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

No. SEIAA/HR/2014/1046 Dated: 06-08-2014

To

M/s Base Exports Pvt. Ltd,
Upper Ground Floor, Mahindra Towers,
2A-Bhikaji Cama Place, New Delhi-110066.

Subject: Environmental Clearance for construction of Group Housing Project located at Village Behrampur, Sector-59, Gurgaon, Haryana.

Dear Sir,

This letter is in reference to your application no. Nil dated 09.04.2014 addressed to M.S. SEIAA, Haryana received on 09.04.2014 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, GOI vide their Notification 23.3.2012, in its meeting held on 13.05.2014 awarded "Gold" grading to the project.

[2] It is inter-alia, noted that the project involves the construction of Group Housing Project located at Village Behrampur, Sector-59, Gurgaon, Haryana on a plot area of 71022.33 sqm (17.55 Acres). The proposed total built up area in the phase-I shall be 140694.11 sqm. The project proponent in the 1st Phase has proposed to construct Tower-1, Tower-2, Tower-3, Community Centre, EWS and Convenient Shopping. The proposed project shall have 02 Basements + Stilt + GF + Maximum 31 Floors. The maximum height of the building shall be 109.4 meters. The total water requirement shall be 425 KLD. The fresh water requirement shall be 217 KLD. The waste water generation shall be 266 KLD, which will be treated in the 2 STPs of 130 KLD & 210 KLD capacity. The total power requirement shall be 2702 KVA which will be supplied by DHBVN. The Project Proponent has proposed to develop green belt on 30% of project area (20% tree plantation + 10% landscaping). The Project Proponent proposed to construct 18 rain water harvesting pits. The solid waste generation will be 1177.142 kg/day. The bio-degradable waste will be treated in the project area by adopting appropriate technology. The total parking spaces proposed are 974 ECS.

[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 meeting held on 18.07.2014 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 specific and general conditions mentioned below:-

PART A-

SPECIFIC CONDITIONS:-

Construction Phase:-

[1] "Consent for Establish" 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.

[2] A first aid room as proposed in the project report shall be provided both during construction and operational phase of the project.

[3] Adequate drinking water and sanitary facilities shall be provided for construction workers at the site. Provision should be made for mobile toilets. Open defecation by the laboures is strictly prohibited. The safe disposal of waste water and solid wastes generated during the construction phase should be ensured.

[4] All the topsoil excavated during construction activities shall be stored for use in horticulture/landscape development within the project site.

[5] The project proponent shall ensure that the building material required during construction phase is properly stored within the project area and disposal of construction waste should not create any adverse effect on the neighboring communities and should be disposed of after taking necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

[6] 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.

[7] The diesel generator sets to be used during construction phase shall be of ultra low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.

[8] 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.

[9] Ambient noise levels shall 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 pollution and noise level during construction phase, so as to conform to the stipulated residential standards of CPCB/MoEF.

[10] Fly ash shall 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.

[11] Storm water control and its re-use as per CGWB and BIS standards for various applications should be ensured.

[12] Water demand during construction shall be reduced by use of pre-mixed concrete, curing agents and other best practices.

[13] In view of the severe constrains in water supply augmentation in the region and sustainability of water resources, the developer will submit the NOC from CGWA specifying water extraction quantities and assurance from HUDA/ utility provider indicating source of water supply and quantity of water with details of intended use of water – potable and non-potable. Assurance is required for both construction and operation stages separately. It shall be submitted to the SEIAA and RO, MOEF, Chandigarh before the start of construction.

[14] Roof must meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material.

[15] Opaque wall must meet prescriptive requirement as per Energy Conservation Building Code which is proposed to be mandatory for all air conditioned spaces while it is desirable for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.

[16] 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.

[17] 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 reduce the overall footprint of the proposed development. Project proponent shall incorporate water efficiency /savings measures as well as water reuse/recycling within 3 months and before start of construction to the SEIAA, Haryana and RO, MOEF, GOI, Chandigarh.

[18] The Project Proponent as stated in the proposal shall construct total 18 rain water harvesting pits for recharging the ground water within the project premises. Rain water harvesting pits shall be designed to make provisions for silting chamber and removal of floating matter before entering harvesting pit. Maintenance budget and

persons responsible for maintenance must be provided. Care shall also be taken that contaminated water do not enter any RWH pit.

[19] The project proponent shall provide for adequate fire safety measures and equipments as required by Haryana Fire Service Act, 2009 and instructions issued by the local Authority/Directorate of fire from time to time. Further the project proponent shall take necessary permission regarding fire safety scheme/NOC from competent Authority as required.

[20] The Project Proponent shall obtain assurance from the DHBVN for supply of 2702 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 external power utility.

[21] Detail calculation of power load and ultimate power load of the project shall be submitted to DHBVN under intimation to SEIAA Haryana before the start of construction. Provisions shall be made for electrical infrastructure in the project area.

[22] The Project Proponent shall not raise any construction in the natural land depression / Nallah/water course and shall ensure that the natural flow from the Nallah/water course is not obstructed.

[23] 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.

[24] Construction shall be carried out so that density of population does not exceed norms approved by Director General Town and Country Department Haryana.

[25] The Project Proponent shall submit an affidavit with the declaration that ground water will not be used for construction and only treated water should be used for construction.

[26] The project proponent shall not cut any existing tree and project landscaping plan should be modified to include those trees in green area.

[27] The project proponent shall provide 3 meter high barricade around the project area, dust screen for every floor above the ground, proper sprinkling and covering of stored material to restrict dust and air pollution during construction.

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

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

[30] The project proponent shall ensure that the U-value of the glass is less than 3.177 and maximum solar heat gain co-efficient is 0.25 for vertical fenestration.

[31] The project proponent shall adequately control construction dusts like silica dust, non-silica dust and wood dust. Such dusts shall not spread outside project premises. Project Proponent shall provide respiratory protective equipment to all construction workers.

[32] The project proponent shall develop complete civic infrastructure of the Group Housing 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.

[33] The project proponent shall provide one refuge area till 24 meter, one till 39 meter and one after 15 meter each, as per National Building Code. The project proponent shall not convert any refuse area in the habitable space and it should not be sold out/commercialized.

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

[35] The project proponent shall obtain permission of Mines and Geology Department for excavation of soil before the start of construction.

[36] The project proponent shall seek specific prior approval from concerned local Authority/HUDA regarding provision of storm drainage and sewerage system including their integration with external services of HUDA/ Local authorities beside other required services before taking up any construction activity.

[37] The site for solid waste management plant be earmarked on the layout plan and the detailed project for setting up the solid waste management plant shall be submitted to the Authority within one month.

[38] The project proponent shall submit the copy of fire safety plan duly approved by Fire Department before the start of construction.

[39] The project proponent shall discharge excess of treated waste water/storm water in the public drainage system and shall seek permission of HUDA before the start of construction.

[40] The project proponent shall maintain the distance between STP and water supply line.

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

[42] The project proponent shall ensure that structural stability to withstand earthquake of magnitude 8.5 on Richter scale.

[43] The project proponent shall seek NOC from Town and Country department regarding height of the building allowed in the skyline of that city.

[44] The project proponent shall provide boosting arrangement and multistage pumping with standby arrangement after getting the same approved from HUDA.

[45] The project proponent shall provide helipad facility as required under NBC norms and shall seek permission of helipad from AAI accordingly.

[46] The project proponent shall ensure that no construction activity is undertaken either on surface or below or above surface of revenue rasta passing through the project area.

[47] The project proponent shall indicate the width and length of revenue rasta passing through the project area on sign board and shall display the same at both the ends of revenue rasta stretch, for awareness of public. Sign board shall also display the message that this is public rasta/road and any citizen can use it. There shall not be any gate with or without guards on revenue rasta further project proponent shall not encroach revenue rasta and shall not cross internal roads over revenue rasta.

[48] The project proponent shall implement the traffic circulation plan as submitted in the meeting on 18.07.2014 (Bell Mouth entry and exit points on 12 meter wide road with 12 meter wide road from entry and exit point and 6 meter wide internal road in order to avoid direct entry from the main road to the unit and to ensure un-interrupted movement of traffic on the main road with modified ramp).

[49] The project proponent shall seek fresh Environment Clearance of Phase-II as per the prevalent procedure under EIA Notification 14.09.2006 for category 8 (b) project after obtaining permission of competent Authority for laying of services beneath the revenue rasta.

Operational Phase:

[a] "Consent to Operate" shall be obtained from Haryana State Pollution Control Board under Air and Water Act and a copy shall be submitted to the SEIAA, Haryana.

[b] 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 shall be certified by an independent expert and a report in this regard shall be submitted to the SEIAA, Haryana before the project is commissioned for operation. Tertiary treatment of waste water is mandatory. The project proponent shall remove not only Ortho-Phosphorus but total Phosphorus to the extent of less than 2mg/liter. Similarly total Nitrogen level shall be less than 2mg/liter in tertiary treated waste water. Discharge of treated sewage shall conform to the norms and standards of CPCB/ HSPCB, whichever is

environmentally better. Project Proponent shall implement such STP technology which does not require filter backwash.

[c] 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 level less than 5 mg/litre and the recycled water will be used for flushing, gardening and DG set cooling etc. to achieve zero exit discharge.

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

[e] 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 shall be in the open as promised by the project proponent with appropriate stack height above the highest roof level of the project as per the CPCB norms. The diesel used for DG sets shall be ultra low sulphur diesel (35 ppm sulphur), instead of low sulphur diesel.

[f] 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 Group Housing Project.

[g] The project proponent as stated in the proposal should maintain at least 30% as green cover area for tree plantation especially all around the periphery of the project and on the road sides preferably with local species which can provide protection against noise and suspended particulate matter. The open spaces inside the project shall be preferably landscaped and covered with vegetation/grass, herbs & shrubs. Only locally available plant species shall be used.

[h] 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.

[i] 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 shall be kept at least 5 mts. above the highest ground water table. Care shall be taken that contaminated water do not enter any RWH pit. The project proponent shall avoid Rain Water Harvesting of first 10 minutes of rain fall. Roof top of the building shall be without any toxic material or paint which can contaminate rain water. Wire mess and filters should be used wherever required.

[j] The ground water level and its quality should be monitored regularly in consultation with Central Ground Water Authority.

[k] 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.

[l] Energy conservation measures like installation of LED only for lighting the areas outside the building and inside the building should be integral part of the project design and should be in place before project commissioning. Use of solar panels must be adapted to the maximum energy conservation.

[m] 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.

[n] 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 treated by appropriate technology 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.

[o] 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.

[p] The traffic plan and the parking plan proposed by the Project Proponent 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.

[q] The Project shall be operationalized only when HUDA/local authority will provide domestic water supply system in the area.

[r] Operation and maintenance of STP, solid waste management and electrical Infrastructure, pollution control measures shall be ensured even after the completion of project.

[s] Different type of wastes should be disposed off as per provisions of municipal solid waste, biomedical waste, hazardous waste, e-waste, batteries & plastic rules made under Environment Protection Act, 1986. Particularly E-waste and Battery waste shall be disposed of as per existing E-waste Management Rules 2011 and Batteries Management Rules 2001. The project proponent should maintain a collection center for E-waste and it shall be disposed of to only registered and authorized dismantler / recycler.

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

[u] Water supply shall be metered among different users and different utilities.

[v] The project proponent shall ensure that the of DG sets is more than the highest tower and also ensure that the emission standards of noise and air are within the CPCB latest prescribed limits. Noise and Emission level of DG sets greater than 800 KVA shall be as per CPCB latest standards for high capacity DG sets.

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

[x] The project proponent shall not use fresh water for HVAC and DG cooling. Air based HVAC system should be adopted and only treated water shall be used by project proponent for cooling, if it is at all needed. The Project Proponent shall also use evaporative cooling technology and double stage cooling system for HVAC in order to reduce water consumption. Further temperature, relative humidity during summer and winter seasons should be kept at optimal level. Variable speed drive, best Co-efficient of Performance (Cop), as well as optimal Integrated Point Load Value and minimum outside fresh air supply may be resorted for conservation of power and water. Coil type cooling DG Sets shall be used for saving cooling water consumption for water cooled DG Sets.

[y] 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.

[z] 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.

[aa] The project proponent shall provide water sprinkling system in the project area to suppress the dust in addition to the already suggested mitigation measures in the Air Environment Chapter of EMP.

[ab] The project proponent shall ensure proper Air Ventilation and light system in the basements area for comfortable living of human being and shall ensure that number of Air Changes per hour/(ACH) in basement never falls below 15. In case of emergency capacity for increasing ACH to the extent of 30 must be provided by the project proponent.

[ac] The project proponent shall ensure drinking/ domestic water supply as per prescribed standards till treated water supply is made available by HUDA.

PART-B. GENERAL CONDITIONS:

[i] 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.

[ii] The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the northern Regional Office of MoEF, the respective Zonal Office of CPCB, HSPCB and SEIAA Haryana.

[iii] STP outlet after stabilization and stack emission shall be monitored monthly. Other environmental parameters and green belt shall be monitored on quarterly basis. After every 3 (three) months, the project proponent shall conduct environmental audit and shall take corrective measure, if required, without delay.

[iv] 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. SEIAA reserves the right to revoke the clearance if conditions stipulated are not implemented to the satisfaction of SEIAA/MoEF.

[v] The Project proponent shall not violate any judicial orders/pronouncements issued by any Court/Tribunal.

[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, PLPA 1900, 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 Haryana 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. A copy of Environment Clearance conditions shall also be put on project proponent's web site for public awareness.

[viii] 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.

[ix] 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.

[x] The project proponent shall put in place Corporate Environment Policy as mentioned in MoEF, GoI OM No. J-11013/41/2006-IA II (I) dated 26.4.2012 within 3 months period. Latest Corporate Environment Policy should be submitted to SEIAA within 3 months of issuance of this letter.

[xi] The fund ear-marked for environment protection measures should be kept in separate account and should not be diverted for other purposes and year wise expenditure shall be reported to the SEIAA/RO MOEF GOI under rules prescribed for Environment Audit.

[xii] 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.

[xiii] The Project Proponent shall ensure that no vehicle during construction/operation phase enter the project premises without valid 'Pollution Under Control' certificate from competent Authority.

[xiv] The project proponent is responsible for compliance of all conditions in Environmental Clearance letter and project proponent can not absolve himself /herself of the responsibility by shifting it to any contractor engaged by project proponent.

[xv] The project proponent shall seek fresh Environmental clearance if at any stage there is change in the planning of the proposed project.

[xvi] 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.

[xvii] The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; $PM_{2.5}$, PM_{10}, SO_X NO_X, Ozone, Lead, CO, Benzene, Ammonia, Benzopyrine, arsenic and Nickel. (Ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

[xviii] The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the HSPCB Panchkula

as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of the EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.

[xix] The project proponent shall conduct environment audit at every three months interval and thereafter corrected measures shall be taken without any delay. Details of environmental audit and corrective measures shall be submitted in the monitoring report.

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

Endst. No. SEIAA/HR/2014 Dated:.....

A copy of the above is forwarded to the following:

1. The Additional Director (IA Division), MOEF, GOI, Indra Paryavaran Bhavan, Zor bagh 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.

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

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/2021/652 Dated: 13 /07/2021

To

M/s Base Export Pvt. Ltd.
C/o Mahindra Homes Pvt. Ltd, Project Mahindra Luminare,
Sector-59, Village Behrampur, Gurgaon, Haryana-122011
E-mail ID: ticku.ashish@mahindra.com

Subject: Environment Clearance for Expansion of Group Housing Project "Mahindra Luminare" at Village Behrampur, Sector-59, Gurugram, Haryana.

[1] This letter is in reference to your application dated 21.10.2020 addressed to **Member Secretary, SEIAA,** Haryana received on 28.12.2020 and subsequent letters dated 23.02.2021 and 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 26.03.2021 awarded "Gold" rating / grading to the project.

13/7/21

[2] It is inter-alia, noted that the project involves the Expansion of Group Housing Project "Mahindra Luminare" at Village Behrampur, Sector-59, Gurugram, Haryana. The details of the project as given below:

Sr. No.	Particulars	Existing	Expansion	Total
1.	**Online Project Proposal Number**	SIA/HR/MIS/180526/2020		
2.	Latitude	28°24'36.56"N		
3.	Longitude	77°06'29.48"E		
4.	Plot Area	71022.218 m^2	-	71022.218 m^2
5.	Net Plot Area	27518.580 m^2	4249.182 m^2	31767.762 m^2
6.	Proposed Ground Coverage	3783.277 m^2	29.523 m^2	3812.80 m^2
7.	Proposed FAR	79743.015 m^2	3231.192 m^2	82974.207 m^2
8.	Non FAR Area	60951.095 m^2	4269.417 m^2	65184.432 m^2
9.	Total Built Up area	140694.11 m^2	7464.529 m^2	148158.639 m^2
10.	Total Green Area with Percentage	8255.574 m^2 (30% of Project Area)	1274.754 m^2	9530.328 m^2 (30% of Project Area)
11.	Rain Water Harvesting Pits	18	-	18
12.				
13.	Total Parking	974 ECS	-	974 ECS
14.	Organic Waste Converter	600 Kg/day	--	600 kg/day

15.	Maximum Height of the Building (m) TOWER-1 TOWER-2 TOWER-3				 103.4 111.94 103.4
16.	Power Requirement		2702 KVA	1128 KVA	3830 KVA
17.	Power Backup		2500 KVA (2*750 + 2*500)	1250KVA (1*750+1*500)	3750 KVA (3*750 + 3*500)
18.	Total Water Requirement		425 KLD	10 KLD	435 KLD
19.	Domestic Water Requirement		310 KLD	10 KLD	323 KLD
20.	Fresh Water Requirement		217 KLD	6.3 KLD	223.3 KLD
21.	Treated Water		213 KLD	6 KLD	219 KLD
22.	Waste Water Generated		266 KLD	8 KLD	274 KLD
	STP Capacity STP-1 STP-2		340 KLD 130 KLD 210 KLD	35 KLD 20 KLD 15 KD	375 KLD 150 KLD 225 KLD
23.	Solid Waste Generated		1177.142 Kg/day	53.50 kg/day	1230.642 Kg/day
24.	Biodegradable Waste		470.86 Kg/day	21.4 kg/day	496.26 kg/day
25.	Number of Towers		3	-	3
26.	Dwelling Units/ EWS		428	20	448
27.	Salable Units		360	20	380
28.	Basement Lower Basement (B1) Upper Basement (B2)			 -- ---	 17526.686 m^2 17102.15 m^2
29.	Community Center			---	746.7 m^2
30.	Stories TOWER-1 TOWER-2 TOWER-3 EWS			 - -- --	 G+31 G+36 G+31 G+4
31.	R+U Value of Material used (Glass)			--	0.9856 w/pr. Sq. m. k
32.	Total Cost of the project:	i) Land Cost	29.00 Crores	2.00 Crores	31.00 Crores
		ii) Construction Cost	484 Crores	38.00 Crores	522.00 Crores
33.	EMP Budget (per year)	i) Capital Cost	1572 Lakhs	23.50 Lakhs	1595.50 Lakhs
		ii) Recurring Cost	90 Lakhs	19.80 Lakhs	109.8 Lakhs
34.	Incremental Load in respect of:		i. $PM_{2.5}$	2.97 $\mu g/m^3$	
			ii. PM_{10}	5.17 $\mu g/m^3$	
			iii. SO_2	2.97 $\mu g/m^3$	
			iv. NO_2	6.33 $\mu g/m^3$	
			v. CO	3.54 mg/m^3	

35.	Status of Construction	• Tower-1 is completed and CTO has been obtained. • Tower 2- Not started yet • Tower 3- Construction completed	
36.	Construction Phase:	Power Back-up	1 No's of 60 KVA DG Set
		Water Requirement & Source	15-20 KLD water requirement will be met primarily through treated water from STP/Private water tankers arranged by the contractor
		STP (Modular)	Yes Provided at Site
		Anti-Smoke Gun	Yes Provided at Site

Environment Management Plan Cost (Construction-Phase for Expansion)

Component	Capital cost (in lakh)	Recurring cost/yr (in lakh)
Mobile Sewage Treatment Plant	2.00	0.50
Solid Waste Management	1.00	0.50
Construction and demolition waste management	--	1.50
Water sprinkling	---	1.00
Installation of Anti-smog gun	--	1.80
Drinking water facility for labour	1.00	0.50
Sanitation facility for labour	1.50	0.75
Occupational & Health Safety	1.50	0.75
Environmental Monitoring	--	3.00
TOTAL	**7.00**	**10.30**

Environment Management Plan Cost (Operational Phase Existing)

COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST/YEAR (INR LAKH)
Sewage Treatment Plant	68.47	20.00
Rain Water Harvesting System	23.21	10.00
Solid Waste Management	15.00	5.00
Environmental Monitoring (Air, Water, Noise and Soil Monitoring)	39.54	5.00
Green Area/ Landscape Area	1426.63	50.00
TOTAL	**1572.85**	**90.00**

Environment Management Plan Cost (Operational Phase Expansion)

COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST/YEAR (INR LAKH)
Sewage Treatment Plant	2.50	1.00
Solid Waste Management	1.00	0.50
Environmental Monitoring (Air, Water, Noise and Soil Monitoring)	--	4.00

Green Area/ Landscape Area	2.50	1.00
Funds allocated for the development of the cremation ground in the Village – Behrampur	2.50	1.00
Setting up solar lighting facilities in the Village- Behrampur (Approx.0.15 km in South direction), Village- Ghata (Approx.1.2 km in NW direction),	3.00	1.00
Providing Water Coolers, Sanitation facilities, IT Equipment's & Books for Library in Govt. Sr. Sec. School, Kadarpur Village at (Approx. 1.82 km in SW direction), Govt. School at Village-Behrampur (Approx. 0.15 km in South direction)	3.00	1.00
Social Welfare Work	2.00	--
TOTAL	**16.50**	**9.50**

[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) Sewage shall be treated in the STP based on latest 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
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 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.
4) 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.
5) 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.
6) 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.

7) 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.

8) 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

9) 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 9530.328 m^2(30 % of net plot area) shall be provided for Green Area development for whole project.

10) 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.

11) 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.

12) 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.

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

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14) 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

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.

17) 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.

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

19) 18 Rain water harvesting recharge pits shall be provided for ground water recharging as per the CGWB norms.

20) The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 18. RWH pits.

21) 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.

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

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

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

25) There would not be any observation or impediment in general traffic in vicinity of the project due to the said expansion to be carried out for Expansion of Group housing Project located at village Behrampur, sector 59, Gurgaon, Haryana.

26) The No. of in-bound vehicles (PCU/Hr.) and the running hours per day of DG sets considered while undertaking the studies for "Incremental Pollution Load" / "Air Dispersion Modelling".
27) The all actions points mentioned in NCAP and GRAP will be followed and complied. All directions of the MoEF&CC, CPCB and HSPCB will be implemented for flue gas emission from all the DG Sets.
28) The only low sulphur Diesel will be used to run the DG Sets.
29) The based on CPCB guideline, stack height, provided are 6mt above the height of the building (for existing and proposed expansion).
30) All proposed DG sets are cooled. All DG sets approved by the CPCB will be installed and will meet the latest emission standards notified by the CPCB and HSPCB. We will ensure the type approval certificate for all the DG sets as per the CPCB standards.

A. 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 byelaws.
[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. PM_{10} and $PM_{2.5}$) 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 low sulphur 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.

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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. <u>Noise Monitoring and Prevention</u>

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. <u>Energy Conservation Measures</u>

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. <u>Waste Management</u>

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.

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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. <u>Green Cover</u>

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

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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 Ministry/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 Transboundary 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 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.

xx. The project proponent is responsible for compliance of all conditions in Environmental Clearance letter and project proponent can not 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.

xxi. 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.

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

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

xxiv. 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.

xxv. 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

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

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

Endst. No. SEIAA (128)/HR/2021/653-659 Dated: 13 /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

13/7/21

Member Secretary,
O/C **State Level Environment Impact**
Assessment Authority, Haryana, Panchkula