

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

No. SEIAA/HR/2012 257

Dated: 30-8-12.....

To

M/S JAN PRIYA Buildestate Private Limited.  
 Regd. Office: S-39A, Panchsheel Park,  
 New Delhi- 17.

**Subject: Environmental Clearance for proposed Group Housing Project  
 at Sector-77, Gurgaon, Haryana.**

Dear Sir,

This has reference to your application no. Nil dated 11.03.11 addressed to M.S. SHIAA received on 11-3-2011 and subsequent letter dated 02-06-2012, 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, Form I-A, Conceptual Plan, EIA/EMP and the additional clarifications furnished in response to the observations of the State Expert Appraisal Committee (SEAC) constituted by MOEF, GOI vide their Notification 23-03-2012 in its meeting held on 26-07-2012 awarded "Gold" grading to the project.

[2] It is interalia, noted that project involves the construction of a group housing project on a total plot area of 66934.998 sqmt. The total built-up area is 148935.353 sqmt (Basement + stilt). The Maximum height of the building will be 60 meters. The group housing comprises of 16 towers, EWS tower, community building and convenient shopping centre. The total fresh water requirement will be 316.2 KLD which will be met from HUDA water supply. The 387 KLD of waste water shall be treated in the STP of 500 KLD. The treated waste water shall be recycled and reused for flushing horticulture DG cooling etc. and 21 KLD of waste water will be discharged in public sewer. The total power requirement will be 5658 KVA which will be supplied by DHBVN. The Project Proponent has proposed to develop green belt on 38.27% of project area (23% for

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tree plantation + 15.3% for landscaping). The Project Proponent proposed to construct 16 no. of rain water harvesting pits. The solid waste generation will be 2491.40 kg per day. The bio-degradable waste will be converted to compost in the project area and manure produced will be used for horticulture and green belt development. The total parking spaces proposed are 1535 ECS. The total cost of the project is about 250 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 in its meeting held on 29.8.2012 decided to agree with the recommendation of SEAC and to accord necessary environmental clearance for the project under Category <sup>3(A)</sup>~~3(D)~~ of EIA Notification 2006 subject to the strict compliance with the specific and general conditions mentioned below:-

#### PART A:-

#### SPECIFIC CONDITIONS:-

##### Construction Phase:-

- [i] "Consent for Establishment" shall be obtained from Haryana State Pollution Control Board under Air and Water Act and a copy shall be submitted to the SEIAA, Haryana before the start of any construction work at site.
- [ii] A first aid room as proposed in the project report shall be provided both during construction and operational phase of the project.
- [iii] Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. Open defecation by the labourers is strictly prohibited. The safe disposal of waste water and solid wastes generated during the construction phase should be ensured.
- [iv] All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
- [v] Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed off taking

precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

- [vi] Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dump sites for such material must be secured so that they should not leach into the ground water and any hazardous waste generated during construction phase, should be disposed off as per applicable rules and norms with necessary approval of the Haryana State Pollution Control Board.
- [vii] The diesel generator sets to be used during construction phase should be of low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.
- [viii] The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from Chief Controller of Explosives shall be taken.
- [ix] Ambient noise levels should conform to the residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be taken to reduce ambient air and noise level during construction phase, so as to conform to the stipulated residential standards.
- [x] Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September-1999 and as amended on 27th August 2003.
- [xi] Ready mixed concrete must be used in building construction.
- [xii] Storm water control and its re-use as per CGWB and BIS standards for various applications should be ensured.
- [xiii] Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices as referred.
- [xiv] In view of the severe constraints 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 / R.O. MOEF, Chandigarh before the start of construction.

- [xv] Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- [xvi] Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code which is proposed to be mandatory for all air conditioned spaces while it is aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
- [xvii] The approval of the competent authority shall be obtained for structural safety of the building on account of earthquake, adequacy of fire fighting equipments, etc. as per National Building Code including protection measures from lightening etc. If any forest land is involved in the proposed site, clearance under Forest Conservation Act shall be obtained from the competent Authority.
- [xviii] Overexploited groundwater and impending severe shortage of water supply in the region requires the developer to redraw the water and energy conservation plan. Developer shall submit details of good practices that have been included in the project to reduce the overall footprint of the proposed development including a detailed water balance along with source and quantities of potable and non-potable water requirement (including water requirement during construction phase) incorporating water efficiency / savings measures as well as water reuse/recycling within 3 months to the SEIAA, Haryana and R.O. MOEF, GOI, Chandigarh before the start of construction.
- [xix] The Project Proponent shall construct 16 nos. 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 RWH pit.
- [xx] The Project Proponent shall provide minimum one hydraulic ladder of sufficient length for escape of people in case of fire.
- [xxi] The Project Proponent shall submit assurance from the DHBVN for supply of 5658 KVA of power supply before the start of construction. In no case

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project will be operational solely on generators without any power supply from any external power utility.

- [xxii] 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 licensed area.
- [xxiii] The Project Proponent shall obtain NOC from nearest fire station before the start of construction.
- [xxiv] 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.
- [xxv] The Project Proponent shall keep the plinth level of the building blocks sufficiently above the level of the approach road to the Group Housing Project as per prescribed by-laws. Levels of the other areas in the Group Housing Projects shall also be kept suitably so as to avoid flooding.
- [xxvi] Construction shall be carried out so that density of population does not exceed as approved by Director General Town and Country Department Haryana.
- [xxvii] The Project Proponent shall submit an affidavit with the declaration that ground water will not be used for construction and will also indicate the source of water for construction before the start of construction activity.
- [xxviii] The project proponent shall design the water supply system @ 135 lpcd instead of 86 lpcd including savings due to use of treated water. Accordingly the requirement of water supply and water balance diagram be prepared and be submitted to SEIAA Haryana before start of construction. Sewerage and STP capacity shall be suitably increased accordingly.
- [xxix] That the Project Proponent shall provide Water Bodies of size of 5% of the net project areas as stipulated and ordered by Ministry of Environment and Forests, Government of India.

#### Operational Phase:

- (i) The Sewage Treatment Plant (STP) shall be installed for the treatment of the sewage to the prescribed standards including odour and treated effluent will be recycled to achieve zero exit discharge. The installation of STP should be certified by an independent expert and a report in this regard should be submitted to the SEIAA, Haryana before the start of construction.

operation. Discharge of treated sewage shall conform to the norms and standards of HSPCB, Panchkula.

- [ii] Separation of the grey and black water should be done by the use of dual plumbing line. Treatment of 100% grey water by decentralized treatment should be done ensuring that the re-circulated water should have BOD maximum upto 10 ppm and the recycled water will be used for flushing, gardening and DG set cooling and running of fountain in the water body to achieve zero exit discharge.
- [iii] For disinfection of the treated wastewater ultra-violet radiation or ozonization process should be used.
- [iv] The solid waste generated should be properly collected and segregated. Bio-degradable waste shall be decomposed at site and dry/ inert solid waste should be disposed off to approved sites for land filling after recovering recyclable material.
- [v] Diesel power generating sets proposed as source of back-up power for lifts, common area illumination and for domestic use should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The location of the DG sets should be in the basement as promised by the project proponent with appropriate stack height i.e above the roof level as per the CPCB norms. The diesel used for DG sets should be of low sulphur contents (maximum upto 0.25%).
- [vi] Ambient Noise level should be controlled to ensure that it does not exceed the prescribed standards both within and at the boundary of the Proposed Group Housing Complex.
- [vii] The project proponent should maintain at least 23 % 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 15.3% open spaces inside the plot should be preferably landscaped and covered with vegetation/grass, herbs & shrubs. Only locally available plant species shall be used.
- [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.

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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.

- [x] The ground water level and its quality should be monitored regularly in consultation with Central Ground Water Authority.
- [xi] There should be no traffic congestion near the entry and exit points from the roads adjoining the proposed project site. Parking should be fully internalized and no public space should be utilized.
- [xii] A report on the energy conservation measures conforming to energy conservation norms finalized by Bureau of Energy Efficiency should be prepared incorporating details about building materials & technology, R & U Factors etc and submitted to the SHIAA, Haryana in three months time.
- [xiii] Energy conservation measures like installation of CFLs/TFLs for lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels must be adapted to the maximum extent possible for energy conservation.
- [xiv] The solid waste generated should be properly collected and segregated as per the requirement of the MSW Rules, 2000 and as amended from time to time. The bio-degradable waste should be composted by vermi-composting at the site ear marked within the project area and dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
- [xv] The provision of the solar water heating system shall be as per norms specified by HAREDA and shall be made operational in each building block.
- [xvi] The project proponent shall use the water from the already existing tube wells for domestic purposes only and that too after getting prior permission from CGWA.
- [xvii] The traffic plan and the parking plan proposed by the PP should be adhered to meticulously with further scope of additional parking for future requirement. There should be no traffic congestion near the entry and exit

- points from the roads adjoining the proposed project site. Parking should be fully internalized and no public space should be used.
- [xviii] The Project shall be operationalized only once HUDA will provide domestic water supply system in the area.
- [xix] Operation and maintenance of STP, solid waste management and electrical infrastructure shall be ensured even after the completion of sell.
- [xx] 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.
- [xxi] Standards for discharge of environmental pollutants as enshrined in various schedule of rule 3 of environment protection rule 1986 shall be complied with

#### **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.
- [ii] Six monthly compliance reports should be submitted to the HSPCB and Regional Office, MOEF, GOI, Northern Region, Chandigarh and a copy to the SEIAA Panchkula, Haryana.
- [iii] The SEIAA, Haryana reserves the right to add additional safeguard measures subsequently, if found necessary. Environmental Clearance granted will be revoked if it is found that false information has been given for getting approval of this project. SEIAA reserve the right to revoke the clearance if condition stipulated are not implemented to the satisfaction of SEIAA/MoEF.
- [iv] Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the Project Proponent if it was found that construction of the project has been started before obtaining environmental clearance.
- [v] The Project proponent shall not violate any judicial orders/pronouncements issued by the Hon'ble Supreme Court/High Courts.
- [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



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

- [vii] The Project Proponent shall obtain NOC under Aravalli Notification from CEC of Hon'ble Supreme court regarding coverage under Aravalli Notification.
- [viii] 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.
- [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
- [xi] If it is later found that built-up area as defined in MOEF letter F.No.19-127/2011-IA-III dated 2.4.2012 is more than stated area, the EC shall be revoked.

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

Endst. No. SEIAA/HR/2012

Dated:..... *[Signature]*

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, Pk1.

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

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