ENVIRONMENTAL CLEARANCE

PARIVESH

(Pro-Active and Responsive Facilitation by Interactive, and Virtuous Environmental Single-Window Hub)

# Government of India
# Ministry of Environment, Forest and Climate Change
# (Issued by the State Environment Impact Assessment Authority(SEIAA), Haryana)

To,

The Authorized Signatory

M/S DLF LIMITED & OTHERS

DLF Gateway Tower, R Block, DLF City Phase-II, Gurugram-122002, Haryana, India -122002

**Subject:** Grant of Environmental Clearance (EC) to the proposed Project Activity under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/HR/MIS/212585/2021 dated 23 Jun 2021. The particulars of the environmental clearance granted to the project are as below.

| | | |
|---|---|---|
| **1.** | **EC Identification No.** | **EC21B038HR110880** |
| **2.** | **File No.** | SEIAA/HR/2021/418 hard copy to be submitted |
| **3.** | **Project Type** | Modernization |
| **4.** | **Category** | B2 |
| **5.** | **Project/Activity including Schedule No.** | 8(a) Building and Construction projects |
| **6.** | **Name of Project** | Modification of Commercial Complex "Summit Plaza" (Retail, Cinema & Office) at Sector-54, DLF-5, Gurugram, Haryana by M/s DLF Limited & Others |
| **7.** | **Name of Company/Organization** | M/S DLF LIMITED & OTHERS |
| **8.** | **Location of Project** | Haryana |
| **9.** | **TOR Date** | N/A |

The project details along with terms and conditions are appended herewith from page no 2 onwards.

**(e-signed)**
**S. Narayanan, IFS**
**Member Secretary**
**SEIAA - (Haryana)**

**Date: 12/11/2021**

*Note: A valid environmental clearance shall be one that has EC identification number & E-Sign generated from PARIVESH.Please quote identification number in all future correspondence.*

*This is a computer generated cover page.*

**State Environment Impact Assessment Authority, Haryana,**
**Bays No.55-58, PrayatanBhawan, Sector-2 Panchkula.**

**Tel: 0172-2565232, 4043956**
**E-mail Id:** seiaa-21.env@hry.gov.in

**Subject:** **Environment Clearance for Modification of Commercial Complex "Summit Plaza"(Retail, Cinema & Office) having an area 2.65 acres at Sector 54, DLF-5, Gurugram, Haryana by M/s DLF Limited & Others.**

This has reference to your proposal No. SIA/HR/MIS/212585/2021 dated 16.06.2021 and subsequent letter dated 19.07.2021for seeking prior Environmental Clearance (EC) for the above project under the EIA Notification, 2006 along with submission of required affidavits submitted by PP and Consultant vide letter No. 21.10.2021 andscrutiny fee amounting to Rs. 2,00,000/- bearing DD No. 519910 dated 28.10.2021 vide letter dated 01.11.2021 in compliance of Haryana Government, Environment & Climate Change Notification No. DE&CCH/3060 dated 14th October, 2021. 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 19.07.2021 awarded "Gold" rating / grading to the Project.

**2.** It is inter-alia, noted that the project involves the Modification of Commercial Complex "Summit Plaza" (Retail, Cinema & Office) having an area 2.65 acres at Sector 54, DLF-5, Gurugram, Haryana.

**3.** The details of project are as under:

TABLE 1: BASIC DETAILS

| Sr. No. | Particulars | Existing | Modification | Total Area |
|---|---|---|---|---|
| | Online Project Proposal Number | SIA/HR/MIS/212585/2021 | | |
| 1. | Total Plot Area | 10724.09 sq. meter (2.65 Acres) | | |
| 2. | Proposed Ground Coverage | 6,425.610 $m^2$ (59.92 %) | -346.517 $m^2$ | 6,079.093 $m^2$ (56.686%) |
| 3. | Proposed FAR | 30,277.98 $m^2$ | -46.11 $m^2$ | 30,231.869 $m^2$ |
| 4. | Non FAR Area | 27,664.55 $m^2$ | -3,909.80 $m^2$ | 23,754.747 $m^2$ |
| 5. | Total Built Up area | 57,942.53 $m^2$ | -3955.914 $m^2$ | 53,986.616 $m^2$ |
| 6. | Organic Waste Converter | 2 nos. of OWC of capacity 1,000 | -100 Kg/day | 3 nos. of OWC of Capacity 900 Kg/day |

| | | | | | |
|---|---|---|---|---|---|
| | | | Kg/day (2×500 Kg/day) | | (1×500 Kg/day+ 1×250 Kg/day+ 1×150 Kg/day) |
| 7. | Maximum Height of the Building (m) | | 28.75 m | +12.3 m | 41.050 m |
| 8. | Power Requirement | | 3,091.86 KW (DHBVN) | +103.14 KW | 3,195 KW (DHBVN) |
| 9. | Power Backup | | 3,500 KVA (2 × 1,500 kVA& 1 × 500 kVA) | +750 KVA | 4,250 KVA (2 No. 1,500 KVA & 1 No. 1,250 KVA) |
| 10. | Total Water Requirement | | 327 KLD | +17 KLD | 344 KLD |
| 11. | Domestic Water Requirement | | 96 KLD | +25 KLD | 121 KLD |
| 12. | Fresh Water Requirement | | 96 KLD | +25 KLD | 121 KLD |
| 13. | Treated Water | | 231 KLD | -8 KLD | 223 KLD |
| 14. | Waste Water Generated | | 188 KLD | +25 KLD | 213 KLD |
| 15. | STP Capacity | | DLF-5 Common STP | | |
| 16. | Solid Waste Generated | | 1,660 Kg/Day | -187 Kg/Day | 1,473 Kg/Day |
| 17. | Biodegradable Waste | | 996 Kg/Day | -112 Kg/Day | 884 Kg/Day |
| 18. | Stories | | G+6 | +1 | G+7 |
| 19. | Total Cost of the project: | | 116.4 Cr | +34.6 Cr | 151 Cr |
| 20. | EMP Budget (per year) | i) Capital Cost<br>ii) Recurring Cost | During Construction Phase<br>Capital Cost- 70 Lakhs<br>Recurring Cost for 3 Years- 103.50 Lakhs<br>During Operational Phase<br>Capital Cost- 445.72 Lakhs<br>Recurring cost for 5 years- 247.50 Lakhs | | During Construction Phase<br>Capital Cost- 70 Lakhs<br>Recurring Cost for 3 Years- 103.50 Lakhs<br>During Operational Phase<br>Capital Cost- 445.72 Lakhs<br>Recurring cost for 5 years- 247.50 Lakhs |
| 21. | Incremental Load in respect of:<br>i) $PM_{2.5}$ | | | | 0.0248 $\mu g/m^3$ |
| | ii) $PM_{10}$ | | | | 0.05775 $\mu g/m^3$ |
| | iii) $SO_2$ | | | | 0.76448 $\mu g/m^3$ |
| | iv) $NO_2$ | | | | 0.1564$\mu g/m^3$ |
| | v) CO | | | | 0.0000410 $mg/m^3$ |

Table 2:EMP BUDGET

| During Construction Phase | | | During Operation Phase | | |
|---|---|---|---|---|---|
| Description | Capital Cost (In Lakhs) | Recurring Cost (In Lakhs for 3 Year) | Description | Capital Cost (in Lakhs) | Recurring Cost (In Lakhs for 5Year) |
| Sanitation and Wastewater Management | 15 | 21 | Solid Waste Management (Dust bins & OWC) | 25.00 | 20.00 |
| Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun) | 20 | 15 | Green Belt Development | 5.05 | 15.00 |
| Storm Water Management (temporary drains and sedimentation basin) | 10 | 12 | Monitoring for Air, Water, Noise & Soil | 0 | 10.00 |
| Waste Management | 5 | 9 | Rainwater harvesting system | 90.67 | 40.00 |
| PPE for workers&Health Care | 10 | 15 | DG Sets including stack height and acoustics | 325.00 | 162.50 |
| Medical cum First Aid facility | 10 | 27 | | | |
| Air, Noise, Soil, Water Monitoring | - | 4.5 | | | |
| | 70 | 103.50 | | 445.72 | 247.5 |
| Total | 70 Lakhs | 103.50 Lakhs | Total | 445.72 Lakhs | 247.50 Lakhs |

**4.** 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 Modification in earlier Environmental Clearance dated 11.01.2021 for the project mentioned above. The State Environment Impact Assessment Authority in its 129$^{th}$ meeting held on 08$^{th}$ – 14$^{th}$ October, 2021 decided to agree with the recommendations of SEAC to accord Modification in earlier Environmental Clearance for the project under Category 8(a) of EIA Notification 2006 subject to strict compliance with the additional stipulations and other conditions will remain the same as per earlier Environment Clearance granted dated 11.01.2021.

Additional Stipulations:-

1. Sewage shall be treated in the DLF-5 common STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from DLF-5 common STP shall be recycled /reused for flushing. DG cooling and Gardening
2. 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.
3. The Project Proponents would commission a third 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 for flushing (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.
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.
5. 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 $SO_2$ load by 30% if HSD is used by installing wet scrubbers/ other Air Pollution Control Measures (APCM).
6. 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.
7. 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

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

9. 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.

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

11. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building in regards to increase of beds.

12. 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.

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

14. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority for amendment part.

15. The PP shall obtain the permission regarding withdrawal of ground water from HWRA/CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA, if required.

16. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.

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

18. The PP shall take CTE from HSPCB for amendment part, if applicable. And follow all the conditions laid down in CTE/CTO for amended part along with already granted.

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

20. Adequate studies have been carried out to ascertain that there would not be any obstruction or impediment in general traffic in vicinity of the project due to the said expansion of the project

21. The no. of in-bound & out-bound vehicles (60 PCU/Hr.) and the running hours per day (24) of DG sets considered while undertaking the studies for evaluating the "Incremental Pollution Load" and those are true to best of our knowledge.

5.

22. The proposed DG sets & fuel to be used would be as per NCAP/GRAP

23. No untreated water would be released inside or outside the project or anywhere, waste water would be treated to tertiary level & would be used with the installation of "Dual plumbing and project would achieve "Zero Liquid Discharge" by installing all the necessary equipment.

24. That no construction has initiated in the said project (with recent site photographs)

S. Narayanan 12/11

**(S. Narayanan, IFS)**
**Member Secretary,**
**State Level Environment Impact**
**Assessment Authority, Haryana, Panchkula.**

A copy of the above is forwarded to the following:

1. Director (IA Division), MoEF& CC, GoI, Indira Paryavaran Bhavan, Zorbagh Road-New Delhi- 110003.
2. Chairman, State Environment Impact Assessment Authority, Bay No. 55-58, Prayatan Bhawan, Sector-2, Panchkula, Haryana
3. Chairman, Haryana State Pollution Control Board, C-11, Sector-6, Panchkula.
4. Director, 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

S. Narayanan 12/11

**(S. Narayanan, IFS)**
**Member Secretary,**
**State Level Environment Impact**
**Assessment Authority, Haryana, Panchkula.**

S. M

Signature Not Verified
Digitally signed by Shri S. Narayanan, IFS, Member Secretary
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