

F.No.21-73/2012-IA.III
Government of India
Ministry of Environment & Forests
(IA.III Division)

Paryavaran Bhawan,
CGO Complex, Lodi Road,
New Delhi-110003

Dated: April 26, 2013

To,
Director,
M/s Antara Purukul Senior Living Pvt. Ltd.,
Max House, 1 Dr. Jha Marg, Okhla III,
New Delhi - 110 020

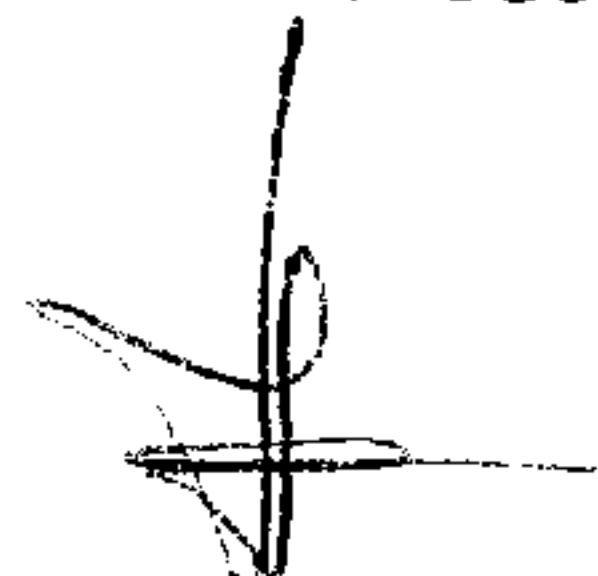
Subject: Environment Clearance for construction of 'Senior Living Project' at Dehradun by M/s Antara Purukul Senior Living Pvt. Ltd. - Reg.

Sir,

This has reference to your application no: Nil dated 14.11.2012 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., the Form-1 & 1A, Conceptual Plan and the additional clarifications furnished in response to the observations of the Expert Appraisal Committee (EAC) meeting held on 18th - 19th February, 2013 and recommended the project for environmental clearance.

2. It is inter-alia, noted that the project involves construction of "Senior Living Project" Institutional - Community Facilities & Services - Social & Cultural Facility - Other Community Buildings (Old Age Home) on a plot area of 52,328 m² (or 12.9305 acres). The project aims to provide comprehensive services that enrich the lives of our residents, offering easy access to outstanding facilities and exceptional service delivery for their life post 60. There will be 11 Blocks and with Basement having total built up area of the project is 83,597.629 Sqm. Green area of 15,827.85 Sq.m. which is 30.69% of Net Plot Area will be provided. The total water requirement is 216 KLD (Fresh water requirement is 114 KLD). The source of the water is through Private water tankers during Construction Phase and Municipal Supply during Operation Phase. The sewage generation is about 123 KLD and capacity of STP is about 150 KLD. Treated water will be used for flushing/horticulture and DG cooling & HVAC Cooling and Recreational Purpose. The total power requirement is 2504 kVA which shall be supplied through Uttarakhand Power Corporation Limited (UPCL). 2 no. of DG sets of 2500 kVA total capacity (2 X 1250 kVA) for power back up in the Project. Total solid waste generation will be 415 kg/day. The total space provided for parking is of 1185 ECS. The total cost of the project is about Rs. 430 Crores.

3. The Expert Appraisal Committee, after due consideration of the relevant documents submitted by the project proponent and additional clarifications furnished in response to its observations, have recommended for the grant of Environmental Clearance for the project mentioned above. Accordingly, the Ministry hereby accord necessary Environmental Clearance for the above project



as per the provisions of Environmental Impact Assessment Notification – 2006 and its subsequent amendments, subject to strict compliance of the terms and conditions as follows:

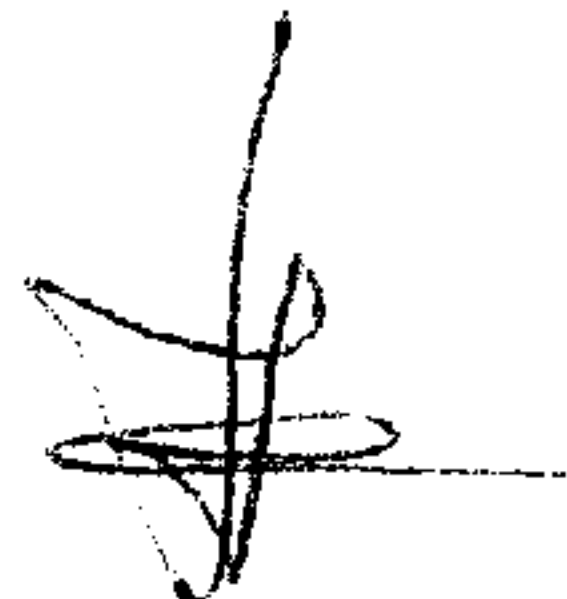
PART A- SPECIFIC CONDITIONS

I. Construction Phase

- (i) "Consent for Establishment" shall be obtained from Uttarakhand Environment Protection & Pollution Control Board under Air and Water Act and a copy shall be submitted to the Ministry before the start of any construction work at site.
- (ii) The excess storm water should be collected and disposed using the existing natural drain present at the site.
- (iii) The proponent shall ensure that the project fulfills all the provisions of Bio-medical Waste (Management, Handling and Transboundary) rules, 2008 as amended including segregation collection, treatment and safe disposal etc.
- (iv) The health care component proposed for the project shall be integrated with the facilities available at Max Hospital which existing near the project site, as committed by the proponent.
- (v) The effluent discharge levels shall be maintained at the discharge points as committed by the proponent, i.e. the MPN should be < 5 per 100 ml.
- (vi) The proposed peripheral roads should be used only for the fire vehicles and not for the routine vehicular movement.
- (vii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- (viii) A First Aid Room will be provided in the project both during construction and operation of the project.
- (ix) Adequate drinking water and sanitary facilities should be provided for construction workers at the site. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- (x) Provision should be made for the supply of fuel (kerosene or cooking gas); utensils such as pressure cookers etc. to the labourers during construction phase.
- (xi) All the labourers to be engaged for construction should be screened for health and adequately treated before engaging them to work at the site.



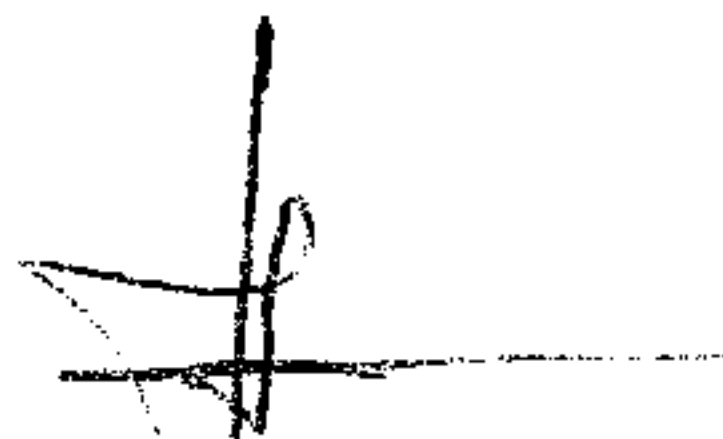
- (xii) For disinfection of waste water, use ultra violet radiation, not chlorination.
- (xiii) All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
- (xiv) Disposal of muck during construction phase should not 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.
- (xv) 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.
- (xvi) 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.
- (xvii) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to E (P) Rules prescribed for air and noise emission standards.
- (xviii) Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- (xix) Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase.
- (xx) 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 August, 2003 (The above condition is applicable only if the project is within 100 km of Thermal Power Station).
- (xxi) Ready mixed concrete must be used in building construction.
- (xxii) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xxiii) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxiv) Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.



- (xxv) Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.
- (xxvi) Treatment of 100% grey water by decentralised treatment should be done.
- (xxvii) 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.
- (xxviii) Use of glass may be reduced by upto 40% to reduce the electricity consumption and load on airconditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (xxix) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- (xxx) Adequate measures to reduce air and noise pollution during construction keeping in mind CPCB norms on noise limits.
- (xxxi) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code which is proposed to be mandatory for all airconditioned spaces while it is aspirational for non-airconditioned spaces by use of appropriate thermal insulation material to fulfill requirement.

II. Operation Phase

- i) 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. Discharge of treated sewage shall conform to the norms & standards of the Uttarakhand Environment Protection & Pollution Control Board, Dehradun.
- ii) 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.
- iii) The solid waste generated should be properly collected & segregated before disposal to the City Municipal Facility. The In-vessel bio-conversion technique should be used for composting the organic waste.
- iv) Any hazardous waste including biomedical waste should be disposed of as per applicable Rules & norms with necessary approvals of the Uttarakhand Environment Protection & Pollution Control Board.
- v) The green belt design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential landuse. The open spaces inside the plot



should be suitably landscaped and covered with vegetation of indigenous variety.

- vi) Incremental pollution loads on the ambient air quality, noise and water quality should be periodically monitored after commissioning of the project.
- vii) Application of solar energy should be incorporated for illumination of common areas, lighting for gardens and street lighting in addition to provision for solar water heating. A hybrid system or fully solar system for a portion of the apartments should be provided.
- viii) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- ix) 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 submit to the Ministry in three months time.
- x) The treated waste water shall be reused for flushing, cooling and recreational purposes, as per commitment.

PART - B. GENERAL CONDITIONS

- i) The environmental safeguards contained in the EIA Report should be implemented in letter and spirit.
 - ii) Six monthly monitoring reports should be submitted to the Ministry and its Regional Office, Lucknow.
4. Officials from the Regional Office of MOEF, 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 should be forwarded to the CCF, Regional office of MOEF, Lucknow.
5. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.
6. 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.
7. 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 competent authorities.
8. 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. The clearance letter shall also be put on the website of the Company by the proponent.

9. 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 Uttarakhand Environment Protection & Pollution Control Board and may also be seen on the website of the Ministry of Environment and Forests at <http://www.envfor.nic.in>. The advertisement should be made within 7 days from the day of issue of the clearance letter and a copy of the same should be forwarded to the Regional office of this Ministry at Lucknow.

10. 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.

11. 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.

12. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional office of MoEF, the respective Office of CPCB and the UEP&PCB.

13. Environmental 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.

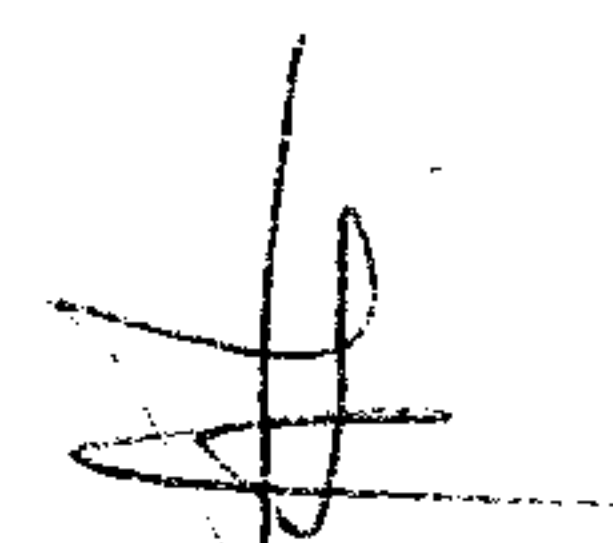
Yours faithfully,



**(Lalit Kapur)
Director (IA.III)**

Copy to: -

1. The Secretary, Department of Environment & Forests, Government of Uttarakhand, Civil Secretariat, Dehradun.
2. The Chairman, Central Pollution Control Board, Parivesh Bhawan, CBD-cum-Office Complex, East Arjun Nagar, Delhi - 110 032.
3. The Member Secretary, Uttarakhand Environment Protection & Pollution Control Board, 6th Vasant Vihar, Phase-I, Dehradun.
4. The CCF, Regional Office, Ministry of Environment & Forests, RO(CZ), Kendriya Bhawan, 5th Floor, Sector 'H', Aliganj, Lucknow. - 226 020.
5. IA - Division, Monitoring Cell, MOEF, New Delhi - 110003.
6. Guard file.



**(Lalit Kapur)
(Director (IA.III))**