



State Level Environment Impact Assessment Authority

Himachal Pradesh

Ministry of Environment, Forest & Climate Change, Government of India,
at Department of Environment Science & Technology,
Paryavaran Bhawan, Near US Club, Shimla-1

Ph: 0177-2656559, 2659608 Fax: 2659609

F. No. HPSEIAA/2019/667 - 411

Dated: 29/5/2020

To

Sh. Mukesh Bhati, Vice President,
M/s Omaxe Limited, India Trade Tower, First Floor,
Chandigarh-Siswan Road, Mullanpur, New Chandigarh-140901.

Subject: Project proposal for construction of Group housing project namely "Parkwood-I" under Building and construction project (category 8-a)- Environment Clearance-reg.

Dear Sir/Madam,

This has reference to your online proposal No. SIA/HP/MIS/119762/2009 dated 01.10.2019 for seeking prior Environment Clearance as per the provisions of the Environment Impact Assessment (EIA) Notification, 2006 and subsequent amendments under the Environment (Protection) Act, 1986. The proposal is for construction of Group housing project namely "Parkwood-I" under category 8(a) of EIA Notification 2006 by M/s Omaxe Limited. The proposed project involves following salient features:

Brief outline of the project:


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| a) Proposal No. | SIA/HP/MIS/119762/2009 dated 01.10.2019
HP SEIAA/2019/667 |
| b) Project type | Group housing project namely "Parkwood-I"
Building and construction project, Housing colony (category 8-a). |
| c) Project Location | Khasra number 9, 10/2, 11, 13 to 17, 18/1, 19, 21, 22, 23/3, 24/3, 25/3, 497/26, 27, 499/28, 29, 30, 31, 345 and 12/12 situated in village-Billanwali, Tehsil-Baddi, District-Solan, H.P. |
| d) Previous Reference of EC | Environment Clearance (EC) was granted by MoEF&CC vide file no. 21-697/2007 IA-III dated 04.06.2008 for the net plot area of 49,663.968 m ² and built up area of 66,487.378 m ² . |
| e) Plot area (revised) | 50,462.42 m ² (67 Bighas 01 Biswas) |
| f) Total built up area (revised) | (66,487.378 sq.mt. +15,524.922 sq. mt.) = 82,012.3 sq. mt. |
| g) Proposed cost | 151.04 Crore |
| h) EMP Cost | Capital Cost: 75.1 lakhs; Recurring cost: 12.1 lakhs (construction phase)
Recurring cost: 12.1 lakhs (operation phase) |
| i) CER Cost | Rs. 226.56 lakhs i.e. 230 lakhs |
| j) Validity period of EC | 7 Years from date of issue. |

As per the information provided by the project proponent, the Environment Clearance was earlier granted in favour of the unit by MoEF&CC vide file no. 21-697/2007-IA-III dated 04.06.2008 under Building and construction project category for the net plot area of 49,663.968 m² and built up area of 66,487.378 m² and validity period of Environment Clearance granted by MoEF&CC has been expired. thus, a fresh application with revised plan was submitted by the project proponent for grant of Environment Clearance from HPSEIAA.

The State Level Expert Appraisal Committee in its 72nd meeting held on 24th February 2020 recommended the project for grant of Environment Clearance. The State level Environmental Impact

Assessment Authority in its 47th meeting held on 22nd May, 2020, after considering the recommendations of SEAC approved to grant Environmental Clearance in the name of the project as per provisions of EIA Notification No. S.O. 1533 dated 14th September, 2006 and its subsequent amendments of Ministry of Environment & Forests, GoI with terms and conditions as mentioned below. The Authority reserves the right to revise, revoke or impose additional condition at any stage.

I. Statutory compliance:

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- i. This clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa foundation Vs Union of India in Writ Petition (Civil) No. 460 of 2004 as may be applicable to this project.
 - ii. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
 - iii. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
 - iv. The project proponent shall prepare a Site-Specific Conservation Plan & Wildlife Management Plan and approved by the Chief Wildlife Warden. The recommendations of the approved Site-Specific Conservation Plan/ Wildlife Management Plan shall be implemented in consultation with the State Forest Department. The implementation report shall be furnished along with the six-monthly compliance report. (in case of the presence of schedule-I species in the study area).
 - v. The project proponent shall obtain Consent to Establish/ Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Preventions & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee. A copy of same shall be submitted to State Environment Impact Assessment Authority (SEIAA) before start of any construction work at the site.
 - vi. The project proponent shall obtain the necessary permission from the Central Ground Water Authority, in case of drawl of ground water/ from the competent authority concerned in case of drawl of surface water required for the project.
 - vii. The project proponent shall obtain authorization under the Hazardous and other Waste Management Rules, 2016 as amended from time to time.
 - viii. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
 - ix. The environment clearance is only for the said project. Any other activity within the project area would require separate environment clearance, as applicable under EIA Notification, 2006 as amended from time to time. For all the individual units, environment clearances, as applicable, shall be obtained from the respective regulatory authorities.
 - x. The buildings shall have adequate distance (as per the building bye laws) between them to allow movement of fresh air and passage of natural light, air and ventilation in accordance with guidelines of local authorities.
 - xi. The project proponent shall obtain and submit NoC of the concerned panchayat.
 - xii. The project proponent shall obtain authorization under Bio-medical Waste Management & Handling Rules, Hazardous Waste Management & Handling Rules as applicable for HPSPCB.
 - xiii. The project proponent shall obtain Forest Clearance as may be applicable to the project under Forest Conservation Act and shall submit a copy of Forest Clearance to the SEIAA.
 - xiv. The project proponent shall not undertake any construction activity on the forest land till the time the land is transferred to them.

II. Air quality monitoring and preservation

- i. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/ criterion parameters relevant to the main pollutant released (e.g. PM₁₀ and PM_{2.5} in reference to PM emission, and SO₂ and NO_x in reference to SO₂ and NO_x emissions) within the outside the project area at least at hour locations (one within and three outside the project area at the angle of 120° each), covering upwind directions.
- ii. The D.G. sets to be used during development/ construction phase shall be in conformity to Environment (Protection) Rules prescribed for air and noise emission standards. Storage of diesel shall be made underground and necessary approvals/ permissions from Chief Controller of Explosive shall be obtained as per Rules.

- iii. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking, loading and unloading shall be fully internalized and no public space shall be utilized.
- iv. Vehicles hired for bringing construction material or any other material to the site should have a Pollution Under Control (PUC) certificate and shall conform to applicable air and noise emission standards and shall be operated only during non-peak hours.

III. Water quality monitoring and preservation

- i. The project proponent shall install effluent monitoring system with respect to standards prescribed in Environment (Protection) Rules 1986.
- ii. Construction of storm water drains for collection, storage and its re-use as per guidelines of Central Ground Water Authority (CGWA).
- iii. The project proponent shall report to the State Pollution Control Board about the compliance of the prescribed standards for all discharges from the project area into the water bodies.
- iv. Fixtures for showers, toilets flushing and drinking shall be low flow either by use of aerators or pressure reducing devices or sensor based control.
- v. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured/ recorded to ensure the water balance as projected by the project proponent. The record shall be submitted to the concerned Regional Office of the Ministry along with six monthly monitoring reports.
- vi. Water demand during development/ construction shall be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- vii. The project proponent shall monitor regularly ground water quality at least twice a year (pre and post monsoon) at sufficient number of piezometers/ sampling wells in the plant and adjacent areas through labs recognized under Environment (Protection) Act, 1986 and NABL accredited laboratories.
- viii. The project proponent shall make efforts to minimize water consumption in the project area by segregation of used water, practicing cascade use and by recycling treated water.
- ix. The member units shall treat the effluent at par to meet the prescribed CETP (Common Effluent Treatment Plant) inlet norms.
- x. Proper flow meters along with online monitoring facilities shall be provided to monitor the effluent quality and quantity sent to ETP and from ETP to the final disposal/ re-use on a continuous basis.
- xi. The installation of the Effluent Treatment Plant (ETP)/Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard should be submitted to the Member Secretary, HPSEIAA at Director, Department of Environment, Science & Technology 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 effluent shall conform to the norms and standards prescribed. Necessary measures should be made to mitigate the odour problem from STP.
- xii. Adequate steps should be taken to prevent odour problem from solid waste processing site and STP.
- xiii. Weep holes in the compound walls shall be provided to ensure natural draining of rain water in the catchment area during the monsoon period.
- xiv. To achieve the Zero Liquid Discharge, waste water generated from different operations shall be properly collected, treated to the prescribed standards then recycled or reused for the identified use.
- xv. The project should not amend or alter the pathways of the natural streams or creeks/ nallah flowing.
- xvi. Rain water harvesting of roof run-off and surface run-off, as plan submitted shall be implemented. Before recharging the surface run off, pre-treatment must be done to remove suspended matter, oil and grease. The bore well for rainwater recharging at least 4 m above the highest ground water table.

IV. Noise monitoring and prevention

- i. Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Office of the Ministry as a part of six-monthly compliance report.
- ii. The ambient noise levels should conform the standards prescribed under Environment (Protection) Act and Rules, 1986 viz. 75 dB(A) during day time and 70 dB(A) during night time.
- iii. Maximum natural light provision shall be kept in the buildings.

V. Energy conservation measures.

- i. Provide solar power generation on roof tops of buildings, for solar light system for all common areas, street lights, parking around project area and maintain the same regularly.
- ii. Provide LED lights in the project area.

VI. Waste management

- i. Disposal of muck during development/ construction phase will be disposed off at designated area and it shall not create any adverse effect on the neighboring 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. The ground water quality of the adjacent to dumping area shall be monitored and report to be submitted to SEIAA and concerned Regional Office of MoEF&CC.
- ii. Fly ash bricks shall 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 and 25th January, 2016.
- iii. All hazardous waste generated during development/ construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the Central Pollution Control Board/ State Pollution Control Board.
- iv. Used LEDs shall 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. Energy conservation measures should be as per Bureau of Energy Efficiently (BEE) standards.
- v. Air pollution and the solid waste management aspects need to be properly addressed ensuring compliance of the Construction and Demolition Waste Management Rules, 2016.
- vi. The solid waste generated shall be properly collected and segregated in accordance with the Solid Waste Management Rules, 2016. Wet garbage shall be composted and dry/ inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material. No municipal waste shall be disposed off outside the premises.
- vii. The project proponent shall establish zero waste discharge biomedical waste management facility as a part of the construction activity for the hospital.
- viii. No inert, Hazardous Waste shall be allowed to be dumped or landfill in the project site.

VII. Green Belt

- i. The green belt/ plantation of a width of 15 m shall be provided all along the periphery of project area with native species. 33% of the plotted area shall be kept as green area with native species. The time bound action plan for green belt/ plantation be submitted to the SEIAA and concerned Regional Office of MoEF&CC within three months of issue of this letter.
- ii. Cutting of plants/ trees shall be completely avoided by the construction labours.
- iii. Management plan for biodiversity conservation along with the implementation schedule shall be prepared with the help of concerned government institution/ State Forest Department, and same to be submitted to SEIAA and concerned Regional Office of MoEF&CC before commencement of work. Sufficient fund provision to be made to implement the same.
- iv. All the topsoil excavated during the development/ construction activities shall be stored for use in horticulture/ landscape development within the project site. Report shall be submitted to SEIAA and concerned Regional Office of MoEF&CC.
- v. For monitoring of land use pattern, a time series of land use maps, based on satellite imagery (on a scale of 1:5000) of the core zone and buffer zone, shall be prepared once in 3 years (for any one particular season which is consistent in the time series), and the report submitted to SEIAA and concerned RO of MoEF&CC.
- vi. The project proponent shall cause minimum damage to the current green cover and shall not disturb the natural drainage.


VIII. Public hearing and Human health issues

- i. 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, creche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- ii. Occupational health surveillance of the workers shall be done on a regular basis and records to be maintained as per the Factories/Labour Act.

IX. CER (Corporate Environment Responsibility)

- i. The project proponent shall comply with the provisions contained in the MoEF&CC OM vide F.No. 22-65/2017-IA.III dated 1st May 2018, as applicable, regarding CER.
- ii. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy shall prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/ conditions. The company shall have defined system of reporting infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/ conditions and /or shareholders/ stakeholders. The copy of the board resolution in this regard shall be submitted to the SEIAA and concerned RO of MoEF&CC as a part of six monthly compliance report.
- iii. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be setup under the control of senior executive, who will directly to the head of the organization with all details to be submitted to SEIAA.
- iv. Action plan for implementing EMP and environmental conditions alongwith responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environment protection measure shall be kept in separate account and not be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the SEIAA and concerned RO, MoEF&CC with the six monthly compliance report.
- v. Self environmental audit shall be conducted annually. Every three year third party environmental audit shall be carried out.
- vi. All the recommendations made in the Charter on Corporate Responsibility for Environment Protection (CREP) regarding plants located in the project site shall be implemented.
- vii. Special purpose vehicle shall be established for implementation, monitoring and compliance of the environmental safeguards.

X. Miscellaneous

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- i. Construction material shall be purchased from approved/ authorized places only.
 - ii. Parking space to accommodate trucks, cars two wheelers any bicycles shall be provided as per norms.
 - iii. The project proponent shall make public the environmental clearance granted for their project along with the environmental conditions and safeguards at their cost by prominently advertising it at least in two local news papers of the district or state, of which one shall be in the vernacular language within seven days and in addition this shall also be displayed in the project proponent's web site permanently.
 - iv. The copies of the environment clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
 - v. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their web site and update the same on half-yearly basis.
 - vi. The project proponent shall monitor the criteria pollutants level namely; PM₁₀, SO₂, NO_x (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the projects and display the same at a convenient location for disclosure to the public and put on the website of the company.
 - vii. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the Ministry of Environment, Forest & Climate Change on environment clearance portal.
 - viii. The project proponent shall submit the environmental statement for each financial year to the concerned State Pollution Control Board as prescribed under Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company with a copy to SEIAA.
 - ix. The project proponent shall inform the Regional Office as well as SEIAA the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
 - x. The project authorities shall strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
 - xi. The project proponent shall abide by all the commitments and recommendations made in EIA/EMP report, commitment made during Public Hearing and also that during their presentation to the Expert Appraisal Committee.

- xii. No further expansion or modification in the project will be carried out without prior approval of the SEIAA.
- xiii. Concealing factual data or submission of false/ fabricated data may result in revocation of this environment clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- xiv. The SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- xv. The SEIAA reserves the right to stipulate additional conditions if found necessary. The project proponent shall implement these conditions in a time bound manner.
- xvi. The Regional Office of MoEF&CC shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) of the Regional Office by furnishing the requisite data/ information/ monitoring reports.
- xvii. The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and other Wastes (Management and Trans boundary Movement) Rules, 2016, Bio-medical Waste Management & Handling Rules under Environment (Protection) Act and the Public Liability Insurance Act, 1991 with amendments and any other orders passed by the Hon'ble Supreme Court of India/ High Courts, Hon'ble National Green Tribunal and any other Court of Law relating to the subject Matter.
- xviii. Any appeal against this EC 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.

XI. Additional Conditions

- i. The project proponent shall provide two Patta & Duna making machine as part of CER activity at Department of Environment Science & Technology within one week.
- ii. The project proponent shall plant fruit trees in addition to other plants proposed during the power point presentation.
- iii. The project proponent shall also install at least 20 solar lights within the project area and 10 solar lights in the adjoining villages and shall also mark these solar lights with "Donated under CER activity" by the project proponent.

9/29/5/20
Member Secretary

State Level Environment Impact Assessment Authority

Q Himachal Pradesh

Endst. No. As Above.

Dated: 2020.

Copy to following for further necessary action:

1. The Secretary (Environment), Ministry of Environment, Forests & Climate Change (MoEF&CC), GoI, Indira Paryavaran Bhawan, Jor Bagh Road, New Delhi - 110003
2. The Chairman, Central Pollution Control Board, Him Parivesh Bhawan, CBD-cum-office Complex, East Arjun Nagar, New Delhi-110032.
3. The Chairman, Himachal Pradesh State Pollution Control Board, Shimla-171009.
4. The Director (Environment, Science & Technology) to the GoHP, Shimla-171001.
5. Adviser (IA), MoEF&CC, GoI, Indira Paryavaran Bhawan, Jor Bagh Road, New Delhi - 110003.
6. Additional Pr. Chief Conservator of Forests, MoEF&CC, GoI, Regional Office, Dehradun, C/o Forest Research Institute, P.O. New Forest, Dehradun, Uttarakhand 248006.
7. Monitoring Cell, MoEF&CC, GoI, Indira Paryavaran Bhawan, Jor Bagh Road, New Delhi - 110003
8. Record File.

Member Secretary

State Level Environment Impact Assessment Authority

Himachal Pradesh