F.No.21-133/2014-IA.III
Government of India
Ministry of Environment, Forest & Climate Change
(IA.III Section)

Indira Paryavaran Bhawan,
Jor Bagh Road,
New Delhi - 3

Dated: 20th July, 2015

To

The Vice President (Operations),
M/s Ashiana Housing Ltd.,
304, Southern Park, Saket District Centre, Saket,
New Delhi - 17

Sub: 'Ashiana Nirmay' at Khasra no. 179,173,174,172,171,169 (P), Village Thada, District Alwar (Rajasthan) by M/s Ashiana Housing Ltd. - Environmental Clearance - Reg.

Sir,

This has reference to your application dated 01.10.2014 and subsequent letter dated 26.05.2015, submitting the above mentioned proposal to this Ministry for grant of Environmental Clearance (EC) in terms of the provisions of the Environment Impact Assessment Notification (EIA), 2006 under the Environment (Protection), Act, 1986.

2. The proposal for **'Ashiana Nirmay' (A Senior Citizen Living) at Khasra no. 179,173,174,172,171,169 (P), Village Thada, District Alwar (Rajasthan) by M/s Ashiana Housing Ltd.,** was considered by the Expert Appraisal Committee (EAC) in the Ministry for Infrastructure Development, Coastal Regulation Zone, Building/ Construction and Miscellaneous projects, in its 142nd meeting held on 22nd - 24th December, 2014.

3. The details of the project, as per the documents submitted by the Project Proponents (PP), and also as informed during the above said EAC meeting, are reported to be as under:-

(i) The present proposal involves 'Ashiana Nirmay' A Senior Citizen Living at Khasra no. 179,173,174,172,171,169 (P), Village Thada, District Alwar (Rajasthan) by M/s Ashiana Housing Ltd. The project will be located at 28°9'48.08"N Latitude and76°48'50.83"E longitude.
(ii) The total plot area is 35789 sqm. FSI area will be 54932.9 sqm and total construction/built up area will be 93430.9 sqm. The project will comprise of 7 Residential Buildings, 1 Club parcel, 1 assisted living & 1 commercial building. Total 624 main flats, 30 LIG & 45 EWS shall be developed. Maximum height of the building will be 38.5 m.
(iii) The water demand of the project is expected to be 284 KLD which will be met by the Ground Water & recycled water. Wastewater generated (218 KLD) will be treated in 1 STP of total 300 KLD capacity. 104 KLD of treated wastewater will be recycled (76 KLD for flushing, 23 KLD for gardening and 5 KLD for miscellaneous purposes).
(iv) About 873 Kg/ day solid waste will be generated in the project. The biodegradable waste (611 Kg/day) will be treated in Organic Waste Converter and

the non-biodegradable waste generated (262 Kg/ day) will be handed over to authorized local vendor.

(v) The total power requirement (maximum demand is 6304 kW and will be met from State Electricity Board (Rajasthan). Three D.G. Sets (1x250kVA + 2x320 kVA) to be installed for power back up.

(vi) Rooftop rainwater of buildings will be collected in 8 RWH pits of dia 3.5 m & depth 3.0 m for recharging the ground water. Annual recharge will be 4782 m^3.

(vii) **Parking facility** is arranged for 1030 ECU against the requirement 818 ECU (according to local norms.

(viii) Proposed energy saving measures would save about 22.29% of power.

(ix) **Wildlife issues:** The project is not located within 10 km of any Eco-Sensitive areas.

(x) There is no **court case** pending against the project.

4. The proposal was considered by the Expert Appraisal Committee (EAC) in its 142nd meeting held on 22nd - 24th December, 2014 for grant of Environmental Clearance. As per recommendations of the EAC, the Ministry of Environment, Forest & Climate Change hereby accords Environmental Clearance for the above-mentioned project **'Ashiana Nirmay' at Khasra no. 179,173,174,172,171,169 (P), Village Thada, District Alwar (Rajasthan) by M/s Ashiana Housing Ltd.'**, under the provisions of the Environment Impact Assessment Notification, 2006 and amendments thereto and Circulars issued thereon and subject to the compliance of the following specific conditions, in addition to the general conditions mentioned below:-

PART A – SPECIFIC CONDITIONS

I. Construction Phase

(i) The Project Proponent shall ensure that the guidelines issued vide this Ministry's OM No. 19-2/2013-IA.III dated 09.06.2015, to be followed for building and construction projects to ensure sustainable environmental management in pursuance of Notification No. 3252 (E) dated 22. 12.2014 under the EIA Notification, 2006, as applicable, are followed in this project.

(ii) The Project Proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work.

(iii) 'Consent to Establish' shall be obtained from State Pollution Control Board under the Air (Prevention and Control of Pollution) Act, 1981 and the Water (Prevention and Control of Pollution) Act, 1974.

(iv) Out of the total plot area is 35789 sqm, FSI area shall be 54932.9 sqm and total construction/built up area shall be 93430.9 sqm. The project shall comprise of 7 Residential Buildings, 1 Club parcel, 1 assisted living & 1 commercial building. Total 624 main flats, 30 LIG & 45 EWS shall be developed. Maximum height of the building shall be 38.5 m.

(v) Total water demand of the project is 284 KLD, which shall be met by the ground water & recycled water. Wastewater generated (218 KLD) shall be treated in 1 STP of total 300 KLD capacity.

(vi) About 873 Kg/ day solid waste will be generated in the project. The biodegradable waste (611 Kg/day) shall be treated in Organic Waste Converter

and the non-biodegradable waste generated (262 Kg/ day) shall be handed over to authorized local vendor.

(vii) The total power requirement (maximum demand is 6304 kW and shall be met from State Electricity Board (Rajasthan). Three D.G. Sets (1x250kVA + 2x320 kVA) shall be installed for power back up.

(viii) D.G set shall be at least 6 m away from the boundary.

(ix) Rooftop rainwater of buildings shall be collected in 8 RWH pits of dia 3.5 m & depth 3.0 m for recharging the ground water. Annual recharge shall be 4782 m^3.

(x) Parking facility for 1030 ECU against the requirement 818 ECU (according to local norms shall be provided.

(xi) The project proponent shall comply with the conditions of NOC/Clearance obtained from Fire Department.

(xii) All the construction shall be in accordance with the local building byelaws. The Project Proponent shall obtain all necessary clearances.

(xiii) The project proponent shall put in place a credible enforcement mechanism for compliance of energy conservation measures with its allottees, as projected, in perpetuity. This would be monitored by the designed Energy Conservation/ efficiency Authority in the State.

(xiv) Temporary toilets will be provided for all construction labour.

(xv) Suitable toilet fixtures for water conservation shall be provided.

(xvi) Proponent shall obtain permission for ground water withdrawal from State Ground Water Authority.

(xvii) The rainwater harvesting plan should be incorporated by the CGWA.

(xviii) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

(xix) A First Aid Room will be provided in the project both during construction and operation of the project.

(xx) All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.

(xxi) Disposal of muck during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

(xxii) Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.

(xxiii) 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.

(xxiv) Any hazardous waste generated during construction phase, should be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.

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

(xxvi) The diesel required for operating DG sets shall be stored in underground tanks and clearance from Chief Controller of Explosives shall be taken, as applicable.

(xxvii) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.

(xxviii) Ambient noise levels should conform to residential standards both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/ SPCB.

(xxix) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003.

(xxx) Ready mixed concrete must be used in building construction.

(xxxi) Storm water control and its re-use as per CGWB and BIS standards for various applications.

(xxxii) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.

(xxxiii) Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.

(xxxiv) Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.

(xxxv) 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.

(xxxvi) Use of glass may be reduced by up-to 40% to reduce the electricity consumption and load on air-conditioning. If necessary, use high quality double glass with special reflective coating in windows.

(xxxvii) 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.

(xxxviii) 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 without obtaining environmental clearance.

II. Operation Phase

(i) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

(ii) The treated wastewater of 104 KLD shall be recycled and reused for flushing (76 KLD), gardening (23 KLD) and for miscellaneous purposes (5 KLD) to reduce the demand of fresh water as committed.

(iii) Solid waste management shall be collected, treated disposed in accordance with the Municipal Solid Waste (Management & Handling) Rules, 2000. No municipal waste should be disposed off outside the premises.

(iv) The Operation and Maintenance of STP shall be made in the MoU with STP supplier. Project Proponent shall ensure regular operation and maintenance of the STP.

(v) Parking facility with 6 m clear driveway shall be provided as committed.

(vi) The Project Proponent shall explore the possibilities of reusing the treated wastewater from nearby projects.

(vii) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Discharge of unused treated affluent shall conform to the norms and standards of the State Pollution Control Board. Necessary measures should be made to mitigate the odour problem from STP.

(viii) 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 the approved sites for land filling after recovering recyclable material.

(ix) Diesel power generating sets proposed as source of back-up power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.

(x) Noise should be controlled to ensure that it does not exceed the prescribed standards. 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.

(xi) The green belt of the adequate width and density preferably with local species along the periphery of the plot shall be raised so as to provide protection against particulates and noise.

(xii) 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 borewell for rainwater recharging should be kept at least 5 mts. above the highest ground water table.

(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.

PART – B. GENERAL CONDITIONS

(i) A copy of the environmental clearance letter shall also be displayed on the website of the concerned State Pollution Control Board. The EC letter shall also be displayed at the Regional Office, District Industries centre and Collector's Office/ Tehsildar's office for 30 days.

(ii) The funds earmarked for environmental protection measures shall be kept in separate account and shall not be diverted for other purpose. Year-wise expenditure shall be reported to this Ministry and its concerned Regional Office.

5. Officials from the Regional Office of MoEF&CC, Lucknow 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&CC should be forwarded to the CCF, Regional office of MoEF&CC, Lucknow.

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 Environmental (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, Forest Conservation Act, 1980 and Wildlife (Protection) Act, 1972 etc. shall be obtained, as applicable by project proponents from the respective competent authorities.

9. 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 and EIA Notification, 2006.

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 State Pollution Control Board and may also be seen on the website of the Ministry of Environment, Forest & Climate Change at

http://www.envfor.nic.in. The advertisement should be made within Seven days from the date of receipt of the Clearance letter and a copy of the same should be forwarded to the Regional Office of this Ministry at Lucknow.

11. This Clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation v/s. Union of India in Writ Petition (Civil) No.460 of 2004 as may be applicable to this project.

12. Any appeal against this 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.

13. A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parisad/Municipal Corporation, Urban Local Body and the Local NGO, if any, from whom suggestions/ representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the company by the proponent.

14. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF&CC, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO_2, NOx (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

15. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF&CC by e-mail.

20/7/2015

(S.K. Srivastava)
Scientist E

Copy to:

1. The Secretary, Department of Environment, Government of Rajasthan, Jaipur.
2. The Chairman, Central Pollution Control Board, Parivesh Bhawan, CBD-cum-Office Complex, East Arjun Nagar, Delhi – 110 032.
3. The Member Secretary, Rajasthan Pollution Control Board, 4, Institutional Area, Jhalana Dugri, Jaipur.
4. Additional Principal Chief Conservator of Forests (C), Ministry of Environment, Forests and Climate Change, Regional Office (CZ), Kendriya Bhawan, 5th Floor, Sector 'H', Aliganj, Lucknow – 226 020.
5. IA - Division, Monitoring Cell, MOEF, New Delhi - 110003.
6. Guard file.

20/7/2015

(S.K. Srivastava)
Scientist E