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

No. SEIAA/HR/2013/623 Dated: 04-09-2013

To

M/s G.P. Realtors Pvt. Ltd.
Regd. Office: 5th floor,
Orchid Centre, Golf Course Road,
Sector-53, Gurgaon-122002, Haryana

Subject: **Environmental Clearance for setting-up International Tech Park, IT/ITES SEZ, Gurgaon (53.35 acres) at Village-Behrampur, Gurgaon, Haryana.**

Dear Sir,

This letter is in reference to your application no. Nil dated 07.07.2011 addressed to Director, IA (III) MOEF GOI received on 07.07.2011 and transferred to M.S. SEIAA received on 18.06.2012 and subsequent letters dated 01.09.2012, 03.07.2012 and 03.06.2013 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, EIA/EMP on the basis of approved TOR and additional clarifications furnished in response to the observations of the State Expert Appraisal Committee (SEAC) constituted by MOEF, GOI vide their Notification 23.3.2012, in its meetings held on 20.07.2012, 10.10.2012 and 09.07.2013 awarded "**Gold**" grading to the project.

[2] It is inter-alia, noted that the project involves the construction of proposed "International Tech Park Gurgaon (ITPG)" IT/ITES SEZ, at Village- Behrampur, Gurgaon, Haryana on a plot area of 215902.3 sqmt. (53.35acre). The Ministry of Commerce and Industry Govt. of India vide dated 18-01-2011 has notified the project area for development of IT/IES SEZ. The IGBC has awarded pre-certification to this project and rated this project as "Silver Grade". The area for processing zone shall be 108697.7 sqmt (26.86 Acres) and for non-processing zone shall be 107204.6 sqmt (26.49 Acres.). The built up area for processing zone shall be 494,648.92 sqmt and the built up area for non-processing zone shall be 240219.52 sqmt. The total built up area shall be 734868.45 sqmt. The processing zone shall comprise of 5 Towers for IT/IES, Admin block 1, 2 Basements and 3 nos. of multilevel car parking with basement. The maximum height of the building shall be 80 meter. The non-processing zone shall comprise of 7 nos. of Residential towers, Commercial building, Clinic, Club, School etc. The maximum height of the building shall be 65 meter in the processing zone. The total water requirement shall be 4037 KLD (2892 KLD processing zone+1145 KLD non-processing

zone) and fresh water requirement shall be 2218 KLD (1595 KLD processing zone+623 KLD non-processing zone) which will be met from HSIIDC. The waste water generation shall be 1914 KLD (1109 KLD processing zone+805 KLD non-processing zone), which will be treated in the STP's 3 Nos. x 400 KLD capacity each in processing zone and 3 Nos. x 300 KLD each in non-processing zone. The entire treated water in the processing and non-processing zone shall be recycled and re-used leading to zero exit discharge. The total power requirement shall be 37557 KW which will be supplied by DHBVN. The Project Proponent has proposed to develop green belt on 43.35% of project area (25% tree plantation + 18.35% landscaping). The Project Proponent proposed to construct 54 rain water harvesting pits. The solid waste generation will be 13.08 TPD and the E-waste generation shall be 0.1055 TPD. The bio-degradable waste will be treated in the project area by adopting appropriate technology. The total parking spaces proposed are 9301 ECS.

[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 in its meeting held on 05.08.2013 decided to agree with the recommendations of SEAC to accord 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:-

[1] "Consent for Establish" shall be obtained from Haryana State Pollution Control Board under Air and Water Act and a copy shall be submitted to the SEIAA, Haryana.

[2] A first aid room as proposed in the project report shall be provided both during construction and operational phase of the project.

[3] 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 laboures is strictly prohibited. The safe disposal of waste water and solid wastes generated during the construction phase should be ensured.

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

[5] The project proponent shall ensure that the building material required during construction phase is properly stored within the project area and disposal of construction waste should not create any adverse effect on the neighboring

communities and should be disposed of after taking necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

[6] 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.

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

[8] 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.

[9] 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.

[10] 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.

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

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

[13] In view of the severe constrains in water supply augmentation in the region and sustainability of water resources, the developer will submit the NOC from CGWA specifying water extraction quantities and assurance from HUDA/ utility provider indicating source of water supply and quantity of water with details of intended use of water – potable and non-potable. Assurance is required for both construction and operation stages separately. It shall be submitted to the SEIAA and RO, MOEF, Chandigarh before the start of construction.

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

[15] 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 desirable for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.

[16] 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.

17] Overexploited groundwater and impending severe shortage of water supply in the region requires the developer to redraw the water and energy conservation plan. Developer shall reduce the overall footprint of the proposed development. Project proponent shall incorporate water efficiency /savings measures as well as water reuse/recycling within 3 months and before start of construction to the SEIAA, Haryana and RO, MOEF, GOI, Chandigarh.

[18] The Project Proponent shall construct 54 nos. rain water harvesting pits for recharging the ground water within the project premises. Rain water harvesting pits shall be designed to make provisions for silting chamber and removal of floating matter before entering harvesting pit. Maintenance budget and persons responsible for maintenance must be provided. Care shall also be taken that contaminated water do not enter any RWH pit.

[19] The project proponent shall provide for adequate fire safety measures and equipments as required by Haryana Fire Service Act, 2009 and instructions issued by the local Authority/Directorate of fire from time to time. Further the project proponent shall take necessary permission regarding fire safety scheme/NOC from competent Authority as required.

[20] The Project Proponent shall submit assurance from the DHBVN for supply of 37557 KW of power supply before the start of construction. In no case project will be operational solely on generators without any power supply from any external power utility.

[21] Detail calculation of power load and ultimate power load of the project shall be submitted to DHBVN under intimation to SEIAA Haryana before the start of construction. Provisions shall be made for electrical infrastructure in the project area.

[22] The Project Proponent shall not raise any construction in the natural land depression / Nallah/water course and shall ensure that the natural flow from the Nallah/water course is not obstructed.

[23] The Project Proponent shall keep the plinth level of the building blocks sufficiently above the level of the approach road to the Project as per prescribed by-laws. Levels of the other areas in the Projects shall also be kept suitably so as to avoid flooding.

[24] Construction shall be carried out so that density of population does not exceed norms approved by Director General Town and Country Department Haryana.

[25] The Project Proponent shall submit an affidavit with the declaration that ground water will not be used for construction and only treated water should be used for construction.

[26] The project proponent shall not cut any existing tree and project landscaping plan should be modified to include those trees in green area.

[27] The project proponent shall ensure that ECBC norms for composite climate zone are met. In particular building envelope, HVAC service, water heating, pumping, lighting and electrical infrastructure must meet ECBC norms.

[28] The Project Proponent shall provide 3 meter high barricade around the project area, dust screen for every floor above the ground, proper sprinkling and covering of stored material to restrict dust and air pollution during construction.

[29] The project proponent shall construct a sedimentation basin in the lower level of the project site to trap pollutant and other wastes during rains.

[30] The project proponent shall provide proper Rasta of proper width and proper strength for each project before the start of construction.

[31] The project proponent shall ensure that the U-value of the glass is less than 3.177 and maximum solar heat gain co-efficient is 0.25 for vertical fenestration.

[32] The project proponent shall adequately control construction dusts like silica dust, non-silica dust, wood dust. Such dusts shall not spread outside project premises. Project Proponent shall provide respiratory protective equipment to all construction workers.

[33] The Project Proponent shall provide solar panel at the rooftop of the building.

[34] The project proponent shall develop complete civic infrastructure of the International Tech Park, (IT/ITES SEZ) including internal roads, green belt development, sewerage line, Rain Water recharge arrangements, Storm water drainage system, Solid waste management site and provision for composting of bio-degradable waste, STP, water supply line, dual plumbing line, electric supply lines etc. and shall offer possession of the units/flats thereafter.

[35] The project proponent shall provide one refuse area till 24 meter, one till 39 meter and one after every 15 meter as per National Building Code.

[36] The project proponent shall provide fire control room and fire officer for building above 30 meter as per National Building Code.

[37] The project proponent shall obtain permission of Mines and Geology Department for excavation of soil before the start of construction.

[38] The project proponent shall provide helipad facility as required under NBC norms and shall seek permission of helipad from AAI accordingly.

[39] The project proponent shall provide E-waste collection centre in the building.

[40] The project proponent shall ensure regular monitoring of electrical points and shall appoint expert electrician for fire prevention.

[41] The project proponent shall provide stage pumping (Different Levels) for lifting water to rooftop.

[42] The project proponent shall provide shuttle service for Internal Transport.

[43] The project proponent shall not raise any construction activity in the ROW reserved/acquired for High Tension Wire passing through the project area and shall maintain horizontal and vertical ROW as required under Indian Electricity Rules, 1956/DHBVN latest instructions.

[44] The project proponent shall submit a plan earmarking location of power station/transformer and HT line passing through the project area before the start of construction.

[45] The project proponent shall seek specific prior approval from HSIIDC/HUDA/Relevant Local authority regarding provision of water supply, storm drainage and sewerage system including their integration with external services of HSIIDC/HUDA/Relevant Local authority beside other required services because the licensed area falls beyond HUDA Sectors before taking up any construction activity. Provision of infrastructure facilities such as sewerage, storm drainage etc. by the project proponent shall not adversely affect the adjoining area.

[46] The site for solid waste management plant be earmarked on the layout plan and the detailed project for setting up the solid waste management plant shall be submitted to the Authority within one month.

Operational Phase:

[a] "Consent to Operate" shall be obtained from Haryana State Pollution Control Board under Air and Water Act and a copy shall be submitted to the SEIAA, Haryana.

[b] The Sewage Treatment Plant (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 installation of STP should be certified by an independent expert and a report in this regard should be submitted to the SEIAA, Haryana before the project is commissioned for operation. Tertiary treatment of waste water is mandatory. Discharge of treated sewage shall conform to the norms and standards of HSPCB, Panchkula. Project Proponent shall implement such STP technology which does not require filter backwash.

[c] 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 level less than 10 mg/litre and the recycled water will be used for flushing, gardening and DG set cooling etc.

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

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

[f] 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 ultra low sulphur diesel (0.05% sulphur), instead of low sulphur diesel.

[g] 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.

[h] The project proponent should maintain at least 43.35% as green cover area for tree plantation especially all around the periphery of the project and on the road sides preferably with local species which can provide protection against noise and suspended particulates matter. The open spaces inside the project should be preferably landscaped and covered with vegetation/grass, herbs & shrubs. Only locally available plant species shall be used.

[i] The project proponent shall strive to minimize water in irrigation of landscape by minimizing grass area, using native variety, xeriscaping and mulching, utilizing efficient irrigation system, scheduling irrigation only after checking evapo-transpiration data.

[j] 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 shall be kept at least 5 mts. above the highest ground water table. Care shall be taken that contaminated water do not enter any RWH pit. The project proponent shall avoid Rain Water Harvesting of first 10 minutes of rain fall. Roof top of the building shall be without any toxic material or paint which can contaminate rain water. Wire mess and filters should be used wherever required.

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

[l] 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.

[m] 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.

[n] Energy conservation measures like installation of LED for lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use of solar panels must be adapted to the maximum energy conservation.

[o] The Project Proponent shall use zero ozone depleting potential material in insulation, refrigeration, air-conditioning and adhesive. Project Proponent shall also provide halon free fire suppression system.

[p] 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 treated by appropriate technology 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.

[q] 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.

[r] The traffic plan and the parking plan proposed by the Project Proponent should be meticulously adhered to 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.

[s] The Project shall be operationalized only when HUDA/local authority will provide domestic water supply system in the area.

[t] Operation and maintenance of STP, solid waste management and electrical Infrastructure, pollution control measures shall be ensured even after the completion of sale.

[u] Different type of wastes should be disposed off as per provisions of municipal solid waste, biomedical waste, hazardous waste, e-waste, batteries & plastic rules made under Environment Protection Act, 1986. Particularly E-waste and Battery waste shall be disposed of as per existing E-waste Management Rules 2011 and Batteries Management Rules 2001. The project proponent should maintain a collection center for E-waste and it should be disposed of to only registered and authorized dismantler / recycler.

[v] Standards for discharge of environmental pollutants as enshrined in various schedules of rule 3 of Environment Protection Rule 1986 shall be strictly complied with.

[w] The project proponent shall make provision for guard pond and other provisions for safety against failure in the operation of wastewater treatment facilities. The project proponent shall also identify acceptable outfall for treated effluent.

[x] The project proponent shall ensure that the stack height of DG sets is as per the CPCB guide lines and also ensure that the emission standards of noise and air are within the CPCB prescribed limits. Noise and Emission level of DG sets greater than 800 KVA shall be as per CPCB latest standards for high capacity DG sets.

[y] All electric supply exceeding 100 amp, 3 phase shall maintain the power factor between 0.98 lag to 1 at the point of connection.

[z] The project proponent shall minimize heat island effect through shading and reflective or pervious surface instead of hard surface.

[aa] The project proponent shall use only treated water instead of fresh water for HVAC and DG cooling. The Project Proponent shall also use evaporative cooling technology and double stage cooling system for HVAC in order to reduce water consumption. Further temperature, relative humidity during summer and winter seasons should be kept at optimal level. Variable speed drive, best Co-efficient of Performance, as well as optimal integrated point load value and minimum outside fresh air supply may be resorted for conservation of power and water. Coil type cooling DG Sets shall be used for saving cooling water consumption for water cooled DG Sets.

[ab] The project proponent shall ensure that the transformer is constructed with high quality grain oriented, low loss silicon steel and virgin electrolyte grade copper. The project proponent shall obtain manufacturer's certificate also for that.

[ac] Water supply shall be metered among different users of utilities.

[ad] The project proponent shall ensure that exit velocity from the stack should be sufficiently high. Stack shall be designed in such a way that there is no stack down-water under any meteorological conditions.

[ae] The project proponent shall provide water sprinkling system in the project area to suppress the dust in addition to the already suggested mitigation measures in the Air Environment Chapter of EMP.

PART-B. GENERAL CONDITIONS:

[i] The Project Proponent shall ensure the commitments made in Form-1, Form-1A, EIA/EMP and other documents submitted to the SEIAA for the protection of environment and proposed environmental safeguards are complied with in letter and spirit. In case of contradiction between two or more documents on any point,

the most environmentally friendly commitment on the point shall be taken as commitment by project proponent.

[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] STP outlet after stabilization and stack emission shall be monitored monthly. Other environmental parameters and green belt shall be monitored on quarterly basis. After every 3 (three) months, the project proponent shall conduct environmental audit and shall take corrective measure, if required, without delay.

[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. SEIAA reserves the right to revoke the clearance if conditions stipulated are not implemented to the 10 satisfaction of SEIAA/MoEF.

[v] The Project proponent shall not violate any judicial orders/pronouncements issued by any Court/Tribunal.

[vi] 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, Forest Act, 1927, PLPA 1900, etc. shall be obtained, as applicable by project proponents from the respective authorities prior to construction of the project.

[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 Haryana State Pollution Control Board & SEIAA. This should be advertised within 7 days from the date circulated in the region and the copy of the same should be forwarded to SEIAA Haryana. A copy of Environment Clearance conditions shall also be put on project proponent's web site for public awareness.

[viii] 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 has been started before obtaining prior Environmental Clearance.

[ix] Any appeal against the this Environmental Clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

[x] The project proponent shall put in place Corporate Environment Policy as mentioned in MoEF, GoI OM No. J-11013/41/2006-IA II (I) dated 26.4.2012 within 3 months period. Latest Corporate Environment Policy should be submitted to SEIAA within 3 months of issuance of this letter.

[xi] The fund ear-marked for environment protection measures should be kept in separate account and should not be diverted for other purposes and year wise expenditure shall be reported to the SEIAA/RO MoEF, GoI under rules prescribed for Environment Audit.

[xii] The project proponent shall ensure the compliance of Forest Department, Haryana Notification no. S.O.121/PA2/1900/S.4/97 dated 28.11.1997.

[xiii] The Project Proponent shall ensure that no vehicle during construction/operation phase enter the project premises without valid 'Pollution under Control' certificate from competent Authority.

[xiv] The project proponent is responsible for compliance of all conditions in Environmental Clearance letter and project proponent can not absolve himself /herself of the responsibility by shifting it to any contractor engaged by project proponent.

[xv] The project proponent shall seek fresh Environmental clearance if at any stage there is change in the planning of the proposed project.

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

Endst. No. SEIAA/HR/2013 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, Pkl.

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