

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

**Tel: 0172-2565232, 4043956**

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No. SEIAA(129)/HR/2021/ **973**

Dated: **26** /10/2021

To

**M/s Countrywide Promoters Pvt. Ltd.**  
**Ot-14, 3<sup>rd</sup> Floor, Next Door,**  
**Parklands, Sector-76, Faridabad- 121004**

**Subject: ToR for revision under EC of Plotted Development Project at Sector 70 & 70A village palra, Gurugram, Haryana by M/s Countrywide Promoters Pvt. Ltd.**

This has reference to your application for the subject cited above addressed to **Member Secretary, SEIAA Haryana** to prescribe the ToR (Terms of Reference) for undertaking detailed EIA Study for the purpose of obtaining Environment Clearance in accordance with the provisions of EIA Notification, 2006. For this purpose the Project Proponent had submitted application through Parivesh Web Portal vide Proposal No. SIA/HR/MIS/64361/2021 in the prescribed format (Form-1) along with conceptual plan under Category 8(b) of EIA Notification dated 14.09.2006.

The details of the proposal as under:

1.	Online Proposal No:	SIA/HR/MIS/64361/2021
2.	Name of the Project Proponent:	M/s Countrywide Promoters Pvt. Ltd.
3.	Nature of the project:	Development of plotted colony
4.	Category of the proposal:	8(b) of EIA Notification dated 14.09.2006
5.	Date of online acceptance of Project	30.07.2021
6.	Date of submission of Hard Copy by PP of the Project	18.08.2021

In this connection, it is intimated that Project Proposal for approval of Terms of Reference was placed before the State Environment Impact Assessment Authority (SEIAA) in its 129<sup>th</sup> Meeting held on 14.10.2021.

The Authority **approved the "Terms of Reference"** and it was decided that you have to prepare Environment Impact Assessment Report and Environment Management Plan for obtaining Environment Clearance by using Model Terms of Reference as per MoEF & CC with the additional Terms of Reference as recommended **by SEAC in its 220<sup>th</sup> Meeting held on 01.09.2021:**

**Standard ToR**

- 1) Examine details of land use as per Master Plan and land use around 10 km radius of the project site. Analysis should be made based on latest satellite imagery for land use with raw images. Check on flood plain of any river.
- 2) Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/villages and present status of such activities.



- 3) Examine baseline environmental quality along with projected incremental load due to the project.
- 4) Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio-economic and health.
- 5) Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area. Any obstruction of the same by the project
- 6) Submit the details of the trees to be felled for the project.
- 7) Submit the present land use and permission required for any conversion such as forest, agriculture etc.
- 8) Submit Roles and responsibility of the developer etc for compliance of environmental regulations under the provisions of EP Act.
- 9) Ground water classification as per the Central Ground Water Authority.
- 10) Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart.
- 11) Rain water harvesting proposals should be made with due safeguards for ground water quality. Maximize recycling of water and utilization of rain water. Examine details.
- 12) Examine soil characteristics and depth of ground water table for rainwater harvesting.
- 13) Examine details of solid waste generation treatment and its disposal.
- 14) Examine and submit details of use of solar energy and alternative source of energy to reduce the fossil energy consumption. Energy conservation and energy efficiency.
- 15) DG sets are likely to be used during construction and operational phase of the project. Emissions from DG sets must be taken into consideration while estimating the impacts on air environment. Examine and submit details.
- 16) Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analyzed with measures for preventing traffic congestion and providing faster trouble free system to reach different destinations in the city.
- 17) A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.
- 18) Examine the details of transport of materials for construction which should include source and availability.
- 19) Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.
- 20) Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.
- 21) Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.
- 22) The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.
- 23) Any further clarification on carrying out the above studies including anticipated impacts due to the project and mitigative measure, project proponent can refer to the model ToR available on Ministry website "<http://moef.nic.in/Manual/Townships>".

#### **Additional TOR**

1. The PP shall submit the activity wise break up area of 383702.17 sqm i.e. built up area, roads, medical safety plan, community built up area, Green area, fire safety area.
2. The PP shall submit the duly approved plan 383702.17 sqm.
3. The PP shall submit the drainage map with contour of each area of the project
4. The PP shall submit the position of existing and proposed area of the project.
5. The PP shall submit the hydraulic design details of 1470 KLD STP(Existing+Expansion) proposed at the site.
6. The PP shall submit the FAR for each component as per approved plan.
7. The PP shall submit the affidavit that no legal case is pending against the PP regarding land or any other issues of the project.



8. The PP shall submit the KLM file of the project site
9. The PP shall submit the land use details of the project
10. The PP shall submit the Geo Technical Studies
11. The PP shall submit the Population calculations as per NBC norms.
12. The PP shall submit the water requirement details in view of conservation measures.
13. The PP shall submit the seasonal testing reports of water, air, soil and noise
14. The PP shall submit the technology of water treatment, hydraulic design, dimensions of each component of each STP, MLSS standards to be achieved in each STP
15. The PP shall submit the Solid waste calculations and its management plan
16. The PP shall submit the traffic study incremental load analysis wr.t. current roads/status of connecting roads a up-gradation plan.
17. The PP shall submit the air dispersion modeling, sampling locations, wind rose, DG/vehicular emission data, AAQ data of seven locations.
18. The PP shall submit the ECBC Compliance with Energy saving
19. The PP shall submit the warehousing area details
20. The PP shall submit the RWH details based on calculation @ 90 mm rain fall and double bore well for better sustainable RWH
21. The PP shall submit the parking calculations along with Map
22. The PP shall submit the Proper management details regarding various components of the project
23. The PP shall submit the tangible EMP Capital and recurring cost for the project
24. The PP shall submit the biodegradable waste management plan of the project along with organic waste convertor. The schematic diagramme for the management of organic waste and calculation along with mode of collection, segregation, transportation and disposal of complete Biodegrade waste.
25. The PP shall submit the status of construction at site
26. The PP shall submit the mosaic plan
27. The PP shall submit the extension in EC
28. The PP shall submit the CTE/CTO/OC of the project in the existing part.
29. The PP shall submit the six monthly compliance report.
30. The PP shall submit the approval of ZONING/Lay out/Building plans etc.
31. The PP shall submit the Traffic study and incremental load analysis with current status of connecting roads.
32. The PP shall submit the Fire safety plan & Fire rescue plan (SOP).
33. The PP shall submit the contours plan indicating level of proposed site in terms of drainage pattern.

The Project Proponent will submit Environment Impact Assessment Report and Environment Management Plan by incorporating the Terms of References (ToR) as approved by the Authority within a time schedule in compliance of EIA Notification dated 14.09.2006. It was also decided that their project will be considered as received only after receipt of complete information.

*S. (anagar)*  
25/10  
Member Secretary,  
SEIAA, Haryana