

By Speed Post

No. 21-835/2007-IA.III
Government of India
Ministry of Environment and Forests
(I. A. Division)

Paryavaran Bhawan,
CGO Complex, Lodhi Road
New Delhi 110003

Dated: April 21, 2008

To

✓ M/s. Active Promoters Pvt. Ltd. & Others
"ECE House", 1st Floor,
28, Kasturba Gandhi Marg,
New Delhi- 110 001

Subject: Environmental Clearance for construction of Group Housing Colony including commercial area development project at village Badshahpur, Sector- 66, Gurgaon, Haryana.

Dear Sirs,

I am directed to refer to your application seeking prior environmental clearance for the above project under the EIA Notification 2006. The above proposal has been appraised as per prescribed procedure on the basis of the documents enclosed with the application viz. Form 1, Form 1A, Conceptual Plan and the additional clarifications furnished in response to the observations of the Expert Appraisal Committee (EAC) constituted by the competent authority in its 25th meeting held on December 19-20, 2007.

2. The project proponent is proposing to construct a group housing project, at village Badshahpur, Sector- 66, Gurgaon Haryana at a cost of more than Rs. 100 crore. The group housing project including commercial area development project will comprise construction of 1,343 main residential units and 237 EWS units. Total plot area is 1,67,070.15 sq.m. The total built up area as indicated is 4,56,897.91 sq.m. Total water requirement for the colony will be 2250 KL/day and 1800 KL /day of wastewater will be generated. The STP will be installed for the treatment of sewage generated from the colony. The treated wastewater will be used for horticulture, DG set/ HVAC cooling and unused wastewater will be discharged in public sewer. The solid waste generated (7 Tons/day) will be segregated into biodegradable and non-biodegradable waste. The biodegradable waste will be sent to Municipal Waste Disposal Site for proper disposal. The non-biodegradable and recyclable waste will be disposed to the approved recyclers. The parking space proposed for parking of cars is 3422.

3. The EAC after due consideration of the relevant documents submitted by the project proponent and additional clarifications furnished in response to its observations have recommended the grant of environmental clearance for the project mentioned above subject to compliance with the EMP and other

stipulated conditions. Accordingly, the Ministry hereby accords necessary environmental clearance for the project under category 8 (b) of EIA Notification 2006 subject to the strict compliance with the specific and general conditions mentioned below:

PART A- SPECIFIC CONDITIONS

I. Construction Phase

- I. Vehicles hired for construction activities should be operated only during non-peak hours.
- ii. All the top soil excavated during construction activities should be stored for use in horticulture/landscape developments within the project site.
- iii. Ready mixed concrete shall be used in building construction.
- iv. Water demand during construction shall be reduced by use of pre mixed concrete, curing agents and other best practices.
- v. Permission to draw and use ground water for construction work shall be obtained from competent authority prior to construction/operation of the project.
- vi. 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.
- vii. Use of glass may be reduced upto 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- viii. Roof should meet the prescriptive requirement as per energy conservation building code by using appropriate thermal insulation material to fulfill requirement.
- ix. Opaque wall should meet prescriptive requirement as per energy conservation building code which is proposed to be mandatory for all air conditioned spaces while it is aspirational for non air conditioned spaces by use of appropriate thermal insulation to fulfill requirement.
- x. Storm water control and its reuse should be as per Central Ground Water Board and BIS standards for various applications.
- xi. All required sanitary and hygienic measures including portable toilets/septic tank etc. for labour should be in place before starting construction activities and to be maintained throughout the construction phase.
- xii. Soil and ground water samples will be tested to ascertain that there is no threat to groundwater quality by leaching of heavy metals and other toxic contaminants.
- xiii. A First Aid Room will be provided at the project site both during construction and operation of the project.
- xiv. Adequate drinking water facility should be provided for construction workers at the site. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- xv. Disposal of muck including excavated material during construction phase should not create any adverse effects on the neighboring

- communities and be disposed off taking the necessary precautions for general safety and health aspects of people.
- xvi. Diesel power generating sets used during construction phase should be of "enclosed type" to prevent noise and should conform to rules made under Environment (Protection) Act 1986, prescribed for air and noise emission standards.
 - xvii. Ambient noise levels should conform to standards both during day and night when measured at boundary wall of the premises. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase.
 - xviii. The construction agencies shall use flyash based material/products as per the provisions of fly ash notification of 14.9.1999 and as amended on 27.8.2003.
 - xix. Vehicles hired for bringing construction material at site should be in good condition and should have valid "pollution under check"(PUC) certificate and to conform to applicable air and noise emission standards and should be operated only during non-peak hours.
 - xx. Construction spoils including bituminous material and other hazardous materials must not be allowed to contaminate water courses and the dump sites for such material must be secured so that they should not leach into the ground water.
 - xxi. Any hazardous waste generated during construction phase should be disposed of as per applicable Rules & norms with necessary approvals of the State Pollution Control Board.
 - xxii. Under the provisions of the Environment (Protection) Act 1986, legal action shall be initiated against the project proponent if it was found that construction of the project had started without obtaining environmental clearance.
 - xxiii. The diesel required for operating DG Set shall be stored in underground tanks and if required, clearance from the Chief Controller of Explosives shall be taken.
 - xxiv. The approval of competent authority shall be obtained for structural safety of the buildings due to earthquake, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc. If any forest land is involved in the proposed site, clearance under The Forest Conservation Act shall be taken from the competent Authority.
 - xxv. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase so as to avoid disturbance to the surroundings.

II. Operation Phase

The environmental clearance recommended to the project is subject to the specific conditions as follows:

- i. Diesel power generating sets proposed as source of back up power for lifts, common area illumination and for domestic use should be of "enclosed type" and conform to rules made under The Environment (Protection) Act 1986. The location of DG Sets may be decided in consultation with State Pollution Control Board.

- ii. Ambient noise levels should be controlled to ensure that it does not exceed the prescribed standards both within and at the boundary of the proposed complex.
- iii. Weep holes in the compound walls shall be provided to ensure natural drainage of rainwater in the catchment area during the monsoon period.
- iv. The STP shall be installed for group housing project for the treatment of sewage generated to the prescribed standards including odour and treated effluent will be re-cycled to the maximum extent possible. In case treated effluent is to be discharged separately during monsoon period consent of State Pollution Control Board shall be taken.
- v. Separation of gray and black water should be done by the use of dual plumbing line. Treatment of 100% gray water by decentralized treatment should be done.
- vi. For disinfection of waste water ultra violet radiation shall be used in place of chlorination.
- vii. Rainwater harvesting and ground water recharging shall be practiced. Oil & Grease trap shall be provided to remove oil and grease from the surface run off and suspended matter shall be removed in a settling tank before its utilization for rainwater harvesting.
- viii. The solid waste generated should be properly collected & segregated. Wet garbage should be sent for composting and dry/inert solid waste should be disposed off to approved sites for land filling after recovering recyclable material.
- ix. The open spaces inside the plot should be preferably landscaped and covered with vegetation of indigenous variety. Green belt of adequate width and density will be provided all around the periphery of the plot suitably with local species to reduce noise and dust level.
- x. The ground water levels and its quality should be monitored regularly in consultation with Central Ground Water Authority.
- xi. A Report on the energy conservation measures should be prepared incorporating details about building materials & technology, R & U Factors etc and submitted to the Ministry in three months time.
- xii. The values of R & U for the building envelope should meet the requirements of the hot & humid climatic location. Details of the building envelope should be worked out and furnished in three months time.
- xiii. Energy conservation measures like installation of CFLs/FLs for lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Used CFLs & FLs should be properly collected and disposed of/sent for re-cycling as per the prevailing rules/guidelines of the regulatory authority to avoid Mercury contamination. Use of solar panels may be done to the extent possible.
- xiv. The buildings should have adequate distance between them to allow movement of fresh air and passage of light to the residential premises.

- xv. Adequate measures should be taken to prevent odour problem from solid waste processing plant as also from the STP.

PART – B. GENERAL CONDITIONS

- I) The environmental safeguards contained in the documents should be implemented in letter and spirit.
 - II) Provision should be made for the supply of kerosene or cooking gas and pressure cooker to the laborers during construction phase.
 - III) 6 monthly monitoring reports should be submitted to the Ministry and its Regional Office.
4. Officials from the Regional Office of MOEF, Bhopal 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 MoEF should be forwarded to the CCF, Regional office of MOEF, Bhopal.
5. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.
6. The Ministry reserves the right to modify/add additional environmental safeguards subsequently, if found necessary. Environment Clearance granted will be revoked if it is found that false information has been given for approval of the project.
7. Necessary permission shall be obtained from the State Fire Department for providing fire safety measures before allotment of premises for residential purpose in the township.
8. These stipulations would be enforced among others under the provisions of the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and control of Pollution) act 1981, the Environment (Protection) Act, 1986 and the Public Liability (Insurance) Act, 1991.
9. The project proponent shall enter in to MOU with all buyers of the property to ensure operation and maintenance of the STP and other assets of the township.
10. Any appeal against this environmental clearance shall lie with the National Environment Appellate Authority, if preferred, within a period of 30 days as prescribed under section 11 of the National Environment Appellate Act, 1997.



(K.C. RATHORE)
Additional Director (IA)

Copy to: -

1. The Secretary, Department of Environment, Government of Haryana, Secretariat Building, Panchkula, Haryana.
2. The Member Secretary, Haryana Pollution Control Board, Panchkula, Haryana.
3. The CCF, Regional Office, Ministry of Environment & Forests, Chandigarh.
4. IA - Division, MOEF, Paryavaran Bhawan, CGO Complex, New Delhi.
5. Guard file

(K.C. RATHORE)
Additional Director (IA)

STATE ENVIRONMENT IMPACT ASSESSMENT AUTHORITY HARYANA
Bay No. 55-58, Prayatan Bhawan, Sector-2, PANCHKULA.

No. SEIAA/HR/2012 80

Dated:.....11-7-12.....

To

✓ M/S Emaar MGF Land Limited.
 Emaar MGF Business park,
 Mehrauli Gurgaon Road, Sikandarpur Chowk,
 Sector- 28, Gurgaon 122 002, Haryana.

Subject: Environmental Clearance for proposed Group Housing 'Palm Terrace Select' project at Village- Badshahpur, Sector-66, Gurgaon, Haryana.

Dear Sir,

This has reference to your application no. Nil dated 20-10-2010 addressed to M.S. SEIAA received on 20.10-2010 and subsequent letters dated 15-11-2010, 28-12-2010 & 13-01-2010 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 the additional clarifications furnished in response to the observations of the State Expert Appraisal Committee (SEAC) constituted by MOEF, GOI vide their Notification 21.4.2008, in its meetings held on 10-12-2010 & 24-01-2011 awarded "Gold" grading to the project.

[2] It is interalia, noted that the project involves construction of a group housing project on a total plot area of 27901 sqmt. The total built-up area is 54242 sqmt. There will be 12 no. of building blocks having maximum 2 basements. The height of the building will be 45 meters and NOC from the AAI is yet to be obtained. The total water requirement will be 254.5 KLD and the fresh water requirement shall be 122.8 KLD which will be met from HUDA. The 146.4 KLD of waste water shall be treated in the STP of 170 KLD. The 131.7 KLD of treated waste water shall be recycled and reused thus leading to zero exit discharge. The total power requirement will be 2271 KW which will be supplied by DHBVNL. The Project Proponent has proposed to develop green belt on 49.8% of project area (25.8% tree plantation + 24% landscaping). The Project Proponent proposed to construct 7 no. of rain water harvesting pits. The solid

waste generation will be 0.95 MT per day. The bio-degradable waste will be converted to compost in the project area and manure produced will be used for horticulture and green belt development. The total parking spaces proposed are 773 ECS. The total cost of the project is about 180 crore.

[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 hereby accords necessary environmental clearance for the project under Category 8(a) of EIA Notification 2006 subject to the strict compliance with the specific and general conditions mentioned below:-

PART A-

SPECIFIC CONDITIONS:-

Construction Phase:-

- [i] “Consent for Establishment” shall be obtained from Haryana State Pollution Control Board under Air and Water Act and a copy shall be submitted to the SEIAA, Haryana before the start of any construction work at site.
- [ii] A first aid room as proposed in the project report shall be provided both during construction and operational phase of the project.
- [iii] Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. Open defecation by the labourers is strictly prohibited. The safe disposal of waste water and solid wastes generated during the construction phase should be ensured.
- [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 neighboring communities and be disposed off taking necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

- [vi] Construction spoils, including bituminous material and other hazardous materials, 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 and any hazardous waste generated during construction phase, should be disposed off as per applicable rules and norms with necessary approval of the Haryana State Pollution Control Board.
- [vii] The diesel generator sets to be used during construction phase should be of low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.
- [viii] The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from Chief Controller of Explosives shall be taken.
- [ix] Ambient noise levels should conform to the residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be taken to reduce ambient air and noise level during construction phase, so as to conform to the stipulated residential standards.
- [x] Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and as amended on 27th August 2003.
- [xi] Ready mixed concrete must be used in building construction.
- [xii] Storm water control and its re-use as per CGWB and BIS standards for various applications should be ensured.
- [xiii] Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices as referred.
- [xiv] In view of the severe constrains in water supply augmentation in the region and sustainability water resources, the developer will submit the NOC from CGWA specifying water extraction quantities and NOC from HUDA/ utility provider indicating source of water supply and quantity of water with details of intended use of water – potable and non-potable. It shall be submitted to the SEIAA / R.O. MOEF, Chandigarh before the start of construction.

- [xv] Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- [xvi] Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code which is proposed to be mandatory for all air conditioned spaces while it is aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
- [xvii] The approval of the competent authority shall be obtained for structural safety of the building on account of earthquake, adequacy of fire fighting equipments, etc. as per National Building Code including protection measures from lightening etc. If any forest land is involved in the proposed site, clearance under Forest Conservation Act shall be obtained from the competent Authority.
- [xviii] Overexploited groundwater and impending severe shortage of water supply in the region requires the developer to redraw the water and energy conservation plan. Developer shall submit details of good practices that have been included in the project to reduce the overall footprint of the proposed development including a detailed water balance along with source and quantities of potable and non-potable water requirement (including water requirement during construction phase) incorporating water efficiency / savings measures as well as water reuse/recycling within 3 months to the SEIAA, Haryana and R.O. MOEF, GOI, Chandigarh before the start of construction.
- [xix] The PP shall construct 07 nos. rain water harvesting pits for recharging the ground water within the project premises.
- [xx] The PP shall provide minimum one hydraulic ladder for escape of people in case of fire.
- [xxi] The Project Proponent shall submit assurance from the DHBVN for supply of 2271 KVA of power supply before the start of construction. In no case project will be operational solely on generators without any power supply from any power utility.
- [xxii] The Project Proponent shall obtain NOC from nearest fire station before the start of construction.
- [xxiii] The Project Proponent shall obtain NOC from Airport Authority of India regarding height clearance before the start of construction.

Operational Phase:

- [i] The Sewage Treatment Plant (STP) shall be installed for the treatment of the sewage to the prescribed standards including odour and treated effluent will be recycled to achieve zero exit discharge. The installation of STP should be certified by an independent expert and a report in this regard should be submitted to the SEIAA, Haryana before the project is commissioned for operation. Discharge of treated sewage shall conform to the norms and standards of HSPCB, Panchkula.
- [ii] Separation of the grey and black water should be done by the use of dual plumbing line. Treatment of 100% grey water by decentralized treatment should be done ensuring that the re-circulated water should have BOD maximum upto 10 ppm and the recycled water will be used for flushing, gardening and DG set cooling and running of fountain in the water body to achieve zero exit discharge.
- [iii] For disinfection of the treated wastewater ultra violet radiation or ozonization process should be used.
- [iv] The solid waste generated should be properly collected and segregated. Bio-degradable waste shall be decomposed at site and dry/ inert solid waste should be disposed off to approved sites for land filling after recovering recyclable material.
- [v] Diesel power generating sets proposed as source of back-up power for lifts, common area illumination and for domestic use should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The location of the DG sets should be in the basement as promised by the project proponent with appropriate stack height i.e above the roof level as per the CPCB norms. The diesel used for DG sets should be of low sulphur contents (maximum upto 0.25%).
- [vi] Ambient Noise level should be controlled to ensure that it does not exceed the prescribed standards both within and at the boundary of the Proposed Residential Complex.
- [vii] The project proponent should maintain at least 25.8% as green cover area for tree plantation especially all around the periphery of the project and on the road sides preferably with local species so as to provide protection against particulates and noise. The 24% open spaces inside the plot should

be preferably landscaped and covered with vegetation/grass, herbs & shrubs.

- [viii] Weep holes in the compound front walls shall be provided to ensure natural drainage of rain water in the catchments area during the monsoon period.
- [ix] Rain water harvesting for roof run-off and surface run-off, as per plan submitted should be implemented. Before recharging the surface run off, pre- treatment through sedimentation tanks must be done to remove suspended matter, oil and grease. The bore well for rainwater recharging should be kept at least 5 mts. above the highest ground water table.
- [x] The ground water level and its quality should be monitored regularly in consultation with Central Ground Water Authority.
- [xi] There should be no traffic congestion near the entry and exit points from the roads adjoining the proposed project site. Parking should be fully internalized and no public space should be utilized.
- [xii] A report on the energy conservation measures conforming to energy conservation norms finalized by Bureau of Energy Efficiency should be prepared incorporating details about building materials & technology, R & U Factors etc and submitted to the SEIAA, Haryana in three months time.
- [xiii] Energy conservation measures like installation of CFLs/TFLs for lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. 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. Use of solar panels must be adapted to the maximum extent possible for energy conservation.
- [xiv] The solid waste generated should be properly collected and segregated as per the requirement of the MSW Rules, 2000 and as amended from time to time. The bio-degradable waste should be composted by vermi-composting at the site ear marked within the project area and dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
- [xv] The provision of the solar water heating system shall be as per norms specified by HAREDA and shall be made operational in each building block.

- [xvi] The project proponent shall use the water from the already existing tube wells for domestic purposes only after getting permission from CGWA during operational phase.
- [xvii] The traffic plan and the parking plan proposed by the PP should be adhered to meticulously with further scope of additional parking for future requirement. There should be no traffic congestion near the entry and exit points from the roads adjoining the proposed project site. Parking should be fully internalized and no public space should be used.
- [xviii] The Project shall be operationalized only once HUDA will provide domestic water supply system in the area.

PART-B. GENERAL CONDITIONS:

- [i] The Project Proponent shall ensure the commitments made in Form-1, Form-1A, EMP and other documents submitted to the SEIAA for the protection of environment and proposed environmental safeguards are complied with.
- [ii] Six monthly compliance reports should be submitted to the HSPCB and Regional Office, MOEF, GOI, Northern Region, Chandigarh and a copy to the SEIAA Panchkula, Haryana.
- [iii] The SEIAA, Haryana reserves the right to add additional safeguard measures subsequently, if found necessary. Environmental Clearance granted will be revoked if it is found that false information has been given for getting approval of this project.
- [iv] 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 environmental clearance.
- [v] The PP shall start construction only after getting NOC from the Forest Department that the area under consideration does not fall under section -4 and 5 of PLPA-1900/ *Asanalli Nandgachon*
- [vi] 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, Forest Act, 1927 etc. shall be obtained, as applicable by project

proponents from the respective authorities prior to construction of the project.

[vii] The Project proponent should inform the public that the project has been accorded Environment Clearance by the SEIAA and copies of the clearance letter are available with the State Pollution Control Board & SEIAA. This should be advertised within 7 days from the date of issue of the clearance letter at least in two local newspapers that are widely circulated in the region and the copy of the same should be forwarded to SEIAA Haryana.

[viii] Any appeal against the this Environmental Clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


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

Endst. No. SEIAA/HR/2012

Dated:.....

A copy of the above is forwarded to the following:

1. The Additional Director (IA Division), MOEF, GOI, CGO Complex, Lodhi Road, New Delhi.
2. The Regional office, Ministry of Environment & Forests, Govt. of India, Sector 31, Chandigarh.
3. The Chairman, Haryana State Pollution Control Board, Pkl.

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

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

Telephone No. 0172-2565232
Website: www.seiaahry.in

Memo No: SEIAA/HR/2013/ 1626

Date: 26/12/2013

To

M/S Active Promoters Pvt. Limited & Others,
"ECE HOUSE", 1st floor, 28, Kasturba Gandhi Marg,
New Delhi – 110001.

Subject: **Extension of Environmental Clearance for proposed Group Housing Colony including commercial area development project at Village Badshahpur, Sector-66, Gurgaon, Haryana**

Please refer to your application dated 04.04.2013 seeking extension of validity of environmental clearance granted for Group Housing Colony including commercial area development project at Village Badshahpur, Sector-66, Gurgaon, Haryana by MOEF on 21.04.2008. The validity of environmental clearance letter was upto 20.04.2013. You have informed that 70% of the construction has been achieved and also submitted copy of valid license and copy of compliance report submitted to RO, MOEF GOI, Chandigarh.

The SEIAA has decided to grant extension of the validity of environmental clearance for further five years subject to the compliance conditions imposed in environmental clearance letter granted by MOEF on 21.04.2008.


26/12/13
R- Member Secretary,
SEIAA, Haryana.