

**State Environment Impact Assessment Authority, Haryana,
Bays No.55-58, Prayatan Bhawan, Sector-2 Panchkula.**

Telephone No. 0172-2565232

Memo No: SEIAA/HR/2016/574

Date: 20-07-2016

To

M/s Countrywide Promoters Pvt. Ltd.
M-11, Middle Circle, Connaught Circus,
New Delhi-110001



**Subject: Request for clarification regarding validity of environment clearance
"EC" w.r.t. Group Housing Project measuring 43.049 Acs (23.305+
19.744 Acs) at Sector-37D, Village Basai, Gurgaon, Haryana.**

Sir,

Reference is invited to your letter no. Nil dated 16.06.2016 seeking clarification wherein it has been mentioned that the environmental clearance for development of group housing project at Sector-37D over an plot area of 94312.37 sqmt (23.305 acre) having built up area 212693.78 sqmt was granted by SEIAA vide letter no. SEIAA/HR/09/1009 dated 06.10.2009 and the SEIAA vide letter no. SEIAA/HR/2013/954 dated 16.10.2013 also granted environmental clearance for the expansion of group housing project on a total plot area of 174215.30 sqmt (43.049 acre) i.e. existing 94312.37 sqmt + expansion 79902.93 sqmt (23.305 acre + 19.744 acre) with total built up area of 475575.118 sqmt (existing 212693.78 sqmt + expansion 262881.338 sqmt).

It ~~has been~~^{is} intimated that while considering the application of expansion project; the already environmentally cleared existing project and the proposed project under expansion were appraised as one unit by SEAC as per the procedure prescribed in the Notification and the same was recommended for environment clearance. The SEIAA, after due consideration granted environment clearance to the total project as one unit after expansion. The clarification as sought vide referred letter is as under:

1. The environment clearance granted vide letter no. SEIAA/HR/2013/954 dated 15.10.2013 for expansion project includes already EC granted area of 23.305 acre and expansion area of 19.744 acre due to addition of land which means for total area of 43.049 acre as one unit.
2. Since the environmental clearance granted vide letter no. SEIAA/HR/2013/954 dated 15.10.2013 is for total area of 43.049 acre as one unit therefore the six monthly compliance report is to be submitted for the EC granted for 43.049 acre with effect from the date of issue of EC letter only i.e. 15.10.2013.


Member Secretary
SEIAA, Haryana


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

NoSEIAA/HR/09

1009

Dated:.....6-10-09

To

✓ M/S Countrywide Promoters Pvt. Ltd.
M-11, Middle Circle, Connaught Circus,
New Delhi-110001

Subject: Environmental Clearance for construction Group Housing at Sector-37D, Village-Basai, Gurgaon, Haryana.

Dear Sir,

This has reference to your application No. nil dated 04.12.08 received in the office of MS, SEIAA on 05.12.08 and subsequent letters dated 20.01.09, 03.03.09, 13.03.09, 14.03.09, 04.04.09, 30.04.2009 and 24.07.09 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 17.03.09, 12.05.09, 16.07.09 & 06.08.09 awarded "Gold" grading to the project.

[2] It is, interalia, noted that the project involves construction of Group Housing Project on a plot area of 94312.37 Sq. mt. The total built up area is 212693.78 Sq. M. The proposed buildings will house 1048 dwelling units and 185 EWS. The maximum height of the building will be more than 30 meters for which NOC from Airport Authority of India has been obtained. The total fresh water requirement is 998 KLD and fresh water requirement will be 550 KLD. The water requirement will be met from HUDA. The quantity of waste water generated from the project activity will be about 676 KLD which will be treated in the STP by primary, secondary and tertiary treatment. The capacity of STP will be 810 KLD. The treated water will be recycled back and utilized for horticulture, cooling of DG, flushing etc leading to zero discharge. Total solid waste generation will be 2910 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 5806 KVA which will be supplied by DHBVN. The total parking spaces proposed are for 1676 ECS in basements and surface. Total cost of the project is Rs. 140 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 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 laborers 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 taking the 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 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 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 made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated 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.
- [xii] Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- [xiii] Permission from Competent Authority for supply of water shall be obtained prior to construction/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 as rational 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 due to 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 taken from the competent Authority.
- [xvii] The project proponent will use the water for construction phase through tankers. However, this area does not fall under the dark category as declared by CGWA and will be using the water from the supplied by Local Authorities/HUDA/existing tube-wells.

Operation Phase:

- [i] The STP be installed for the treatment of the sewage generated to the prescribed standards including odour and treated effluent will be recycled to achieve zero discharge. The STP should be installed at the farthest place in the project area.
- [ii] Separation of the gray and black water should be done by the use of dual plumbing line. Treatment of 100% gray water by decentralized treatment should be done ensuring that the recirculated water should have BOD maximum 10 pm and the recycled water will be used for flushing, gardening and HVAC makeup and DG set cooling.
- [iii] For disinfections of the treated waste water ultra violet radiation or ozonisation should be used.
- [iv] The solid waste generated should be properly collected and segregated. Wet garbage should be composted and dry/ inert solid waste should be disposed off to be 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 office 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 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 Commercial Complex.
- [vii] The project proponent should maintain at least 15% 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.
- [viii] Weep holes in the compound 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 plan submitted should be implemented. Before recharging the surface run off, pre- treatment 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 exist 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 finalize by Bureau of Energy Efficiency should be prepared incorporating details about building materials & technology, R & U Factors etc and submit to the IA Division of Environment Department, Haryana in three months time.
- [xiii] Energy conservation measures like installation of CFLs/TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use 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 may be done to the extent possible.
- [xiv] The solid waste generated should be properly collected and segregated as per the requirement of the MSW Rules, 2000. The bio-degradable waste should be composeted with in the ear-marked site area and dry/inert solid waste should be disposed off to the approved sites for land filing after recovering recyclable material.
- (xv) The provision of the solar water heating system shall be as per the norms specified by HAREDA and shall be made operational in each building block.

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 HSPCB and Regional Office, MOEF, GOI, Northern Region, Chandigarh and a copy to the Regulatory Authority of Haryana.
- [iii] The project proponent will sent one copy of the EMP Report to Additional Director, Regional Office, MOEF, GOI, Sector 31, Chandigarh and to the Chairman, Haryana State Pollution Control Board, Panchkula for their reference.
- [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.
- [v] All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department and Wildlife (Protection) Act, 1972, etc shall be obtained, as applicable by project proponents from the respective authorities prior to construction of the project.
- [vi] These stipulations would be enforced among others under the provisions of 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, Forest Conservation Act, 1980 and EIA Notification, 2006.

[vii] The project proponent will seek permission of Forest Department under Forest (Conservation) Act 1980 and PL PA 1900 before the start of construction work, in view of the Hon'ble Punjab and Haryana High Court orders dated 15.5.09, passed in CWP No.20134 of 2004 and CWP No. 4758 of 2008.

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



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



Endst. No. DEH/09/SEIAA/

Dated:.....

A copy of the above is forwarded to the following:

1. The Additional Director (IA Division), MOEF, GOI, CGO Complex, Lodi 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.



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.

No. SEIAA/HR/2013/ 954

Dated: 15-10-2013....

To

M/S Countrywide Promoters Private Limited.
 M-11, Middle Circle, Connaught Place,
 New Delhi-110001

Subject: Environmental Clearance for Proposed Expansion of Group Housing Colony measuring 19.744 acres at Sector-37 D, Village-Basai, Gurgaon.

Dear Sir,

This letter is in reference to your application no. Nil dated 19-04-2013 addressed to M.S. SEIAA received on 19-04-2012 and subsequent letter dated 04-10-2012, 03-04-2013, 20-05-2013 and 21-05-2013 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 1-A & Conceptual Plan, EIA/EMP on the basis of approved TOR 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 meetings held on 31-04-2012 and 27-05-2013 awarded "Gold" grading to the project.

[2] It is inter-alia, noted that the project involves the construction of Group Housing Colony at Sector-37 D, Village-Basai, Gurgaon on a total plot area of 174215.30 sqmt (Existing 94312.37 sqmt + Expansion 79902.93 sqmt). The total built up area shall be 475575.118 sqmt (Existing 212693.78 sqm. + Expansion 262881.338 sqmt). The Group Housing complex shall have 33 no of Towers and 02 EWS Towers. The Group Housing project shall have 2276 no of Dwelling Units (Existing 248 + Expansion 1228) and 412 no of EWS DU's (Existing 185 + Expansion 227), Primary School, Nursery School, Creche, Dispensary, Religious Building, Post office etc. The maximum height of the building shall be 75 meters. The total water requirement shall be 2347 KLD. The total fresh water requirement will be 1423 KLD (Existing 550 KLD + Expansion 873 KLD). The waste water generation shall be 1749 KLD, which shall be treated in the STP 2100 KLD capacity. The total power requirement shall be 25000 KW which will be supplied by DHBVN. The Project Proponent has proposed to develop green belt on 34.29% of project area (20% tree plantation + 14.29% landscaping). The solid waste generation will be 7913.78 kg/day. The bio-degradable waste will be treated in the project area by adopting appropriate technology. The total parking spaces proposed are 3814 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 04-10-2013 decided to agree with the recommendations of SEAC to accord 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:-

- [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 should 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 should 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 should 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 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.
- [10] 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.
- [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 should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- [13] 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 and RO, MOEF, Chandigarh before the start of construction.
- [14] Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material.
- [15] 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 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 01 pit/Acher 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 25000 KW 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 as per prescribed by-laws. 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 each 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, 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 ensure that the plinth level of the building block to be 1.5 meter above 100 years flood level of the said Najafgarh Jheel.
- [33] The project proponent shall obtain NOC from HUDA as well as Irrigation Department before the start of construction, regarding possible adverse effect of project proposal on the said Najafgarh Jheel.
- [34] 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.
- [35] The project proponent shall provide one refuse area till 24 meter, one till 39 meter and one after every 15 meter as per National Building Code.
- [36] The project proponent shall provide fire control room and fire officer for building above 30 meter as per National Building Code.
- [37] The project proponent shall obtain permission of Mines and Geology Department for excavation of soil before the start of construction.
- [38] 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.
- [39] 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.
- [40] 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.

- [41] 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.
- [42] The project proponent shall provide helipad facility as required under NBC norms and shall seek permission of helipad from AAI accordingly.
- [43] The project proponent shall not raise any construction activity in the ROW reserved/acquired for High Tension Wire passing through the project area and shall maintain horizontal and vertical ROW as required under Indian Electricity Rules, 1956/DHBVN latest instructions.

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 shall be recycled. 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 project is commissioned for operation. Tertiary treatment of waste water is mandatory. Discharge of treated sewage shall conform to the norms and standards of HSPCB, Panchkula. 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 10 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 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 ultra low sulphur diesel (0.05% 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 Residential Complex.
- [g] The project proponent as stated in the proposal should maintain at least 34.29% 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 particulates matter. The open spaces inside the project should 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 mesh 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] 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.
- [l] 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.
- [m] Energy conservation measures like installation of LED for lighting the areas outside 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.

- [n] 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.
- [o] 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.
- [p] 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.
- [q] 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.
- [r] The Project shall be operationalized only when HUDA/local authority will provide domestic water supply system in the area.
- [s] Operation and maintenance of STP, solid waste management and electrical Infrastructure, pollution control measures shall be ensured even after the completion of sale.
- [t] 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 should be disposed of to only registered and authorized dismantler / recycler.
- [u] Standards for discharge of environmental pollutants as enshrined in various schedules of rule 3 of Environment Protection Rule 1986 shall be strictly complied with.
- [v] Water supply shall be metered among different users of utilities.
- [w] The project proponent shall ensure that the stack height of DG sets is as per the CPCB guide lines and also ensure that the emission standards of noise and air are within the CPCB 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.
- [x] All electric supply exceeding 100 amp, 3 phase shall maintain the power factor between 0.98 lag to 1 at the point of connection.


- [y] The project proponent shall use only treated water instead of fresh water for DG cooling. 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, 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.
- [z] 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.
- [aa] 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-water under any meteorological conditions.
- [ab] 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.

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] Six monthly compliance reports should be submitted to the HSPCB and Regional Office, MOEF, GOI, Northern Region, Chandigarh and a copy to the 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.


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



Endst. No. SEIAA/HR/2013

Dated:.....

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



सत्यमेव जयते

File No.: SEAC/HR/2024/062

Government of India

Ministry of Environment, Forest and Climate Change

(Issued by the State Level Expert Appraisal Committee(SEAC),
HARYANA)



Dated 20/02/2024



To,

M/S COUNTRYWIDE PROMOTERS PVT LTD, M/s Super Belts P. Ltd., M/s Merit Marketing P. Ltd., Sunglow Overseas P. Ltd.,
M/s Visual Builders Pvt. Ltd., M/s Precision Infrastructure Pvt. Ltd., M/s Druzba Overseas Pvt. Ltd. & others C/o Countrywide Promoters Pvt. Ltd.,
M-11, Middle Circle, Connaught Circus, New Delhi
sanjeev5.sharma@btp.com

Subject: Standard Terms of Reference (ToR) to the proposed Revision and Expansion of Group Housing Colony Project.

Sir/Madam,

This is in reference to your application submitted to SEAC vide proposal number SIA/HR/INFRA2/461990/2024 dated 14/02/2024 for grant of Terms of Reference (ToR) to the project under the provision of the EIA Notification 2006-and as amended thereof.

2. The particulars of the proposal are as below :

(i) ToR Identification No.	TO24B3812HR5180498N
(ii) File No.	SEAC/HR/2024/062
(iii) Clearance Type	Fresh ToR
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres
(vii) Name of Project	Revision and Expansion of Group Housing Colony Project
(viii) Name of Company/Organization	M/S COUNTRYWIDE PROMOTERS PVT LTD
(ix) Location of Project (District, State)	GURUGRAM, HARYANA
(x) Issuing Authority	SEAC
(xii) Applicability of General Conditions	NO

3. The SEAC has examined the proposal in accordance with the Environment Impact Assessment (EIA) Notification,

2006 & further amendments thereto and after detailed examination hereby decided to grant Standard Terms of Reference to the instant proposal of **M/s.M/S COUNTRYWIDE PROMOTERS PVT LTD** under the provisions of the aforementioned Notification.

4. The brief about products and by products as submitted by the Project proponent in Form-1 (Part A, B) and Standard Terms of Reference are annexed to this letter as Annexure (1).
5. The Ministry reserves the right to stipulate additional TORs, if found necessary.
6. The Standard Terms of Reference (ToR) to the aforementioned project is under provisions of EIA Notification, 2006 and as amended thereof. It does not tantamount to approvals/consent/permissions etc required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.
7. The granted letter, all the documents submitted as a part of application viz. Form-1 Part A and Part B are available on PARIVESH portal which can be accessed by scanning the QR Code above.

Copy To

sanjeev5.sharma@bptp.com

communications@aplinka.in

scy.seachr@gmail.com

Annexure 1

Standard Terms of Reference for conducting Environment Impact Assessment Study for Townships/ Area Development Projects / Rehabilitation Centres and information to be included in EIA/EMP report

1. Project Details

Sr. No.	Terms of Reference
1.1	Need and benefits of the project.
1.2	Submit data for built-up area for each building, the use and occupancy classification in line with NBC 2016 also to be indicated [for differential functional requirements].
1.3	The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.

2. Land Environment

Sr. No.	Terms of Reference
2.1	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.

3. Land acquisition and R&R

Sr. No.	Terms of Reference
3.1	Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/villages and present status of such activities.

4. Environmental Monitoring and Management

Sr. No.	Terms of Reference
4.1	Examine baseline environmental quality along with projected incremental load due to the project.
4.2	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.
4.3	Submit Roles and responsibility of the developer etc for compliance of environmental regulations under the provisions of EP Act.
4.4	Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.
4.5	Possible carbon footprint contribution from each activities and mitigation measures proposed shall be included as part of Environment Management Plan.

5. Drainage

Sr. No.	Terms of Reference
5.1	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. Forest

Sr. No.	Terms of Reference
6.1	Submit the details of the trees to be felled for the project, if any .
6.2	Submit the present land use and permission required for any conversion such as forest, agriculture etc.

7. Water Environment

Sr. No.	Terms of Reference
7.1	Ground water classification as per the Central Ground Water Authority.

8. Water Management

Sr. No.	Terms of Reference
8.1	Examine the details of Source of water, water requirement, use of treated waste water and prepare a water

Sr. No.	Terms of Reference
	balance chart.
8.2	Rain water harvesting proposals should be made with due safeguards for ground water quality.
8.3	Maximize recycling of water and utilization of rain water. Examine details.
8.4	Examine soil characteristics and depth of ground water table for rainwater harvesting
8.5	Permission from CGWA for abstraction of groundwater, if any, including dewatering during basement excavation.

9. Waste Management

Sr. No.	Terms of Reference
9.1	Examine details of solid waste generation treatment and its disposal.
9.2	Construction & Demolition Waste Management Plan shall be prepared as part of EMP providing details of demolition activities involved along with quantification and disposal mechanism.

10. Energy Requirements

Sr. No.	Terms of Reference
10.1	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project.
10.2	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.
10.3	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.

11. Road and Traffic

Sr. No.	Terms of Reference
11.1	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 analysed with measures for preventing traffic congestion and providing faster trouble free system to reach different destinations in the city.
11.2	A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.
11.3	Examine the details of transport of materials for construction which should include source and availability.

12. Disaster Management Plan

Sr. No.	Terms of Reference
12.1	Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster. This should cover details of vulnerabilities due to natural and manmade hazards (earthquake, flooding, cyclone, landslides, fire etc.) and details of disaster mitigation efforts for buildings and infrastructure through structural sufficiency and Fire and Life Safety compliance in line with National Building Code NBC, 2016.

13. Court Cases

Sr. No.	Terms of Reference
13.1	Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.

14. Miscellaneous

Sr. No.	Terms of Reference
14.1	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 Terms of Reference

N/A

Annexure 2

Details of Products & By-products

Name of the product /By-product	Product / By-product	Existing	Proposed	Total	Unit	Mode of Transport / Transmission	Remarks (eg. CAS number)
Revision & Expansion of Group Housing Project	Product	475575.118	10753.96	486329.078000000004	sqm	Road	Nil

Send Approval Copy To (In case of multiple use comma as separator)

Signature Not Verified

Digitally Signed by : Sh Bhupender Singh
Rinwa
Member Secretary, SEAC

Date: 20/02/2024