

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

NoSEIAA/HR/09.

1252

Dated: 4-12-09

To

✓ M/S Conway Developers Pvt. Ltd.,  
6/81 WEA, Padam Singh Road,  
Karol Bagh, New Delhi-110005

Subject: **Environmental Clearance for Proposed Group Housing Project  
"Frontier Garden Vista" at village Naurangpur, Sector-80,  
Gurgaon.**

Dear Sir,

This has reference to your application dated Nil received in the office of MS, SEIAA on 17.09.08 and subsequent letters dated 27.11.08, 14.01.09, 04.03.09, 02.04.09, 19.05.09 and 18.09.09 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, Form I-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 27.11.08, 17.04.09 and 24.09.09 awarded "Gold" grading to the project.

[2] It is, inter alia, noted that the project involves construction of Group Housing Project at "Frontier Garden Vista" at village Naurangpur, Sector-80, Gurgaon, on a plot area of 45973.96 Sq. mt. The total built up area will be 105493.71 Sq. M. The proposed building will comprise of 10 no. of Towers having basement + GF + 18 Floors. The proposed project will house 503 no. of dwelling units and 89 EWS units. The maximum height of the Towers will be 60 meters and NOC from Airport Authority of India is awaited. The total fresh water requirement will be 280 KLD. The water requirement will be met from HUDA /Bore-well. The quantity of waste water generated from the project activity will be about 380 KLD which will be treated in the STP by primary, secondary and tertiary treatment. The capacity of STP will be 450 KLD. The 290 KLD of treated water will be recycled back and utilized for horticulture, cooling of DG; flushing and excess of treated waste water will be discharged in the public sewer.

Total solid waste generation will be 1241 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 3439 KW which will be supplied by DHBVN. The total parking spaces proposed are for 787 ECS in basements and surface. Total cost of the project is Rs. 200 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(a) 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 labourers 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 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 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 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, prior permission from CGWA will be taken before using the bore well water.
- [xviii] The PP permission the Airport Authority regarding the height of the building, if applicable.

**Operation Phase:**

- [i] The STP shall be installed in the basement only if the unit have the technology of providing full proof system of ventilation, for the treatment of the sewage generated to the prescribed standards including odour and treated effluent will be recycled to achieve zero discharge.
- [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 violate 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%).


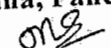
- [vi] Ambient Noise level should be controlled to ensure that it does not exceed the prescribed standards both within and at the boundary of the Proposed Group Housing Complex.
- [vii] The project proponent should maintain at least 15% as green cover area for tree plantation especially all around the 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 front walls shall be provided to ensure natural drainage of rain water in the catchments area during the monsoon period.
- [ix] Rain water harvesting pits @ one pit/ acre of project area having 400 mm bore and 200mm slotted by shall be setup 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 and as amended from time to time. The bio-degradable waste should be composted 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 the norms specified by HAREDA and shall be made operational in each building block.
- [xvi] The project proponent shall not abstract any ground water without the permission of CGWA.
- [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. 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.

#### **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.
- [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] All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, shall be obtained, as applicable by project proponents from the respective authorities prior to construction of the project.
- [v] The Project proponent will not violate any judicial orders/pronouncements issued by the Hon'ble Supreme Court/High Courts.
- [vi] The project proponent should introduce green building concept in designing their building.

- [vii] As the project area falls in the list of Aravalli villages and closed under section 4&5 of PLPA 1900; as per information provided by Forest Department, the project proponent shall obtain clearance from Forest Department in respect of the specific project area about the applicability of the MOEF GOI notification dated 07.05.92 before the start of construction activity.

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


Endst. No. SEIAA/HR/09

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, Pkl.

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