

राज्य स्तर पर्यावरण समाघात निर्धारण प्राधिकरण, उत्तराखण्ड, 653, इन्दिरानगर कालोनी सीमाद्वार रोड, देहरादून- 248006 (पर्यावरण, वन एवं जलवायु परिवर्तन मंत्रालय, भारत सरकार, नई दिल्ली द्वारा गठित)

दूरभाषनम्बर: 0135-2763576

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State Level Environment Impact Assessment Authority, 653, Indiranagar Colony, Seemadwar Road Dehradun- 248006 (Constituted by Ministry of Environment, Forests and Climate Change Government of India.)  
Phone No- 0135-2763576  
Email- [seiaa.seac.uk@gmail.com](mailto:seiaa.seac.uk@gmail.com)

E.C.No-187-8(24)/2020

Dated-04-03-2021

To,

M/s Windlass Developers Pvt. Ltd.  
Village- Harrawala, Kuanwala & Balawala,  
Haridwar Road (NH- 72), District- Dehradun.

Sub: Regarding Environmental Clearance for Group Housing Project of Windlass River Valley Project at Village- Harrawala, Kuanwala & Balawala, Haridwar Road (NH- 72), District- Dehradun.

Sir,

Kindly refer to your online proposal no SIA/UK/MIS/39302/2012 submitted to SEIAA Uttarakhand regarding aforementioned subject. The details about the project site and proposal for EC as per the documents submitted by the project proponent is as under:

Sl. No	Parameters	Description
1.	Proposal for EC	Township Project Windlass River Valley
2.	Production Capacity	Township Project
3.	Total Plot Area	Existing: 133717.440 Sq. m Proposed: 132360.0 Sq. m Build - up area - 5,31,422 Sq. m
4.	Proposed site location	Harrawala, Kuanwala & Balawala, District - Dehradun - 248001, Uttarakhand
5.	Coordinates of Project site	Lat: 30°15'3.84"N Long: 78° 5'50.84"E
5.	Water requirement (KLD)	The total quantity of fresh water requirement for the project is 1928 KLD. The fresh water will be met from municipal supply and in case of shortage of water supply, ground water shall be used with due permission from CGWB. 2238KLD wastewater will be generated from the project which will be treated into STP of capacity 2500KLD and 1902KLD tertiary treated water will be utilized within the project for Flushing, Horticulture, Cooling systems.
6.	Source of water	Municipal Water/Bore well Supply
7.	Waste Water Management Waste water generation Mode of Disposal	STP Capacity- 2500 KLD The total water demand for the project is 1823KLD. The total quantity of fresh water requirement for the project is 1287 KLD, which will be met from Municipal/Groundwater Supply. 1435 KLD waste water will be generated from the project but 537KLD waste water will be treated into in-house STP of 640KLD capacity and treated water will be recycled for flushing and horticulture. The remaining waste water 998 KLD discharged into municipal sewer for treatment into CSTP of GNIDA Authority for which permission from authority has already been taken. During monsoon season the wastewater come from horticulture area drain into municipal sewer.

8.	Solid waste Generation & Disposal	On the basis of the solid waste being collected in different cities, the per capita rate of solid waste generation has been adopted as 0.5 kg per day per person for residents. Horticulture waste @ 0.0037 kg/sq. M/day.	
9.	Hazardous Waste Generation & Disposal	Only lube will be generated D.G. sets, which shall be sent to authorize vendor.	
10.	Total Manpower	100 Nos.	
11.	Electricity/Power requirement	Total Electricity Requirement	200000kVA
		Source of Electricity	Uttarakhand power corporation limited.
		Backup Supply (DG/GG sets)	18000kVA
12.	Land form, Land use and land ownership	Private land	
13.	Project cost	Total Project Cost is 802 Crores. The Implementation cost towards EMP is 18.85 Crores	
14.	Corporate Environment Responsibility (CER)	2 % of the project cost.	

The SEAC during its meeting held on 10<sup>th</sup> – 11<sup>th</sup> December, 2020 had undertaken appraisal of the project. It has been found that the proposal is not classified under any schedule of EIA Notification 2006 requiring EC. But the project site being located within the territorial limits of Doon Valley, hence provisions of Doon Valley Notification, 1989 (as amended from time to time) are applicable and the proposal is placed under **Orange category (B2)** requiring prior EC. After due examination of the relevant documents submitted by the project proponent and additional clarification furnished in response to its observations earlier, SEAC has recommended the grant of Environmental Clearance for the above project subject to compliance of the EMP and other stipulated conditions. SEIAA during its meeting dated 29<sup>th</sup> – 30<sup>th</sup> December, 2020 considered the above proposal based on the recommendation of SEAC. After due examination and deliberation the SEIAA hereby accords Environmental Clearance for the above project under category B-2 of EIA notification 2006 (as amended from time to time) subject to the strict compliance of the conditions mentioned below:-

### **1- Pre-Construction Phase**

1.1. The project proponent should advertise with basic details at least in two widely circulated local newspapers, within seven (7) days of the receipt of the clearance letter informing that the project has been accorded environmental clearance which is available with the State Environment Impact Assessment Authority, Dehradun and a copy of the same is being sent to the Regional Office of Ministry of Environment and Forest, Government of India located at Pearson Road, FRI Campus, Dehradun.

1.2. A copy of the Environmental Clearance letter shall be sent by the proponent to the concerned Panchyat and the local NGO, if any from whom suggestion/representation, if any, were received while processing the proposal.

1.3. 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

1.4. 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

1.5. The building plan and structural design shall comply with requirements of Seismic Zone – IV as outlined in National Building Code

## **2- Construction Phase**

- 2.1 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
- 2.2 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
- 2.3 The building plan and structural design shall comply with requirements of Seismic Zone – IV as outlined in National Building Code
- 2.4 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
- 2.5 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
- 2.6 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.
- 2.7 Temporary storage units should be erected in the construction site and transportation of construction materials shall be restricted to non-peak hours. The dust pollution shall be suppressed by regular water sprinkling
- 2.8 The use of ready mixed concrete/premised concrete, curing agents and other such practices shall be adopted to minimize use of water on site
- 2.9 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.
- 2.10 The water requirement during construction phase shall be met from regular water supply/private tankers. There shall be no extraction of ground water and water requirement for the project in operational phase shall be met entirely from private tankers. Construction work requiring water shall not be carried out during 30<sup>th</sup> April to 15<sup>th</sup> June in the year
- 2.11 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.
- 2.12 DG Sets shall be used only as backup power. The capacity of DG sets shall not exceed capacity 18000 KVA and it should have stack height complying with CPCB norms.
- 2.13 Fixtures of showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices/sensor based control. Dual plumbing system shall be installed separately for fresh water and waste water.
- 2.14 The use of glass may be reduced by up to 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.
- 2.15 The use of CFL and such other power saving devices shall be maximized. Common areas and landscape areas shall be illuminated with solar lighting system. At least 1/5<sup>th</sup> of the total power requirement after completion of construction unit shall be met from solar energy.
- 2.16 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.
- 2.17 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



- 2.18 The storm water management shall be so designed as to avoid discharge of water directly to the forest areas/adjointing locality which may lead to water logging in nearby areas. The storm water shall be put to use for recharging of aquifers and also pond creation within the campus
- 2.19 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.
- 2.20 Acoustic enclosures shall be provided with all construction machineries and DG sets on site complying with Noise Levels of CPCB standards. The ambient air quality and noise levels as per CPCB norms shall be ensured through a monitoring system as approved by UEPPCB.
- 2.21 The construction debris may be used for land fill or disposed through authorized vendors. 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.
- 2.22 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.
- 2.23 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.
- 2.24 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.
- 2.25 Adequate drinking water and sanitation facility has to be provided on site for the workforce. 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.
- 2.26 The use of plastics during construction activity shall be bare minimum and efforts to use timber substitute materials should be maximized.
- 2.27 The fire safety arrangements and emergency exit plan should be as per the norms of the concerned regulatory authority/agency.
- 2.28 The entire site after construction activities should carry signages of garbage collection points, environment awareness etc.
- 2.29 The proponent shall ensure safety measures against river meandering. It shall also undertake river meandering study in the locality and then construct suitable protective structures for river training
- 2.30 EMP shall be submitted within three months with the name of person responsible to SEIAA.

### **3 – Operation Phase**

- 3.1 A STP of capacity 2500 KLD shall be installed for treating waste water upto tertiary level. Sewage Treatment Plant shall be complying with parameters of CPCB/UEPPCB guidelines. Treated water should be used for flushing, green belt development, road washing, DG cooling and other miscellaneous purposes
- 3.2 The excess treated waste water may be transported through pipe lines/tankers to adjoining construction sites or industrial areas as the demand arises
- 3.3 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.
- 3.4 EWS units shall be constructed as per existing norms of the competent agency/authority and become a part of site lay out plan.
- 3.5 Guidelines of Municipal Solid Waste (Management & Handling) Rules, 2000 (as amended from time to time) should be followed for disposal of solid waste. Two bin collection system for bio degradable and non bio degradable waste should be adopted. Bio degradable waste shall be sent to composting pit and non biodegradable/inert waste disposed off through authorized recyclers. STP sludge shall be dried and used as organic manure
- 3.6 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

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

**4-Condition for Entire life of project**

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

4.2 The SEIAA Uttarakhand reserves the right to withdraw the Environmental Clearance subject to any change in the Government policy by the Central Government or State Government of Uttarakhand, as may be applicable to this project.

4.3 If the ownership 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.

4.4 All directions of Fire Department shall be complied.

4.5 Provisions shall be made for the integration of Solar Power System.

4.6 Yearly monitoring of ground water table and quality should be carried out and should be submitted to SEIAA and UEPCCB Uttarakhand.

4.7 Two chambered container or two separate container (one for recyclable waste and other for all organic waste) shall be placed at appropriate distance.

4.8 Rest room facilities shall be provided for service worker.

4.9 The project proponent shall submit half yearly compliance report of stipulated conditions of Environment Clearance in soft copy through PARIVESH PORTAL given link: <https://parivesh.nic.in>. Yearly monitoring of ground water table and quality should be carried out and should be submitted to SEIAA and UEPCCB, Uttarakhand.

4.10 Project Proponent shall name a person responsible for implementing the environmental management plan within a month and inform SEIAA accordingly

4.11 Inner Road/paths should be planted by shade bearing trees on the advice of local D.F.O.

In view of the COVID-19 scenario, social distancing at work-place shall be maintained, and such other conditions and safeguard shall be ensured as directed by Government of India, Government of Uttarakhand and concerned District Magistrate from time to time.

  
(Sushanta Kumar Pattnaik)  
Member Secretary,  
SEIAA, Uttarakhand  
o/c

No.- 8(24)/2020 dated- as above  
**Copy for information and necessary action to-**

1. APCCF, Regional office (Central) MoEFCC Govt of India, 25 Subhash Road, Dehradun.
2. Principal Secretary, Forests & Environment, Government of Uttarakhand, Dehradun.
3. District Magistrate, Dehradun.
4. Member Secretary, UEPPCB, IT Park Dehradun.
5. DFO Dehradun Forest Division, Dehradun.
6. Guard File for uploading in Parivesh Website.

  
(Sushanta Kumar Pattnaik)  
Member Secretary,  
SEIAA, Uttarakhand  
o/c