

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

No. SEIAA/HR/2010

1021

Dated:.....

25-11-10

To

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

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

Dear Sir,

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

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

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

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

#### **PART A-**

#### **SPECIFIC CONDITIONS:-**

##### **Construction Phase:-**

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

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

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

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

[v] Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dump sites for such material must be secured so that they should not leach into the ground water and any hazardous waste generated during construction phase, should be disposed off as per applicable rules and norms with necessary approval of the Haryana State Pollution Control Board.

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

[vii] The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from Chief Controller of Explosives shall be taken.

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

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

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

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

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

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

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

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

[xvi] The approval of the competent authority shall be obtained for structural safety of the building on account of earthquake, adequacy of fire fighting equipments, etc. as per National Building Code including protection measures from lightening etc. If any forest land is involved in the proposed site, clearance under Forest Conservation Act shall be obtained from the competent Authority.

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

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

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

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

### **Operation Phase:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

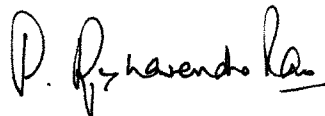
[iii] The SEIAA, Haryana reserves the right to add additional safeguard measures subsequently, if found necessary. Environmental Clearance granted will be revoked if it is found that false information has been given for getting approval of this project.

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

[v] All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest Conservation Act, 1980 and Wildlife (Protection) Act, 1972, PLPA, 1900, Forest Act, 1927 etc. shall be obtained, as applicable by project proponents from the respective authorities prior to construction of the project.

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

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



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

Endst. No. SEIAA/HR/2010

Dated:.....



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.

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