillance of the workers shall be done on a regular basis.

vi. A First Aid Room shall be provided in the project both during construction and operations of the project.

## IX Corporate Environment Responsibility

i. The project proponent shall comply with the provisions of CER, as applicable.

ii. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/ conditions. The company shall have defined system of reporting infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/ conditions and/ or shareholders/ stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.

iii. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.

iv. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

## X Miscellaneous

i. The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.

ii. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.

iii. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.

iv. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.

v. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.

vi. The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.

vii. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.

viii. The project proponent shall abide by all the commitments and recommendations made in the form-IA, Conceptual Plan and also that during their presentation to the Expert Appraisal Committee.

ix. No further expansion or modifications in the plan shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC)/SEIAA, Haryana. The project proponent shall seek fresh environmental clearance under EIA notification 2006 if at any stage there is change of area of this project.

x. Any change in planning of the approved plan will leads to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance

xi. The PP should give unambiguous affidavit giving land promoters in accordance with your ownership and possession of land legal the case referred for Environment Clearance to SEIAA.

xii. Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.

xiii. The SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.

xiv. The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.

xv. The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.

xvi. The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act. 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Trans boundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

xvii. The Project Proponent shall ensure the commitments made in Form-1, Form-1A,EIA/EMP and other documents submitted to the SEIAA for the protection of environment and proposed environmental safeguards are complied with in letter and spirit. In case of contradiction between two or more documents on any point, the most environmentally friendly commitment on the point shall be taken as commitment by project proponent.

xviii. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the Project Proponent if it was found that construction of the project has been started before obtaining prior Environmental Clearance.

xix. Any appeal against thethis 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.

xx. The project proponent shall ensure the compliance of Forest Department, Haryana Notification no. S.O.121/PA2/1900/S.4/97 dated 28.11.1997.

xxi. The project proponent is responsible for compliance of all conditions in Environmental Clearance letter and project proponent cannot absolve himself /herself of the responsibility by shifting it to any contractor engaged by project proponent. Besides the developer/applicant. the responsibility to ensure the compliance of Environmental Safeguards/ conditions imposed in the Environmental Clearance letter shall also lie on the licensee/licensees in whose name/names the license/CLU has been granted by the Town & Country Planning Department, Haryana.

xxii. The Project Proponent shall keep the plinth level of the building blocks sufficiently above the level of the approach road to the Project. Levels of the other areas in the Projects shall also be kept suitably so as to avoid flooding.

xxiii. The project proponent shall construct a sedimentation basin in the lower level of the project site to trap pollutant and other wastes during rains.

xxiv. The project proponent shall provide proper rasta of proper width and proper strength for the project before the start of construction.

xxv. The project proponent shall develop complete civic infrastructure of the Residential Plotted colony including internal roads, green belt development, sewerage line, Rain Water recharge arrangements, Storm water drainage system, Solid waste management site and provision for treatment of bio-degradable waste, STP, water supply line, dual plumbing line, electric supply lines etc. and shall offer possession of the units/flats thereafter.

xxvi. The project proponent shall provide fire control room and fire officer for building above 30 meter as per National Building Code.

xxvii. The project proponent shall maintain the distance between STP and water supply line.

xxviii. The project proponent shall ensure that the stack height is 6 meter more than the highest tower.

xxix. For disinfection of the treated wastewater ultra-violet radiation or ozonization process should be used.

xxx. The project proponent shall strive to minimize water in irrigation of landscape by minimizing grass area, using native variety, xeriscaping and mulching, utilizing efficient irrigation system, scheduling irrigation only after checking evapo-transpiration data.

xxxi. The Project Proponent shall use zero ozone depleting potential material in insulation, refrigeration, air-conditioning and adhesive. Project Proponent shall also provide Halon free fire suppression system.

xxxii. Standards for discharge of environmental pollutants as enshrined in various schedules of rule 3 of Environment Protection Rule 1986 shall be strictly complied with.

xxxiii. All electric supply exceeding 100 amp. 3 phase shall maintain the power factor between 0.98 lag to 1 at the point of connection.

xxxiv. The project proponent shall ensure that the transformer is constructed with high quality grain oriented, low loss silicon steel and virgin electrolyte grade copper. The project proponent shall obtain manufacturer's certificate also for that.

xxxv. The project proponent shall ensure that exit velocity from the stack should be sufficiently high. Stack shall be designed in such a way that there is no stack down-wash under any meteorological conditions.

xxxvi. The validity of this environment clearance letter is valid up to 7 years from the date of issuance of EC letter. The environment clearance conditions applicable till life space project in case of Residential project will continue to apply. The resident welfare association/Housing co-operative societies shall responsible to comply conditions laid down in EC. In case of violation the action would be taken as per the laid down law of land. Compliance report should be sent to this office till life of the project.

xxxvii. If project is not completed within the validity period then the project proponent shall submit the application for extension of validity within one month before the lapse of validity period of Environment Clearance i.e. 7 years.

xxxviii. The project proponent should intimate to the Authority well before shifting their address of communication.

**Member Secretary,**
**State Level Environment Impact**
**Assessment Authority, Haryana, Panchkula.**

13/7/21

Endst. No. SEIAA(128)/HR/2021 Dated: _____/07/2021

A copy of the above is forwarded to the following:

1. Director (IA Division), MoEF & CC, GoI, Indra Paryavaran Bhavan, Zor bagh Road-New Delhi-110003.
2. Chairman, State Environment Impact Assessment Authority Haryana Bay's No. 55-58, prayatan bhawan, sector-2, panchkula.
3. Chairman, Haryana State Pollution Control Board, C-11, Sector-6, Panchkula.
4. Director General, Environment & Climate Change Department, Haryana, SCO 1-3, Sector-17 D, Chandigarh-160017
5. Director General, Town & Country Planning Haryana, Plot No. 3, Sector - 18A, Madhya Marg, Chandigarh- 160018.
6. Regional Office, Ministry of Environment, Forests & Climate Change, Govt. of India, Bay's no. 24-25, Sector 31-A, Dakshin Marg, Chandigarh-160018.
7. Concerned File/ Office Copy

-Sd-

**Member Secretary,**
**State Level Environment Impact**
**Assessment Authority, Haryana, Panchkula.**