

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

No. SEIAA/HR/09/1108

Dated: 28/10/09,

To

✓ M/S Toucan Real Estates Pvt. Ltd.
Regd, Office B6/17, Safdarjung Enclave,
New Delhi - 110029.

Subject: Environmental Clearance for Hotel cum commercial project at village Ulahwas, Manesar Urban Complex Sector-60, Gurgaon, Haryana.

Dear Sir,

This has reference to your application no. Nil Dated 06.04.09 addressed to MS SEIAA and received on 08.04.09 and subsequent letters dated 28.05.09 and 22.07.09 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 24.06.09 and 03.09.09 awarded "Gold" grading to the project.

[2] It is, interalia, noted that the project involves construction of proposed Commercial complex and Hotel Complex at Sector- 60, Village- Ulahwas, Manesar, Gurgaon, Haryana, on a plot area of 12818.41 Sq.mt. The total built-up area will be 35937 Sq.mt. The proposed building will comprise of 2 basements + GF + 5 Floors for block A, commercial complex, GF+ 12 Floors for block B Hotel complex and G+11 Floors for Block C Hotel complex. The height of the building will be 44.95 meters. The total water requirement will be 363 KLD. Out of which potable water requirement will be 198 KLD. The water

requirement will be met from HUDA. The total waste water generation will be 219 KLD. The waste water will be treated in the STP of capacity 263 KLD. The treated water will be recycled/ reused leading to zero discharge. Total solid waste generation will be 995.12 Kg/day. The collected non bio-degradable solid waste would be segregated and transported to a Govt. designated waste disposal site and bio-degradable waste will be used for composting with in the complex. The power requirement is 4700 KVA which will be supplied by Haryana Vidyut Vitran Nigam Ltd. The total parking spaces proposed are for 487 ECS. Total cost of the project is Rs. 120 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 desiccation by the laborers strictly prohibited. The safe disposal of waste water and solid wastes generated during the construction phase should be ensured.

- [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 lightning 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 for domestic purposes or the water supply from HUDA which ever is earlier.
- [xviii] The project proponent will take prior permission from Airport Authority regarding the height, if applicable. → 4th Nov. 2019.
Copy attached.

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 ppm 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.
- [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.
- [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 project proponent shall carry out composting of biodegradable waste within the project area. The dry/inert solid waste should be disposed off to the approved sites for land filing 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 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 which ever is earlier during operation phase.

PART-B. GENERAL CONDITIONS:

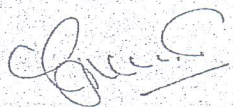
(i) The environmental safeguards contained in the EIA/EMP Report should be implemented in letter and spirit.

(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 sent one set of reports to Reports 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.
- [vii] The Project proponent will not violate any judicial orders/pronouncements issued by the Hon'ble Supreme Court/High Courts.
- [viii] The project proponent shall obtain requisite clearance under the MOEF GOI notification dated 07.05.92 from the competent Authority before the start of construction activities.



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, Pk1.

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