

**GOVERNMENT OF HARYANA
STATE ENVIRONMENT IMPACT ASSESSMENT AUTHORITY
DEPARTMENT OF ENVIRONMENT, HARYANA
SCO NO. 1-3, SECTOR-17-D, CHANDIGARH.**

No. DEH/09/SEIAA/ 570

Dated: 28/5/09

To

✓ M/S Alaska Constructions Pvt. Ltd.
Vatika Triangle, 7th Floor, Sushant Lok-1,
Block-1, Mehrauli, Gurgaon.

Subject: **Environmental Clearance for "Vatika City Central"
Township at Sector-23, Ambala.**

Dear Sir,

This has reference to your application no. nil. Dated 30.11.07 addressed to Addl. Director, (IA Division) MOEF-GOI, received by MS SEIAA Haryana on 30.06.08 and subsequent letters dated 01.12.08, 29.01.09, 18.02.09, 24.02.09, 06.03.09 and 23.03.09 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 meetings held on 16.09.08 28.01.09 and 24.02.09 awarded "Silver" grading to the project.

[2] It is, interalia, noted that the project involves construction of proposed Township "Vatika City Central" at Sector-23, Ambala on a total plot area of 616343.827 Sqmt Total built-up area 121652.65 sqmt out of which 73505.74 sqmt will be built-up area for group housing and 41034.9 sqmt for commercial development. The group housing comprises of 8 towers with maximum nos. of floors G+30 (ABCDE) and G+6 floors FG. The Group housing will house 472 dwelling units and 83 EWS. The maximum height of the towers will be 45 mtrs. The commercial area will comprise of one basement +GF +4Floors. 67.62 acres of land will be plotted colony and 1310 plots will be carved out. The total water requirement will be 270 KLD for Group Housing and 238 KLD for commercial area which will be met from Municipal Supply. The total waste water generation will be 296 KLD from Group Housing and 181 KLD from commercial area which will be treated in STPs of capacity 400 and 220 KLD. The entire treated water will be recycled/ reused for

For VATIKA LIMITED


Authorised Signatory

flushing landscaping cooling of Group Housing and commercial area balanced treated water will be reused for green belt development along the sector road parks leading to zero discharge. Total solid waste generation will be 8787 Kg per day. The collected solid waste would be segregated and transported to a Govt. designated waste disposal site. The power requirement for Group Housing is 3329 KW, 2825 for commercial and 12842 KW for plotted colony which will be supplied by Haryana Vidyut Vitran Nigam Ltd. The total parking spaces proposed are for 21952 ECS. Total cost of the project is Rs. 201.84 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 desiccation 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/land scape 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

For VATIKA LIMITED


Authorised Signatory

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 commercial 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 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 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 of the

For VATIKA LIMITED


Authorised Signatory

already existing two tubewells for construction/ operation phase till the water is supplied by the Local Authority/HUDA.

- xviii. During Construction phase, the project proponent will use the water brought to the site by tankers from safe areas. However, if any existing tubewell/borewell is to be used, then prior permission from CGWA will be obtained.

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 wastewater ultra violet radiation or ozonization 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 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 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.

For VATIKA LIMITED


Authorized Signatory

- [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. Efforts should be made by the Project Proponent to utilize the water run off for recharging, by constructing the water harvesting structure simultaneously, wherever feasible.
- [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 project proponent will subject the solid waste generated from the complex to the following process with in the complex site.
- a) Segregation into bio/degradable and non bio/degradable solid waste
 - b) In situ composting of the bio/degradable waste at the compost pits
 - c) Transportations of non bio/degradable waste to an authorized dumping site/ solid waste management plan.
- 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.
- XVI The project will be operationalized only after completion of infrastructure including supply of water by HUDA or with the permission of the CGWA for using ground water from the tubewell.

For VATIKA LIMITED


 Authorised Signatory

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 send 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, 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] 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.

For VATIKA LIMITED


 Authorised Signatory

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

H Singh
Member Secretary,
State Level Environment Impact
Assessment Authority, Haryana,
Chandigarh. *OR*

Endst. No. DEH/09/SEIAA/ 511-513 Dated..28/5/09.....

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 officer, 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,
Chandigarh.

For VATIKA LIMITED

[Signature]
 Authorised Signatory