

State Level Environment Impact Assessment Authority, Ajabpur Kala, Mothorowala Road, Dehradun ,
Uttarakhand.

(Constituted by Ministry of Environment and Forests Government of India.)

No. 248(15)/2013
Dated 2/ October 2013

To,

✓ Shri Sudhir Kumar Windlass
Managing Partner,
53 - R, Rajpur Road, Dehradun.

Sub: Regarding Environmental Clearance for the Construction of Affordable Group Housing at Harrawala, Kuanwala & Balawala Dehradun at Khasra No-970,973,975,975kh,983,984k,1009,1013, 1015,1019k-1030,1030-1040,1042-1049,1081k,1081da,1081ch, of Village-Harrawala and New Khasra No-2kh,kh,k,8,9gh,10jha,10ya,14k,28k,30k,31kh,32kh,34kh,35,36kh,37kh,38,39,40k, 40kha,41,42g,42gh,142gh,153gh,153mi,336/3, of Village-Kuanwala, New Khasra No-616/2,616/6mi of Village-Balawala.

REF. Your letter dated 24.08.2012 addressed to MoEF, TOR given by MoEF in 117th meeting of SEAC, held on 18-19 oct, 2012, and your letter dated 6.07.2013.

Sir,

The above group housing proposal was considered by MoEF, Government of India during 117th Expert Appraisal Committee (EAC) meeting held on 18th-19th October, 2012. The project involves construction of affordable housing for Economically Weaker Section (EWS) on a plot area of 33.029 Acres. As the built up area of the project is more than 1.50,000 Sq.Mt hence the project is covered under schedule 8(b) of EIA Notification 2006. It is considered as B1 project requiring EIA report but no public consultation. As stated above, EAC in its meeting had provided ToR for preparing EIA report. The project proponent has submitted the EIA report accordingly. The proposal was considered for appraisal by SEAC in its meeting on 1st Sep, 2013. The site visit was conducted by the committee in the afternoon on 1st Sep, 2013. The proposal then came up for final consideration by SEAC in its meeting on 5th Oct, 2013. The proponent has submitted EIA report with details of Project Description, Local Environment Description, Anticipated Environment Impacts and Mitigation Measures, Analysis of Alternatives, Environmental Monitoring Programme, Risk Assessment & Disaster Management Plan, Project Benefits, Environment Management Plan. The EIA study has been done by compilation of baseline information within a radius of 10 KM around the project site covering one season. Five stage approach have been followed in gathering desired data and preparing the EIA report. These details have been enlisted in Chapter 1 (1.13) of the EIA report.

The construction project is proposed to be developed over an area of 1, 33,717.44 Sq.Mt (33.029 Acres) along with common facilities to support a population of 23,739 persons. The proposed construction site is located towards west direction of NH - 72 and is well connected through transport facilities. Building architecture would be as per the guidelines of National Building Code 2005. The site is bifurcated into two unequal halves by a Nallah (Drain) which carries water almost throughout the year. Suswa and Song River are located within 10 KM radial distance from the project site. The above proposal entails construction of 31 LMIG, 10 LIG, 7 EWS Blocks, Public Health Centre, Integrated School, Community Area, and Temple along with two Commercial Blocks. Maximum height of the building is proposed to be 21 meter and total built up area would be 1, 93,373.3 Sq.Mt. Parking of 2050 ECS is proposed along with development of green belt and play area. The total parking facility proposed for the residential and commercial units have been calculated as per the norms of National Building Code 2005. The housing complex would be developed with design in line with requirements of Green Building Concept without compromising safety and comfort of the occupants. Minimal disturbance to site conditions, Resource conservation & use of environmental friendly building material, efficient use of water & water recycling, use of energy efficient design & eco friendly equipment, use of renewable energy, effective control & management system would be adopted. The details of the project are enlisted below -

- The project proponent proposes to use conventional construction materials e.g. Steel, Cement, Stone Aggregates, Fly Ash based products. Temporary storage units would be erected in the construction site and transportation of construction materials would be restricted to non peak hours. The dust pollution shall be suppressed by regular water sprinkling

vehicular traffic. Hence long 6 ft wall needs to be erected towards NH side along with development of green belt concentrated towards NH facing side. The Nallah at site pose danger to the residents from safety point of view. Hence the entire Nallah area needs barricading and no construction activity to be allowed immediately in the vicinity of the Nallah. The zone of area immediately adjoining Nallah can be used for developing green belt and jogger's track. The entire site after construction activities should carry signages of danger zone, garbage collection points, environment awareness etc. The committee recommended the project for Environmental Clearance subject to following conditions -

Part A - Specific Conditions

1- Construction Phase

- 1.1 The Environmental Clearance is being granted for the purpose of construction of affordable group housing as per plan approved by MDDA/Related Other Agencies. No further deviation in the approved plan and also land use change shall be done without prior approval of this Authority.
- 1.2 Consent to Establish shall be obtained from Uttarakhand Environment Protection and Pollution Control Board under relevant provisions of Central Air Act and Central Water Act before starting up of any construction activity at the site.
- 1.3 The Site Lay out plan and Building plan should have been approved by the concerned Department/Agency of the State Government before work start up at the construction site. The structural design and other aspects of the building shall comply with guidelines of National Building Code. This shall be ensured by concerned Department of State Government/Accredited Agencies.
- 1.4 The building plan and structural design shall comply with requirements of Seismic Zone - V as outlined in National Building Code.
- 1.5 The topsoil excavated during construction work shall be used for backfilling/landscape development/green belt development. The same shall not be disposed off outside the boundaries of project site without approval of Competent Authority.
- 1.6 The onsite levelling and dressing should ensure minimal vegetation clearing and soil erosion. If necessary organic mulching should be done to avoid soil erosion. There shall not be any felling of green trees for the purpose of this project.
- 1.7 The water requirement during construction phase shall be met from regular water supply/tankers. Permission of Central Ground Water Board shall be mandatory for using ground water.
- 1.8 Construction work requiring water shall not be carried out during 30th April to 15th June in the year.
- 1.9 Sewerage Treatment Plant shall be established having design for treatment upto tertiary level. Dual plumbing system shall be installed separately for fresh water and waste water.
- 1.10 DG Sets of capacity 2X62.5 KVA shall be used only as backup power. DG sets should have stack height complying with CPCB norms.
- 1.11 Fixtures of showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices/sensor based control.
- 1.12 Use of glass may be reduced by upto 40 percent to reduce the electricity consumption and load on air conditioning. If necessary then use of high quality double glass may be encouraged with special reflective coating in windows.
- 1.13 The use of CFL and such other power saving devices shall be maximized. At least 10 percent of the total power requirement after completion of construction unit shall be met from solar energy.
- 1.14 Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, 2006 which is proposed to be mandatory for all air-conditioned spaces while non air-conditioned spaces should have appropriate thermal insulation materials. The U values of the roof, external wall and fenestration shall also meet specifications of ECBC, 2006.
- 1.15 One third of the total project site area shall be converted into green belt. The green belt shall not include kitchen garden, flower pots and grasses/herbs in the area. It shall comprise of tree stand of aesthetic/fruit/timber value. Quality planting material has to be used during plantation as per standards of State Forest Department.

The species selection should include associates of Sal tree. The concerned official of State Forest Department shall ensure the compliance.

1.16 The disposal of muck should adhere to standards of general safety and health concerns of local people and also it should have no adverse effect on the neighbouring community. The muck shall not be disposed off in adjoining forest areas without meeting requirements of Forest (Conservation) Act, 1980.

1.17 The soil and groundwater samples shall be tested from accredited agencies and it shall be ensured that they comply with CPCB standards so as to ensure that there is no threat to groundwater quality by leaching of heavy metals and toxic contaminants.

1.18 The air emission norms of CPCB from operation of DG sets and raw material stock yard shall be complied without any exemption.

1.19 The use of groundwater from tube wells shall be restricted to emergency purposes / additional requirement as approved by Competent Authority. The use of ground water shall be preceded by approval of Central Ground Water Board.

1.20 Separation of grey and black water should be done by use of dual plumbing line. Treatment of 100 percent grey water should be ensured.

1.21 All stacking and loading areas should be provided with proper garland drains equipped with baffles to prevent runoff from the site to enter any adjoining water body. Construction spoils including bituminous materials must not be allowed to contaminate watercourse and dumpsites as such materials leach into ground water.

1.22 Acoustic enclosures shall be provided with all machineries and DG sets on site complying with Noise Levels of CPCB standards.

1.23 The construction work shall be restricted to Sunrise to Sunset period in a day. Any construction activity beyond this period shall be subject to approval of Competent/Designated Authority from time to time.

1.24 The ambient air quality and noise levels as per CPCB norms shall be ensured through a monitoring system as approved by UEPPCB. Dust Suppression during construction phase shall be ensured.

1.25 The vehicles used at the construction site should comply with emission norms and noise level standards of CPCB and State Transport Department. They should be operated only during non peak hours.

1.26 Common facilities shall be developed for security guard and outsiders.

1.27 Common areas and landscape areas shall be illuminated with solar lighting system.

1.28 Long and tall wall up to height of at least 6 ft may be constructed towards the side facing National Highway. Further the green belt should be developed in three rows towards NH facing side.

1.29 The Nallah intercepting the construction site shall be completely barricaded. The Zone around Nallah shall be utilized for developing green belt and jogger's track. Regular fogging shall be done to prevent the germination of mosquitoes.

1.30 All necessary efforts shall be made to ensure safety and hygiene of workforce. First Aid facility shall be established and trained manpower to deal with emergency cases shall be engaged. The labour force engaged on site shall be screened for health from time to time.

1.31 Adequate drinking water and sanitation facility has to be provided on site for the workforce.

1.32 Provision should be made for supply of domestic fuel to the workforce so that they do not remain dependent on adjoining forest areas for fuel wood.

1.33 The use of plastics during construction activity shall be bare minimum and efforts to use timber substitute materials should be maximized.

1.34 Use of ready mixed concrete/premised concrete, curing agents and other such practices shall be adopted to minimize use of water on site.

1.35 Competent Authority of UEPPCB shall ensure that construction work at site do not result in noise levels causing irritant to adjoining residential areas.

1.36 Sewage Treatment Plant shall be complying with parameters of CPCB/UEPPCB guidelines.

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1.37 The fire safety arrangements and emergency exit plan should be as per the norms of the concerned regulatory authority/agency.

1.38 The Hazardous substances generated during construction activity shall be disposed off as required by Hazardous Waste (Management, Handling) Rules, 1989 (as amended from time to time). Efforts shall be maximized for use of low toxicity substitutes and low VOC materials.

1.39 The entire site after construction activities should carry signages of danger zone, garbage collection points, environment awareness etc.

1.40 Accumulation/stagnation of water shall be avoided ensuring vector control.

1.41 The water treatment plant shall be provided for treatment of water. The treatment shall include screening, sedimentation, filtration and disinfections.

1.42 Project proponent shall provide adequate measuring arrangement at the inlet point of water uptake and at the discharge point for the measurement of water utilized in different categories to monitor the daily water consumption.

1.43 Permeable (porous) paving in the parking areas, and walkways should be used to control surface runoff by allowing storm water to infiltrate the soil and return to ground water.

1.44 All utility lines (telephone, cable, water supply, sewage, drainage, etc.) shall be laid below ground level. Ducts shall be provided along and across the roads to lay the utility lines. Major trunk (water/sewerage) lines are to be laid along the utility corridor.

1.45 The road drainage shall be designed to enable quick runoff of surface water and prevent water logging

2 - Operation Phase

2.1 The installation of sewage treatment plant should be certified by an independent expert and a report in this regard should be submitted to the UEPPCB. Necessary measures should be made to mitigate the odour problem from STP.

2.2 The solid waste generated should be properly segregated and collected and disposed as per norms of CPCB.

2.3 Rainwater harvesting for roof top and surface run off should be ensured as per the plan submitted. Before recharging the surface run off, pre treatment must be done to remove suspended matter, oil and other particles. The bore well for rain water recharging should be kept at 5 metres above the highest ground water table.

2.4 Energy consumption measures like installation of CFLS/TFLS for the external lighting area should be ensured. The disposal of used CFLS/TFLS should be properly collected and disposed off as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination.

2.5 DG sets shall be used only in emergency purpose. The use of solar energy and inverter shall be ensured and maximized as backup power.

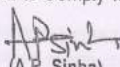
Part B - General Conditions

1. The above environmental safeguards should be implemented in letter and spirit. The project proponent shall establish Environment Monitoring Cell and also submit six monthly compliance reports to this Authority and regional office of MoEF, Govt of India at Lucknow.

2. The SEIAA reserves the right to include additional safeguard measures if found necessary and also to take action including revoking of the EC granted under provision of EIA Notification 2006. This EC is being granted subject to compliance of Hon'ble Court Orders issued from time to time.

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3. Any appeal against the Environmental Clearance shall lie with the National Environment Appellate Authority, if preferred within a period of 30 days as prescribed under provision of National Environment Appellate Act, 1997.
4. If the area falls within 10 km radial distance from National Park/Sanctuary, then prior approval from National Board of Wild Life is required before work startup.
5. A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parishad / Municipal Corporation, Urban local body and the local NGO, if any, from whom suggestions/ representations, if any, were received while processing the proposal.
6. 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 in the office of SEIAA, Uttarakhand. The advertisement should be made within 7 days from the day of issue of the clearance letter.
7. The SEIAA Uttarakhand reserves the right to withdraw the Environmental Clearance subject to any change in the Government policy as may be applicable to this project.
8. If this Environmental Clearance is transferred then fresh Environment Clearance is to be obtained under EIA notification dated 14.09.2006. However, no activity shall be undertaken till the Environment Clearance is transferred in his name and he is lawfully bound to Comply with the conditions of the Environmental Clearance.



(A.R. Sinha)

Member Secretary

No.- 8(15)/2013 dated- as above

Copy for information and necessary action to-

- 1) Secretary, Environment, Forests and Environment, CGO complex, New Delhi.
- 2) Principal Secretary, Environment and Forests, Government of Uttarakhand, Dehradun.
- 3) Director, Regional office (Central) MOEF, 5th floor, Kendriya Bhawan, Sector-H Aliganj, Lucknow.
- 4) Principal Chief Conservator of Forests (Wildlife)/ Chief Wild Life Warden, Dehradun.
- 5) Vice Chairman, MDDA Dehradun.
- 6) Chief Executive Officer, Nagar Nigam Dehradun.
- 7) Guard File


(A.R. Sinha)
Member Secretary