

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

No. SEIAA/HR/2019/ 385

Dated: 10/10/19

To

M/S SIGNATURE BUILDERS PVT LTD  
1309, 13th Floor, Dr. Gopal Das Bhawan,  
28 Barakhamba Road, New Delhi-110001

**Subject: Environment Clearance for Revision & Expansion of Affordable Group Housing Colony Project, Village-Hayatpur, Sector-93, District-Gurugram.**

This letter is in reference to your application addressed to M.S. SEIAA, Haryana received on 01.04.2019 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 additional clarifications furnished in response to the observations of the State Expert Appraisal Committee (SEAC) in its meeting held on 30.05.2019 awarded "Gold" rating / grading to the project.

[2] It is inter-alia, noted that the project involves the proposed Revision & Expansion of Affordable Group Housing Colony Project, Village-Hayatpur, Sector-93, District-Gurugram. The details of the project are given below:

General	Existing	Expansion	Total
<b>Area Statement</b>			
Total Plot Area (Sq. Mt)	20,234.25 m <sup>2</sup>	20,234.250 m <sup>2</sup>	40468.500 m <sup>2</sup> (10 acres)
Total Built Up Area (Sq. Mt)	45,687.46	46,091.934	91779.41 m <sup>2</sup>
Proposed Green Area (Sq. Mt)	4081.24 m <sup>2</sup>	4012.46 m <sup>2</sup>	8093.7 m <sup>2</sup>
No. of Floors/Max. Height	50.8 m ( G+14 )	--	50.8 m ( G+14 )
No. of Towers	07	07	14
Proposed Ground Coverage (Sq. Mt)	4,160.879 m <sup>2</sup>	4,741.579 m <sup>2</sup>	8902.458 m <sup>2</sup>
Expected Population/Total			8397
Total Water Requirement (KLD)	525 KLD	140 KLD	665 KLD
Fresh Water (KLD)	341 KLD	137 KLD	478 KLD
Waste Water Generation (KLD)	445 KLD	100 KLD	545 KLD
Capacity of STP (KLD)	534 KL	116 KL	650 KL
RWH Pits	5 Pits	5 Pits	10 Pits
Total Parking (ECS)	372 ECS	360ECS +1477 Scooters	732 ECS + 1477 Scooters
Total Solid Waste (TPD)	1.967	2.01	3.977
Organic Waste (TPD)	1.1802	1.206	2.3862
OWC	2	2	4
Power Requirement	3500 KW	2500 KW	6000 KW (DHBVN)
DG Sets (KVA)	--	1500 KVA	1500 KVA

- released (e.g. PM10 and PM25) covering upwind and downwind directions during the construction period.
- (iv) Diesel power generating sets proposed as source of backup power should be of **enclosed** type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board
  - (v) **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**.
  - (vi) Sand, **murrum**, loose soil, cement, stored on site shall be covered adequately so as to **prevent** dust pollution.
  - (vii) Wet **jet** shall be provided for grinding and stone cutting.
  - (viii) **Unpaved** surfaces and loose soil shall be adequately sprinkled with water to **suppress** dust.
  - (ix) 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.
  - (x) The diesel generator sets to be used during construction phase shall be ultra low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
  - (xi) 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. Ultra 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.
  - (xii) For indoor air quality the ventilation provisions as per National Building Code of India.
  - (xiii) 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.
  - (xiv) The project proponent shall ensure proper Air Ventilation and light system in the basements area for comfortable living of human being and shall ensure that number of Air Changes per hour/(ACH) in basement never falls below 15. In case of emergency capacity for increasing ACH to the extent of 30 must be provided by the project proponent.

### **III. Water quality monitoring and preservation**

- (i) 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.
- (ii) Buildings shall be designed to follow the natural topography as much as possible. **Minimum** cutting and filling should be done.
- (iii) Total fresh **water** use shall not exceed the proposed requirement as provided in the project **details**.
- (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,

- (xx) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- (xxi) 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.

#### **IV. Noise monitoring and prevention**

- (i) Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone 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.
- (ii) Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry/SELAA as a part of six-monthly compliance report.
- (iii) Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

#### **V. Energy Conservation measures**

- (i) 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 also.
- (ii) Outdoor and common area lighting shall be LED.
- (iii) 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 R & U-values shall be as per ECBC specifications.
- (iv) 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.
- (v) Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
- (vi) 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 heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.
- (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) Roof must meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material.
- (ix) Opaque wall must 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.

#### **VI. Waste Management**

- (i) A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
- (ii) Disposal of muck during construction phase shall not create any adverse effect

- a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
  - b. Traffic calming measures.
  - c. Proper design of entry and exit points.
  - d. Parking norms as per local regulation.
- (ii) 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.
  - (iii) A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

#### **IX. Human health issues**

- (i) 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.
- (ii) For indoor air quality the ventilation provisions as per National Building Code of India.
- (iii) Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
- (iv) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- (v) Occupational health surveillance of the workers shall be done on a regular basis.
- (vi) A First Aid Room shall be provided in the project both during construction and operations of the project.
- (vii) The project proponent shall adequately control construction dusts like silica dust, non-silica dust and wood dust. Such dusts shall not spread outside project premises. Project Proponent shall provide respiratory protective equipment to all construction workers.

#### **X. Corporate Environment Responsibility**

- (i) The project proponent shall comply with the provisions contained in this Ministry's OM vide F.No. 22-65/2017-IA.III dated 1st May 2018, as applicable, regarding Corporate Environment Responsibility.
- (ii) The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC/SEIAA as a part of six-monthly report.
- (iii) A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior

- (xiv) The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Trans boundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
- (xv) 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.
- (xvi) 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.
- (xvii) The Project proponent shall not violate any judicial orders/pronouncements issued by any Court/Tribunal.
- (xviii) 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.
- (xix) 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.
- (xx) 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.
- (xxi) 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.
- (xxii) 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. 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.
- (xxiii) The project proponent shall seek fresh Environmental clearance if at any stage there is change in the planning of the proposed project.
- (xxiv) The project proponent shall conduct environment audit at every three months interval and thereafter corrected measures shall be taken without any delay. Details of environmental audit and corrective measures shall be submitted in the monitoring report.
- (xxv) 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.
- (xxvi) The Project Proponent shall keep the plinth level of the building blocks sufficiently above the level of the approach road to the Project. Levels of the other areas in the Projects shall also be kept suitably so as to avoid flooding.
- (xxvii) The project proponent shall construct a sedimentation basin in the lower level of the project site to trap pollutant and other wastes during rains.
- (xxviii) The project proponent shall provide proper rasta of proper width and proper strength for the project before the start of construction.

taken as per the laid down law of land. Compliance report should be sent to this office till life of the project.

- (xlv) If project is not completed within the validity period then the project proponent shall submit the application for extension of validity within one month before the lapse of validity period of Environment Clearance i.e. 7 years.
- (xlvi) The project proponent should intimate to the Authority well before shifting their address of communication.

  
Chairman,

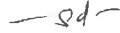
State Level Environment Impact  
Assessment Authority, Haryana, Panchkula (P)

Endst. No. SEIAA/HR/2019/

Dated:.....

A copy of the above is forwarded to the following:

1. The Additional Director (IA Division), MoEF&CC, GoI, Indra Paryavaran Bhavan, Zor bagh Road-New Delhi.
2. The Regional office, Ministry of Environment, Forests & Climate Change, Govt. of India, Bay's no. 24-25, Sector 31-A, Dakshin Marg, Chandigarh.
3. The Chairman, Haryana State Pollution Control Board, C-11, Sector-6, PkI.



Chairman,  
State Level Environment Impact  
Assessment Authority, Haryana, Panchkula