

No. 21-200/2007-IA.III
Government of India
Ministry of Environment & Forests
(IA Division)

By Speed Post

Paryavaran Bhawan
CGO Complex, Lodi Road
New Delhi-110 003
Dated: January 17, 2008

To

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M/s. Trehan Promoters & Builders (P) Ltd.
E-26, (L.G.F.), Panchshila Park,
New Delhi-110017

Subject: Environmental clearance for the construction of proposed Commercial Complex, "IRIS IT Park" at Sector-48, Gurgaon-Sohna Road, Gurgaon, Haryana

Sir,

I am directed to refer to your application seeking prior environmental clearance for the above project under the EIA Notification, 2006. The above proposal has been appraised as per prescribed procedure on the basis of the mandatory documents enclosed with the application viz., Form 1, Form-1A, Conceptual Plan and the additional clarifications furnished in response to the observations of the Additional Expert Appraisal Committee (EAC) constituted by the competent authority in its 18th & 22nd meetings held on June 29-30 & October 12-13, 2007.

2. It is interalia, noted that M/s. Trehan Promoters & Builders (P) Ltd. is proposing construction of a Commercial Complex at Sector-48, Gurgaon-Sohna Road, Gurgaon, Haryana at a cost of Rs. 875 crores. The project comprises construction of three blocks namely A, B & C. The Block A will have Ground plus 11 floors and Block B & C will have Ground plus three floors. In Block 'A' three level basements will be provided whereas in Block 'B' & 'C' only one basement will be provided for parking. Total plot area is 20,355.66 sq. m. The built up area as indicated is 83,054.89 sq.m. Total water requirement is 225 m³/d including recycled water and sewage generation is about 188 m³/d. The sewage will be treated in a STP (capacity 200 kld) which will be installed in the premises. The treated sewage will be used for cooling, flushing and horticulture requirement so as to achieve zero discharge. The total solid waste generated (approx. 900 kg/d) will be segregated and biodegradable waste will be sent to the Municipal Collection Bins and non-biodegradable waste will be disposed off through approved vendors for recycling of recyclable material. The parking space proposed is for parking of 1028 cars.

3. The EIA report submitted along with the application predicts that there will be slightly adverse impact on air quality during construction phase

whereas during operation phase the impact of the project on the air quality will be negligible. There will be negligible impact on water quality of the receiving water body during construction as well as operation phase. There will be positive impact on land use pattern due to landscaping and greenbelt development. Plantation of trees and development of recreational area, surrounding area will have positive impact on overall land use.

4. The Expert Committee after due considerations of the relevant documents submitted by the project proponent and additional clarifications furnished in response to its observations have recommended environmental clearance. Accordingly, the Ministry hereby accords necessary environmental clearance under category 8(a) of EIA Notification 2006 for the project subject to the strict compliance with the specific and general conditions mentioned below:

PART A- SPECIFIC CONDITIONS

I. Construction Phase

- i. Necessary approval of competent authority under Forest Conservation Act 1980 and Aravalli Notification 1991, if any, shall be obtained before starting construction.
- ii. Consent for establishment shall be obtained from the State Pollution Control Board/Pollution Control Committee under Air and Water Act and a copy of the same shall be submitted to the Ministry before start of any construction work at site.
- iii. For disinfection of waste water use ultra violet radiation and not chlorination.
- iv. Vehicles hired for construction activities should be operated only during non-peak hours.
- v. All the top soil excavated during construction activities should be stored for use in horticulture/landscape developments within the project site.
- vi. Ready mixed concrete must be used in building construction.
- vii. Water demand during construction shall be reduced by use of pre mixed concrete, curing agents and other best practices.
- viii. Permission to draw ground water shall be obtained from competent authority prior to construction/operation of the project.
- ix. Separation of 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.
- x. Fixtures for showers, toilet, flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- xi. Use of glass may be reduced upto 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- xii. Roof should meet the prescriptive requirement as per energy conservation building code by using appropriate thermal insulation material to fulfill requirement.

- xiii. 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 to fulfill requirement.
- xiv. Storm water control and its reuse should be as per Central Ground Water Board and BIS standards for various applications.
- xv. All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- xvi. Soil and ground water samples will be tested to ascertain that there is no threat to groundwater quality by leaching of heavy metals and other toxic contaminants.
- xvii. A First Aid Room will be provided at the project site both during construction and operation of the project.
- xviii. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- xix. Disposal of muck including excavated material during construction phase should not create any adverse effects on the neighboring communities and be disposed off taking the necessary precautions for general safety and health aspects of people.
- xx. Diesel power generating sets used during construction phase should be of "enclosed type" to prevent noise and should conform to rules made under Environment (Protection) Act 1986, prescribed for air and noise emission standards.
- xxi. Ambient noise levels should conform to standards both during day and night when measured at boundary wall of the premises. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase.
- xxii. The construction agencies shall use flyash based material/ products as per the provisions of fly ash notification of 14.9.1999 and as amended on 27.8.2003.
- xxiii. Vehicles hired for bringing construction material at site should be in good condition and should have valid "pollution under check"(PUC) certificate and to conform to applicable air and noise emission standards and should be operated only during non-peaking hours.
- xxiv. Construction spoils including bituminous material and other hazardous materials must not be allowed to contaminate water courses and the dump sites for such material must be secured so that they should not leach into the ground water.
- xxv. Any hazardous waste generated during construction phase should be disposed of as per applicable Rules & norms with necessary approvals of the Haryana Pollution Control Board.
- xxvi. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase so as to avoid disturbance to the surroundings.
- xxvii. 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 had started without obtaining environmental clearance.

xxviii. All internal roads width should be minimum 9 m.

II. Operation Phase

The environmental clearance recommended to the project is subject to the specific conditions as follows:

- i. Diesel power generating sets as source of back up power for lifts and common area illumination should be of "enclosed type" and conform to rules made under Environment (Protection) Act 1986, prescribed for air and noise emission standards as per CPCB guidelines. Exhausts should be discharged by stack, raised to 4 meters above the rooftop.
- ii. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- iii. The sewage treatment plant of adequate capacity should be provided and it should be certified by an independent expert for adequacy as well as efficiency and submit a report in this regard to the Ministry before the project is commissioned for operation. The wastewater should be treated upto tertiary level and after treatment reused for flushing, cooling and gardening etc. so as to achieve zero discharge. However, discharge of treated sewage, if any, shall conform to the norms & standards prescribed by Haryana Pollution Control Board.
- iv. Rain water harvesting and ground water recharging shall be practiced. The ground water levels and its quality should be monitored regularly in consultation with the Central Ground Water Authority. Oil & Grease trap shall be provided to remove oil and grease from the surface run off and suspended matter shall be removed in a settling tank before its utilization for rainwater harvesting.
- v. The solid waste including hazardous and e-waste generated should be properly collected & segregated. Biodegradable waste should be composted and non bio-degradable solid waste should be disposed of to municipal landfill sites after recovering recyclable waste. STP sludge shall be used as manure for gardening.
- vi. Any hazardous waste including biomedical waste should be disposed of as per applicable Rules & norms with necessary approvals of the Haryana Pollution Control Board.
- vii. The green belt design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous variety.
- viii. Incremental pollution loads on the ambient air quality, noise and water quality should be periodically monitored after commissioning of the project.
- ix. Prior permission of the Central Ground Water Authority should be obtained for the utilization of ground water.
- x. The Solar energy shall be used for water heating as well as lighting common areas and verifiable measures shall be adopted for energy conservation and water conservation.

- xii. Report on the energy conservation measures should be prepared incorporating details about building materials & technology, R & U Factors etc and submitted to the Ministry in three months time.
- xiii. The values of R & U for the building envelope should meet the requirements of the hot & humid climatic location. Details of the building envelope should be worked out and furnished in three months time.

PART - B. GENERAL CONDITIONS

- i. The environmental safeguards contained in the documents should be implemented in letter and spirit.
 - ii. Provision should be made for the supply of kerosene or cooking gas and pressure cooker to the laborers during construction phase.
 - iii. All the laborers to be engaged for construction works should be screened for health and adequately treated before the issue of work permits. Adequate preventive and protective measures shall be taken to protect workers, labours etc during construction and operation phase of the project.
 - iv. 6 monthly monitoring reports should be submitted to the Ministry and its Regional Office.
5. Officials from the Regional Office of MOEF, Chandigarh who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents / data by the project proponents during their inspection. A complete set of all the documents submitted to MoEF should be forwarded to the CCF, Regional office of MOEF, Chandigarh.
6. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.
7. The Ministry reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environment (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.
8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Wildlife Act 1972, Aravalli Notification 1992 etc. shall be obtained by project proponents from the competent authorities.
9. A copy of the environmental clearance letter would be marked to the local NGO(s) for their information.
10. The project proponent should advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded environmental clearance and copies of clearance letters are available with the Haryana Pollution Control Board and may also be seen on the website of

the Ministry of Environment and Forests at <http://www.envfor.nic.in>. The advertisement should be made within 7 days from the day of issue of the clearance letter and a copy of the same should be forwarded to the Regional office of this Ministry at Chandigarh.

11. These stipulations would be enforced among others under the provisions of the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and control of Pollution) act 1981, the Environment (Protection) Act, 1986 and the Public Liability (Insurance) Act, 1991.

12. The project authority will enter in to MOU with all buyers of the property to ensure operation and maintenance of the assets by owners of the buildings.


(K.C.Rathore)
Additional Director (IA)
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Copy to: -

1. The Secretary, Government of Haryana, Department of Environment, Secretariat, Panchkula, Haryana
2. The Member Secretary, Haryana State Pollution Control Board, Panchkula, Haryana.
3. The CCF, Regional Office. Ministry of Environment & Forests, Chandigarh.
4. IA - Division, Monitoring Cell, MOEF, New Delhi - 110003.
5. Guard file.

(K.C.Rathore)
Additional Director (IA)