



From: M/s Auric Homes Pvt. Ltd, B-1896, Shatri Nagar, Delhi-110052.

Subject: EC for construction of Affordable Group Housing Colony "Happy Homes" located in the revenue estate of Village Budena, Sector-86, Faridabad, Haryana.

Mamta
10-10-14

SEC. SEAC

Subject: Environmental Clearance for the proposed Affordable Group Housing Colony "Happy Homes" Sector-86, Village Budena, Sector-86, Faridabad, Haryana by M/s Auric Homes Pvt. Ltd.

PP : Sh. Jitesh Kumar Gupta, Director on behalf of M/s Auric Homes Pvt. Ltd.
Consultant : Grass Roots Research and Creation India Pvt. Ltd.

The project was submitted to the SEIAA, Haryana on 31.10.2014. The project proponent submitted the case to the SEIAA as per check list approved by the SEIAA SEAC. The case was taken up for appraisal in the 116th meeting of the SEAC held on 06.02.2015.

After detailed discussions, the following shortcomings were concluded:

1. There is revenue rasta between the project area and the 24 meters wide HUDA road. The PP should submit the permission from the Competent Authority for connectivity with project and laying of services.
2. There is HT line cutting across the project area. 9 meters wide RoW is required un-used which is proposed to be used for parking. The PP should submit the NOC from the DHBVN whether this RoW can be used for parking.
3. The PP should submit the Water Supply Assurance from the Competent Authority.
4. The PP should submit the STP Scheme with detailed design calculations alongwith hydraulic flow design.
5. The PP should submit detailed Solid Waste Management Plan.

The observations of 116th meeting were conveyed to the project proponent vide letter No. 1967 dated 16.02.2015. The project proponent submitted the reply of the shortcomings in the meeting. Thereafter this case was taken up for appraisal in the 118th meeting of the SEAC held on 03.03.2015 as supplementary agenda item.

During presentation, the Committee was informed that it is an Affordable Group Housing Colony "Happy Homes" Sector-86, Village Budena, Sector-86, District Faridabad, Haryana. The estimated cost of the project is Rs. 142 Crores. Total Plot area is 5 Acres (20230.60 Sq. Meters). Total built up area will be approximately 50,219.519 Sq. Meters. The project will comprise of 10 Residential Towers consisting of Tower 1 & 5 (S+11); Tower 2, 3, 4, 6, 7, 8, 9 and 10 (S+10), 1 Commercial building (G+1), Community Hall & Aganwadi (G). The maximum height of the building is approx. 36 meters. It was also informed that the green belt development area has been kept as 20% (i.e. 4,046.988 Sq. Meter approximately) of the total plot area. 14.24% (2,880.837 Sq. Meters) of the total plot area would be earmarked for plantation in the form of shelter belt around the periphery of the project area and in the form of avenue line on either side of the roads. 5.76% (1,165.858 Sq. Meters) of the total plot area under herbs/shrubs/climbers/lawns and parks. The total water requirement for the project will be 600 KLD (i.e. 393 KLD of fresh water & 207 KLD of recycled treated water). The waste water generation will be 483 KLD which will be treated upto tertiary level in STP having total capacity of 600 KLD. The STP treated water will be used for flushing, cooling, horticulture and other misc. purposes. It was informed by the project proponent that the power requirement for the project will be 3210 KVA and for power back up they will install 03 Nos. of DG Sets of 2520 KVA capacity. Parking requirement for the project as per Haryana Bye Laws is 408 ECS but the parking proposed to be provided in the project is 457 ECS. They have fire and safety plan as per the National Building Code for which the PP has submitted the duly approved fire fighting plans. There will be total solid waste generation of 2123 Kg/day. Out of this the bio-degradable waste will be composted in the project premises and the manure produced will be used for horticulture

and green development. It was pointed out that the required water for the project will be provided through HUDA Municipal supply.

Detailed discussions were held about Solid Waste Management, rain water harvesting, fire fighting plan, noise and vibration plan, health and welfare of the laborers, electrical hazard plan, environment monitoring plan, energy conservation measures and environment management plan. There will be 05 numbers of rain water harvesting structures as approved by the Central Ground Water Authority (CGWA). The mitigation measures were found in order by the Committee.

After deliberations the Committee rated this project with "Gold Rating" and was of the unanimous view that this case for granting Environmental Clearance under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India should be recommended to the SEIAA with the following stipulations:

PART A-
SPECIFIC CONDITIONS:-

Construction Phase:-

- [i] A first aid room as proposed in the project report will be provided both during construction and operational 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 laborers is strictly prohibited. The safe disposal of waste water and solid waste 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 as amended 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 construct 05 (Five) numbers rain water harvesting structures as approved by the CGWA for recharging the ground water within the project premises.
- [xviii] The PP will provide minimum one hydraulic ladder for escape of people in case of fire.
- [xix] That the PP will submit an affidavit that underground water will not be used in construction activity and they will also indicate the source of water.

Operational Phase:

- [i] The STP shall be installed for the treatment of the sewage to the prescribed standards including odour and treated effluent will be recycled to achieve zero exit discharge. The 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 treated water should have BOD maximum upto 10 ppm and the treated water will be used for flushing, gardening, DG set cooling and running of fountain in the water body to achieve zero exit discharge.
- [iii] For disinfection of the treated water 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 composted 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 content (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. The Plants planted around the periphery of the project should have broad leaves.
- [viii] Weep holes in the compound retaining walls shall be provided to ensure natural drainage of accumulated water.
- [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 pipe for rainwater recharging should be kept at least 5 mts. above the 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 of the roads adjoining the proposed project site. Parking should be fully internalized and no public space should be used.
- [xii] A report on the energy conservation measures conforming to energy conservation norms finalized by Bureau of Energy Efficiency should be prepared incorporating details about building materials & technology, R & U Factors etc and submitted to the 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 adopted to the maximum extent possible for energy conservation.
- [xiv] The solid waste generated should be properly collected and segregated as per the requirement of the MSW Rules, 2000 and as amended from time to time. The bio-degradable waste should be composted by vermi-composting at the site ear marked within the project area and dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
- [xv] The provision of the solar water heating system shall be as per norms specified by HAREDA and shall be made operational in each building block.
- [xvi] The PP will use water from the already existing tube wells for domestic purposes only after getting permission from CGWA during operational 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 of the roads adjoining the proposed project site. Parking should be fully internalized and no public space should be used.
- [xviii] The power back up will not be more than 100% of the total load.
- [xix] Project proponent will provide atleast one hydraulic lift for fire safety and rescue operation.
- [xx] Project proponent will use excess treated water in water bodies and for construction work at other sites. Treated water will not be allowed to go waste and enter into sewer.

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 SEIAA Haryana, Panchkula.
- [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 had 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 of 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 PP will use CFL in Godowns also to further improve the electricity saving for which PP agrees.
- [vii] The PP will provide tall trees with broad leaves.
- [viii] That the PP will provide Helipad facility in all the towers/ buildings where the height is more than 60 meters.
- [ix] That the PP will provide at least one hydraulic lift.
- [x] That the PP should ensure that natural drainage line is not disturbed and is maintained properly.
- [xi] The PP will not violate any judicial orders/pronouncements issued by the Hon'ble Supreme Court/High Courts.

In view of the above as recommended by SEAC, the case is submitted for granting Environmental Clearance to the aforesaid project under category 8(a) of EIA Notification dated 14.09.2006.

Submitted for kind consideration/orders please.

Secretary (SEAC)
10.03.2015

MS(SEIAA)