

F. No. 21-183/2017-IA-III  
Government of India  
Ministry of Environment, Forest and Climate Change  
(IA.III Section)

Indira Paryavaran Bhawan,  
Jor Bagh Road, New Delhi - 3

Date: 29<sup>th</sup> August, 2017

To,

**M/s Chintels India Ltd,**  
A-11, Kailash Colony,  
New Delhi -110048  
Email : chander.batra@sobha.com

**Subject: Modification of Group Housing Project at Sector-108 Babupur, Gurgaon Haryana by M/s Chintels India Ltd – Environmental Clearance - reg.**

Sir,

This has reference to your online proposal No. IA/HR/NCP/62653/2016 dated 10<sup>th</sup> May, 2017 submitted to this Ministry for grant of Environmental Clearance (EC) in terms of the provisions of the Environment Impact Assessment (EIA) Notification, 2006 under the Environment (Protection) Act, 1986.

2. The proposal for grant of environmental clearance to the project 'Modification of Group Housing Project at Sector-108 Babupur, Gurgaon Haryana by M/s Chintels India Ltd' was considered by the Expert Appraisal Committee (Infra-2) in its meeting held on 27-29 June, 2017. The details of the project, as per the documents submitted by the project proponent, and also as informed during the above meeting, are under:-

- (i) The project is located at Village Babupur Rect. No. 1 (Killa No. 19, 21, 22, 23, 24), Rect. No. 5 (Killa No.1, 2, 3, 4, 5/1, 7, 8, 9/1, 9/2,10,11,12,13/1,13/2,14,18,19,20,21,22), Rect. No. 6 (Killa No. 6,13,14,15,16,17,18,22,23/1,23/2,24,25), Rect. No. 8 (Killa No. 1/2,2,3/1,3/2,4/1,4/2,5,6,7/1,7/2,8/1,8/2,9/1,9/2,10/1), Rect. No. 9 (Killa No. 1), a total of 298 Kanal and 340 Marla (315 Kanal or 39.375 Acre) Sector-108 Gurgaon, Haryana.
- (ii) Latitude 28°30'55"N and Longitude 76°59'40"E. The project is for modification. Earlier environmental clearance was accorded from SEAC Haryana vide letter No. SEIAA/HR/2010 dated 25.11.2010. No construction has been done till date.
- (iii) The total plot area is 1,59,345 sqm with total construction (built-up) area of 4,19,749.495 sqm.
- (iv) During construction phase, total water requirement is expected to be 1834 KLD which will be met from tanker water/STP.
- (v) During operational phase, total water demand of the project is estimated to be 1834 KLD. The water supply will be through HUDA. Wastewater generated (1314 KLD) will be treated in STP of total 1550 KLD capacity. About 1183 KLD of treated wastewater will be generated from which 505 KLD will be used



for flushing, 318 KLD for gardening and remaining 360 KLD will be discharged to sewer.

- (vi) About 5959 kg/day solid waste will be generated from the project. The biodegradable waste (3575.4 kg/day) will be processed in OWC and the non-biodegradable waste generated (2383.6 kg/day) will be handed over to vendors.
- (vii) The total power requirement during operation phase is 23,424 kVA which shall be met from Dakshin Haryana Bijli Vitran Nigam (DHBVN).
- (viii) Rooftop rainwater of buildings will be collected in 6 RWH tanks and 134 pits.
- (ix) Parking facility for 3093 ECS is proposed to be provided against the requirement of 2797 ECS (according to local norms).
- (x) Proposed energy saving measures, Electronic Ballast, Timer based lighting and APFC Panel.
- (xi) ToR was granted by SEAC, Haryana vide letter No. HR/SEAC/289/1412 dated 09.09.2016.
- (xii) It is not located within 10 km of Eco Sensitive areas.
- (xiii) There is no court case pending against the project.
- (xiv) **Estimated Cost** of the project is Rs. 1165.4 Crore.
- (xv) **Employment potential:** this project will generate direct and indirect employment opportunities for both skilled and unskilled labor during construction & operation phase.
- (xvi) The Benefit of the Project: Direct & Indirect employment opportunities and Infrastructural Development of the Area.

3. The EAC, in its meeting held on 27-29 June, 2017, after detailed deliberations on the proposal, has recommended for grant of Environmental Clearance to the project. As per recommendations of the EAC, the Ministry of Environment, Forest and Climate Change hereby accords Environmental Clearance to the project 'Modification of Group Housing Project at Sector-108 Babupur, Gurgaon Haryana by M/s Chintels India Ltd,' under the provisions of the EIA Notification, 2006 and amendments/circulars issued thereon, and subject to the specific and general conditions as under:-

#### **PART A – SPECIFIC CONDITIONS:**

##### **I. Construction Phase**

- (i) 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.
- (ii) 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.

- (iii) 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, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site. Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution. Wet jet shall be provided for grinding and stone cutting. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- (iv) 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. 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.
- (v) 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.
- (vi) Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC. Outdoor and common area lighting shall be LED. 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 u-values shall be as per ECBC specifications.
- (vii) 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.
- (viii) 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.
- (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) Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, horticulture & DG cooling.
- (xi) The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. As proposed, Rainwater of buildings will be collected and 06 No. of tanks and 134 pits shall be provided for storm water recharging to ground after filtration as per CGWB guidelines.



- (xii) 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. Wet garbage shall be composted in Organic Waste Converter. Adequate space shall be provided for solid waste management within the premises which will include area for segregation, composting. The inert waste from group housing project will be sent to dumping site.
- (xiii) Solar based electric power shall be provided to each unit for at least two bulbs/light and one fan. As proposed, central lighting and street lighting shall also be based on solar power.
- (xiv) A First Aid Room shall be provided in the project both during construction and operations of the project.
- (xv) 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.
- (xvi) 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.
- (xvii) The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- (xviii) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xix) As proposed, no ground water shall be used during construction/ operation phase of the project.
- (xx) Approval of the CGWA require before any dewatering for basements.
- (xxi) 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 lightning etc.
- (xxii) Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- (xxiii) 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.
- (xxiv) Ambient noise levels shall conform to residential standards 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.
- (xxv) 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. 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 27<sup>th</sup> August, 2003 and 25<sup>th</sup> January, 2016. Ready mixed concrete must be used in building construction.

(xxvi) 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.

- Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
- Traffic calming measures.
- Proper design of entry and exit points.
- Parking norms as per local regulation.

## **II. Operational Phase**

- (i) 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. 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.
- (ii) For indoor air quality the ventilation provisions as per National Building Code of India.
- (iii) Fresh water requirement from HUDA shall not exceed 1011 m<sup>3</sup>/day.
- (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) 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. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- (vi) No sewage or untreated effluent water would be discharged through storm water drains.
- (vii) 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.
- (viii) The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
- (ix) 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 heaters shall be used to meet hot water demand, as far as possible.

- (x) 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. Used CFLs, TFL and LED shall be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination.
- (xi) A minimum of 1 tree for every 80 sqmt of land should be planted and maintained. The existing trees will be counted for this purpose. Preference should be given to planting native species. Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of 3 trees for every 1 tree that is cut) shall be done and maintained. Recreational Ground Area shall be provided as per norms.
- (xii) An environmental management plan (EMP) shall be prepared and implemented to ensure compliance with the environmental conditions specified above. A dedicated Environment Monitoring Cell with defined functions and responsibility shall be put in place to implement the EMP. The environmental cell shall ensure that the environment infrastructure like Sewage Treatment Plant, Landscaping, Rain Water Harvesting, Energy efficiency and conservation, water efficiency and conservation, solid waste management, renewable energy etc. are kept operational and meet the required standards. The environmental cell shall also keep the record of environment monitoring and those related to the environment infrastructure.
- (i) The company will draw up and implement a Corporate Social Responsibility plan as per the Company's Act of 2013.

#### **PART B - GENERAL CONDITIONS**

- (i) A copy of the environmental clearance letter shall also be displayed on the website of the concerned State Pollution Control Board. The EC letter shall also be displayed at the Regional Office, District Industries centre and Collector's Office/ Tehsildar's office for 30 days.
- (ii) The funds earmarked for environmental protection measures shall be kept in separate account and shall not be diverted for other purpose. Year-wise expenditure shall be reported to this Ministry and its concerned Regional Office.
- (iii) Officials from the Regional Office of MoEF&CC, Chandigarh who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents/data by the project proponents during their inspection. A complete set of all the documents submitted to MoEF&CC shall be forwarded to the APCCF, Regional Office of MoEF&CC, Chandigarh.
- (iv) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.
- (v) The Ministry reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.
- (vi) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, the

Forest Conservation Act, 1980 and the Wildlife (Protection) Act, 1972 etc. shall be obtained, as applicable by project proponents from the respective competent authorities.

- (vii) These stipulations would be enforced among others under the provisions of the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and the EIA Notification, 2006.
  - (viii) The project proponent shall advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded Environmental Clearance and copies of clearance letters are available with the State Pollution Control Board and may also be seen on the website of the Ministry of Environment, Forest and Climate Change at <http://www.envfor.nic.in>. The advertisement shall be made within Seven days from the date of receipt of the Clearance letter and a copy of the same shall be forwarded to the Regional Office of this Ministry at Chandigarh.
  - (ix) Any appeal against this 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) A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parishad/Municipal Corporation, Urban Local Body and the Local NGO, if any, from whom suggestions/ representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the company by the proponent.
  - (xi) 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&CC, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO<sub>2</sub>, NO<sub>x</sub> (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.
  - (xii) The environmental statement for each financial year ending 31<sup>st</sup> March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board 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 EC conditions and shall also be sent to the respective Regional Offices of MoEF&CC by e-mail.
4. This issues with the approval of the Competent Authority.

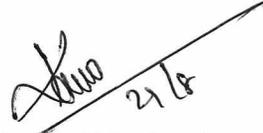


**(Kushal Vashist)**  
**Director**

**Copy to:**

- 1) The Secretary, Department of Environment, Government of Haryana, Chandigarh.

- 2) The Addl. Chief Conservator of Forests, Additional Principal Conservator of Forests (C), Ministry of Environment, Forest and Climate Change, Regional Office (NZ), Bays No. 24-25, Sector 31 A, Dakshin Marg, Chandigarh – 160030.
- 3) The Chairman, Central Pollution Control Board Parivesh Bhavan, CBD-cum-Office Complex, East Arjun Nagar, New Delhi - 110 032.
- 4) The Chairman, Haryana State Pollution Control Board, Plot No. C-11, Sector-6, Panchkula- 134109, Haryana.
- 5) Monitoring Cell, MoEF&CC, Indira Paryavaran Bhavan, New Delhi.
- 6) Guard File/ Record File/ Notice Board.
- 7) MoEF&CC Website.

  
(Kushal Vashist)  
Director

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

No. SEIAA/HR/2010

1021

Dated:.....

25-11-10

To

M/S Chintels India Ltd.  
Regd Office: A-11, Kailash Colony,  
New Delhi- 110048.

**Subject: Environmental Clearance for proposed "Group Housing Project of 39.375 acres at Sector- 108, Gurgaon, Haryana.**

Dear Sir,

This has reference to your application no. SEAC/42/1011 dated 15.09.2010 addressed to M.S. SEIAA received on 16.09.2010 and subsequent letters dated 20.09.2010, 01.10.2010 & 11.10.2010 seeking prior environmental clearance for the above project under the EIA Notification, 2006. The proposal has been appraised as per prescribed procedure in the light of provisions under the EIA Notification, 2006 on the basis of the mandatory documents enclosed with the application viz., Form-1, Form1-A & Conceptual Plan and the additional clarifications furnished in response to the observations of the State Expert Appraisal Committee (SEAC) constituted by MOEF, GOI vide their Notification 21.4.2008, in its meeting held on 13.10.2010 awarded "Gold" grading to the project.

[2] It is interalia, noted that the project involves construction of proposed Group Housing Project of 39.375 acres at Sector- 108, village- Babupur, Gurgaon, Haryana, on a plot area of 159345 sqmt (39.375 acres). The total built-up area will be 423535.3 sqmt. The Group Housing Project will have 27 towers having basement + GF + maximum 19 Floors. The maximum height of the Building will be 60 meters for which NOC from AAI has been obtained. The Group Housing project will have 2090 dwelling units, 370 EWS units, Shopping Centre, Club etc.

The project proponent will meet requirement of the 1386 KLD of fresh water from HUDA/Existing bore-wells. 1386 KLD of waste water will be generated which will be treated in the STP of 1663 KLD capacity. The 1109 KLD of treated water will be recycled & reused and 190 KLD of treated water will be used in nearby parks thus leading to zero discharge. Total solid waste generation will be 6027 kg per day which will be disposed off as per Solid Waste Management & Handling Rules. The project proponent has proposed to carry out composting of bio-degradable waste within the project area. The power requirement is 11143 KVA which will be supplied by DHBVN. The total parking spaces proposed are for 6762 ECS in basements and on surface. Total cost of the project is Rs.367.81 crores.

[3] The State Expert Appraisal Committee, Haryana after due consideration of the relevant documents submitted by the project proponent and additional clarification furnished in response to its observations have recommended the grant of environmental clearance for the project mentioned above subject to compliance with the stipulated conditions. Accordingly, the State Environment Impact Assessment Authority hereby accords necessary environmental clearance for the project under Category 8(b) of EIA Notification 2006 subject to the strict compliance with the specific and general conditions mentioned below:-

**PART A-**

**SPECIFIC CONDITIONS:-**

**Construction Phase:-**

- [i] A first aid room as proposed in the project report will be provided in both during construction and operation phase of the project.
- [ii] Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. Open

defecation by the labourers is strictly prohibited. The safe disposal of waste water and solid wastes generated during the construction phase should be ensured.

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

[iv] Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed off taking necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

[v] 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.

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

[vii] 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.

[viii] Ambient noise levels should conform to the residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be taken to reduce ambient air and noise level during construction phase, so as to conform to the stipulated residential standards.

[ix] Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August 2003.

[x] Ready mixed concrete must be used in building construction.

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

[xii] Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices as referred.

[xiii] Permission from Competent Authority for supply of water shall be obtained prior to operation of the project.

[xiv] Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.

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

[xvi] 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.

[xvii] The PP will use water for construction phase through tankers. However, prior permission from CGWA will be taken before using the bore well water for construction purposes.

[xviii] The project proponent will construct rain water harvesting pits @ 1 pit per acre for recharging the ground water within the project premises having 400 mm bore and 200 mm slotted pipe as proposed.

[xix] The PP will provide minimum one hydraulic ladder for escaping of people in case of fire.

[xx] The Project Proponent shall commence construction activity only after getting permission of CGWA for abstraction of ground water from the existing bore-wells or water supply is made available by HUDA.

### **Operation Phase:**

[i] The STP shall be installed for the treatment of the sewage generated to the prescribed standards including odour and treated effluent will be recycled to achieve zero exit discharge. The STP should be installed at the remotest place in the project area.

[ii] Separation of the grey and black water should be done by the use of dual plumbing line. Treatment of 100% grey water by decentralized treatment should be done ensuring that the re-circulated water should have BOD maximum upto 10 ppm and the recycled water will be used for flushing, gardening and DG set cooling and running of fountain in the water body to achieve zero exit discharge.

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

[iv] The solid waste generated should be properly collected and segregated. Bio-degradable waste will be decomposed at site and dry/ inert solid waste should be disposed off to approved sites for land filling after recovering recyclable material.

[v] Diesel power generating sets proposed as source of back up power for lifts, common area illumination and for domestic use should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The location of the DG sets should be in the basement as promised by the project proponent with appropriate stack height i.e above the roof level as per the CPCB norms. The diesel used for DG sets should be of low sulphur contents (maximum upto 0.25%).

[vi] Ambient Noise level should be controlled to ensure that it does not exceed the prescribed standards both within and at the boundary of the Proposed Residential Complex.

[vii] The project proponent should maintain at least 20% as green cover area for tree plantation especially all around the periphery of the project and on the road sides preferably with local species so as to provide protection against particulates and noise. The open spaces inside the plot should be preferably landscaped and covered with vegetation/grass, herbs & shrubs.

[viii] Weep holes in the compound front walls shall be provided to ensure natural drainage of rain water in the catchments area during the monsoon period.

[ix] Rain water harvesting for roof run-off and surface run-off, as per plan submitted should be implemented. Before recharging the surface run off, pre-treatment through sedimentation tanks must be done to remove suspended matter, oil and grease. The bore well for rainwater recharging should be kept at least 5 mts. above the highest ground water table.

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

[xi] There should be no traffic congestion near the entry and exit points from the roads adjoining the proposed project site. Parking should be fully internalized and no public space should be utilized.

[xii] A report on the energy conservation measures conforming to energy conservation norms finalized by Bureau of Energy Efficiency should be prepared

incorporating details about building materials & technology, R & U Factors etc and submit to the SEIAA, Haryana in three months time.

[xiii] Energy conservation measures like installation of CFLs/TFLs for lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels must be adapted to the maximum extent possible for energy conservation.

[xiv] The solid waste generated should be properly collected and segregated as per the requirement of the MSW Rules, 2000 and as amended from time to time. The bio-degradable waste should be composted by vermi-composting at the site earmarked within the project area and dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.

[xv] The provision of the solar water heating system shall be as per norms specified by HAREDA and shall be made operational in each building block.

[xvi] The project proponent will use the water from the already existing tube wells for domestic purposes only after getting permission from CGWA or will use water supply from HUDA whichever is earlier during operation phase.

[xvii] The traffic plan and the parking plan proposed by the PP should be adhered to meticulously with further scope of additional parking for future requirement. There should be no traffic congestion near the entry and exit points from the roads adjoining the proposed project site. Parking should be fully internalized and no public space should be used.

[xviii] The Project Proponent shall install solar panel of 20 KW.

[xix] The Project Proponent shall hand over the possession of dwelling units to the allottees only after the infrastructural facilities i.e. roads and water supply network are laid down by HUDA in this sector.

#### **PART-B. GENERAL CONDITIONS:**

[i] The environmental safeguards contained in the EIA/EMP Report should be implemented in letter and spirit.

[ii] Six monthly compliance reports should be submitted to the Haryana State Pollution Control Board and Regional Office, MOEF, GOI, Northern Region, Chandigarh and a copy to the SEIAA Panchkula, Haryana.

[iii] The SEIAA, Haryana reserves the right to add additional safeguard measures subsequently, if found necessary. Environmental Clearance granted will be revoked if it is found that false information has been given for getting approval of this project.

[iv] The PP will start construction only after getting NOC from the Forest department that the area under consideration does not fall under section -4 and 5 PLPA-1900.

[v] 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, PLPA, 1900, Forest Act, 1927 etc. shall be obtained, as applicable by project proponents from the respective authorities prior to construction of the project.

[vi] The Project proponent will not violate any judicial orders/pronouncements issued by the Hon'ble Supreme Court/High Courts.

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



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

Endst. No. SEIAA/HR/2010

Dated:.....  
*OR*

A copy of the above is forwarded to the following:

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

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