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

Tel: 0172-2565232

E-mail Id: seiaa.hrv@gmail.com

No. SEIAA(124)/HR/2020/ 431

Dated: 06 /10/2020

To

M/S Signature Global Homes Pvt. Ltd, 1309, 13th Floor, Dr. Gopal Das Bhawan, 28, Barakhamba Road, New Delhi-110001 E-mail ID; vineet.kumar@signatureglobal.in

Subject:

Environment Clearance for Expansion of Affordable Plotted Colony Project (Site III), (Plot area 10.55625 Acres) located at Village Dhunela, Sector 36, Tehsil Sohna District Gurugram, Haryana.

This letter is in reference to your application dated 31.01.2020 addressed to Member Secretary, SEIAA, Haryana received on 05.02.2020 and subsequent letter dated 27.02.2020 see end 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 27.02.2020 awarded "Gold" rating / grading to the project.

[2] It is inter-alia, noted that the project involves the Expansion of Affordable Plotted Colony Project (Site III), (Plot area 10.55625 Acres) located at Village Dhunela, Sector 36, Tehsil Sohna District Guzugram, Haryana. The details of the project as given below:

Sr. No.	Particulars	Existing	Expansion		Total Area (in m ²)	
	Online Project Proposal Number	SIA/HR/MIS/14				
14	Latitude	28°17'24.75" N	17'24.75" N 28°17'		24.75" N	
2.	Longitude	77°03'45.60" E 77°03'45.6				
3.	Plot Area	25,469.862 m ²	17,249.758 m ²		42,719.62 m ²	
4.	Net Plot Area	42,501.637 m ²				
6.	Proposed FAR	25,883.653 m ²	24,152.967 m ²		50,036.62 m ²	
7.	Non FAR Area		22,492.78 m ²		22,492.78 m ²	
8.	Total Built Up area	25,883.653 m ²	46,645.747 m ²		72,529.40 m ²	
9.	Estimated Population	1776 persons			4381 persons	
10.	Total Green Area with Percentage	5,226.53 m ²	3406.355 m ²		8,632.885 m ² (20.31% of net plot area)	
11,	Rain Water Harvesting Pits	06 Nos.	05 Nos.		11 Nos.	
12.	STP Capacity	150 KL	200 KL		350 KL	
13.	Organic Waste Converter	1	0		1	
14.	Maximum Height of the Building (m)		**		22.56 mtrs.	



15.	Power Requ	nirement	1910 kW	wh	(DHBVN)
16.	Power Pack	мıр	350 kVA (1*250 ± 1*100 kVA))	2500 kVA (2x750 + 2x500 kVA)
17.	Total Water	Requirement	152 KLD	222 KLD	374 KLD
18.	Domestic W Requiremen	1	137 KLD	203 KLD	340 KLD
10	Fresh Water	r Requirement	101 KLD	151 KLD	252 KLD
20.	Treated Wa		51 KLD	210 KLD	261 KLD
21.		er Generated	116 KLD	174 KLD	290 KLD
22.	Solid Waste	Generated	832.32 kg/day	1,205.68 kg/day	2,038 kg/day
23.	Biodegradal	ble Waste	499.39 kg/day	723.41 kg/day	1.222.8 kg/day
24.	Dwelling Un	nits/ EWS	448	304	752
25.	Community		1	0	1
26.	Stories		S+3	-	S+4
27,	Total Cost o	I'the project:	INR 131 erore		INR 138.81
28.	CER EMP Coat/Budget		INR 1.96 erore		INR 2 crore
30,			INR 47.5 lakhs (Capital Cost) INR 19 Lakhs/year (recurring cost)		INR 70.5 lakhs (Capital cost) INR 27 lakhs/year (Recurring cost)
30.	Incremental in respect of:	i) PM 2.5 ii) PM 10 iii) SO ₂ iv) NO ₂ v) CO	0.113 μg/m ³ 0.113 μg/m ³ 0.243μg/m ³ 1.97 μg/m ³ 0.73μg/m ³	-	0.235 μg/m ³ 0.235 μg/m ³ 0.925 μg/m ³ 7.71μg/m ³
31.	Construction Phase:	Power Back-up	1 DG set(250	1 DG set (750 kVA)	2.92 µg/m ³ 1 DG set(250 kVA)
		Water Requireme nt & Source	93KLD	58KLD HUDA	ISIKLD IIUDA
		(Modular) Anti-			1(5 KLD)
		Smoke Gun			As per NGT order Anti-Smog Gun will be provided at site

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. The State Environment Impact Assessment Authority in its 124th meeting held on 22,07,2020 after due deliberations the Authority 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 mentioned below:

A. Specific conditions:-

10)

12)

1) Sewage shall be treated in the STP based on MBR Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening

The Project Proponent would devise a monitoring plan to the satisfaction of the State 2) 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.

The Project Proponents would commission a third party study on the implementation 3) 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.

Separate wet and dry bins must be provided in each unit and at ground level for 4) 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.

Traffic management plan as submitted shall be implemented in letter and spirit. 5) 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

No tree cutting has been proposed in the instant project. A minimum of 1 tree 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. As proposed 8,632.885 m2 (20.31% of net plot area) shall be provided for green area development.

The Project Proponent shall obtain all necessary clearance/permission from all 7) relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.

Consent to establish/operate for the project shall be obtained from the State Pollution 8) Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.

The Approval of the Competent Authority shall be obtained for structural safety of 9) building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.

The PP shall restore, reclaim and maintain the pond at village Ghamroj to the project site with technical support from the Haryana Pond and Waste Water Management Authority.

The PP shall not carry any construction above or below the Revenue Rasta. 11)

The PP snall deposit 0.45 crores for incubation centers Govt. AIC (Niti Ayog)supported Atal incubation center, 0.30 crores for providing vocational training centers at village Dhunela, Ram Nagar and Berka as per the schedule and undertaking submitted by PP.

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

The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint

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

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

The PP shall obtain the permission regarding withdrawal of ground water from 17) CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA,

- 18) The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
- The PP shall install the Eco Friendly Green Transformer based on ester off to reduce the carbon footprint
- 20) 11Rain water harvesting recharge pits shall be provided for ground water recharging as per the CGWB norms.
- 21) The P? shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 11 RWH pits.
- 22) The PP shall provide the Anti smog gun mounted on truck in the project for suppression of dust during construction & operational phase and shall use the treated water.
- 23) The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
- 24) The PP shall provide the mechanical ladder for use in case of emergency.
- 25) Extensive studies have been undertaken regarding Traffic Scenario and LOS around the site to ascertain that there would be no adverse effect or impediment in movement of traffic during Construction or Operational phase of upcoming project;
- White carrying out the "Air Dispersion modeling" inbound and outbound vehicles (50 PCU/hr.) Along with the emission and running hours (04 Hours) of DG sets has been considered;
- 27) Running of DG sets/ Captive Power during construction or operational phase and fuel to be used would be as per related Guidelines of GRAP & amp; strictures/injunctions passed by Hon'ble EPCA/NGT and further National Clean Air programme vide Office Order No. HSPCB/SSC/2020/4320-44 dated 25/06/2020 would be

B. Statutory Compliance:

- [1] The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority for ground coverage, PAR 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
- [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, c-Waste (Management) Rules, 2016, and 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.

1. 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.

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 PM₂₅) 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 lowsulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board

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

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

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.

Buildings shall be designed to follow the natural topography as much as possible.

Minimum cutting and filling should be done.

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.

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 as well as to SEIAA, Haryana 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.

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

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

Separation of grey and black water should be done by the use of dual plumbing (ix) 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.

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 (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 (xiii)

All recharge should be limited to shallow aquifer.

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

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.

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

(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.

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.

Noise Monitoring and Prevention III.

Ambient noise levels shall conform to residential area/commercial area both during (i) 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.

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.

(ii)

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

Energy Conservation Measures IV.

Compliance with the Energy Conservation Building Code (ECBC) of Bureau of (i) 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.

Outdoor and common area lighting shall be LED. (ii)

Concept of passive solar design that minimize energy consumption in buildings by (iii) 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 & Uvalues shall be as per ECBC specifications.

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 (iv)

place before project commissioning.

Solar, wind or other Renewable Energy shall be installed to meet electricity (v) generation equivalent to 1% of the demand load or as per the state level/ local

building hye-laws requirement, whichever is higher.

Solar power shall be used for lighting in the apartment to reduce the power load on (vi) 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.

The PP will submit report indicating compliance of each parameter of ECBC (vii)

requirement and submit quantification saving report for each component.

Waste Management ٧.

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

Disposal of muck during construction phase shall not create any adverse effect on the (ii) 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.

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.

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.

All non-biodegradable waste shall be handed over to authorized recyclers for which a

written tie up must be done with the authorized recyclers.

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.

Use of environment friendly materials in bricks, blocks and other construction (vii) 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.

For indoor air quality the ventilation provisions as per National Building Code of (ii)

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

Provision shall be made for the housing of construction labour within the site with all (iv) 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.

Occupational health surveillance of the workers shall be done on a regular basis. (V) A First Aid Room shall be provided in the project both during construction and (vi) operations of the project.

Corporate Environment Responsibility IX.

The project proponent shall comply with the provisions contained in this Ministry's (i) OM vide F.No. 22-65/2017-IA.III dated 1st May 2018, as applicable, regarding Corporate Environment Responsibility.

The company shall have a well laid down environmental policy duly approved by the (ii) 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.

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

will directly to the head of the organization.

Action plan for implementing EMP and environmental conditions along with (iv) 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.

PP must submit the Balance sheet/Account statement duly attested & signed by the (v) Chartered Accountant showing the dispersal of funds in said schemes along with the

"Six Monthly Compliance Report" positively.

Miscellaneous X.

The project proponent shall prominently advertise it at least in two local newspapers (i) 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.

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.

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.

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 and soft copy of the same to the SEIAA, Haryana.

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.

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

(v)

(ii)

(iii)

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