No. 21-699/2007-IA.III
Government of India
Ministry of Environment and Forests
(I. A. Division)

Paryavaran Bhawan, CGO Complex, Lodhi Road New Delhi 110003

Dated: March 19, 2008

M/s. Karma Lakelands Pvt. Ltd, Unitech House, South City -I, Gurgaon, Harvana

Subject:Environmental Clearance for "Karma Lakelands Project - Golf Course cum Tourist Resort Hotel Complex (109.3 Ha.) at village Lakhnaula & Naurangpur, Near NH-8, Gurgaon, Haryana by M/s. Karma Lakelands Pvt. Ltd.

Dear Sir.

I am directed to refer to your application seeking prior environmental clearance for the above project under the EIA Notification 2006. The above proposal has been appraised as per prescribed procedure on the basis of the documents enclosed with the application viz. Form1, Form 1A, Conceptual Plan and the additional clarifications furnished in response to the observations of the Expert Appraisal Committee (EAC) constituted by the competent authority in its 25th meeting held on December 19-20, 2007.

- The project proponent is proposing to construct a Golf course cum tourist resort/Hotel complex at village Lakhnaula, Naurangpur Near NH-8, Gurgaon, Haryana at a cost of Rs.600 crore. The project will comprise construction of Golf course cum tourist resort with 306 Villas, 9 Golfer Huts, Restaurant Block and Golf Club House for 612 Cottage units. Total plot area is 1,092,649.50 sq.m. The total built up area (including basement) as indicated is 1,50,834.31 sq.m. Total fresh water requirement for the resort will be 1116 KL/day and 360 KL/day of wastewater will be generated. The STP will be installed for the treatment of sewage generated from the resort (capacity-400 KL/day). The treated wastewater will be used for horticulture purpose and unused wastewater will be discharged in public sewer. The solid waste generated (1600 kg/d) will be segregated into biodegradable and non-biodegradable waste. The biodegradable waste will be sent to Municipal Waste Disposal Site for proper disposal and recyclable waste to the approved vendors. The biodegradable waste will be sent for composting. For every villas 3 parking spaces in combination of garage and open will be provided.
- 3. The EAC after due consideration of the relevant documents submitted by the project proponent and additional clarifications furnished in response to its observations have recommended the grant of environmental clearance for

the project mentioned above subject to compliance with the EMP and other stipulated conditions. Accordingly, the Ministry hereby accords necessary environmental clearance for the project under category 8 (a) of EIA Notification 2006 subject to the strict compliance with the specific and general conditions mentioned below:

PART A- SPECIFIC CONDITIONS

I. Construction Phase

- i. Vehicles hired for construction activities should be operated only during non-peak hours.
- ii. All the top soil excavated during construction activities should be stored for use in horticulture/landscape developments within the project site.
- iii. Ready mixed concrete shall be used in building construction.
- iv. Water demand during construction shall be reduced by use of pre mixed concrete, curing agents and other best practices.
- v. Permission to draw and use ground water for construction work shall be obtained from competent authority prior to construction/operation of the project.
- vi. 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.
- vii. Use of glass may be reduced upto 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- viii. Roof should meet the prescriptive requirement as per energy conservation building code by using appropriate thermal insulation material to fulfill requirement.
- ix. Opaque wall should meet prescriptive requirement as per energy conservation building code which is proposed to be mandatory for all air conditioned spaces while it is aspirational for non air conditioned spaces by use of appropriate thermal insulation to fulfill requirement.
- x. Storm water control and its reuse should be as per Central Ground Water Board and BIS standards for various applications. Permission from Central Ground Water Authority shall be obtained for utilization of ground water wells for commercial complex.
- xi. All required sanitary and hygienic measures including portable toilets/septic tank etc. for labour should be in place before starting construction activities and to be maintained throughout the construction phase.
- xii. Soil and ground water samples will be tested to ascertain that there is no threat to groundwater quality by leaching of heavy metals and other toxic contaminants.
- xiii. A First Aid Room will be provided at the project site both during construction and operation of the project.
- xiv. Adequate drinking water facility 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.

XV. Disposal of muck including excavated material during construction phase should not create any adverse effects on the neighboring communities and be disposed off taking the necessary precautions for general safety and health aspects of people.

xvi. Diesel power generating sets used during construction phase should be of "enclosed type" to prevent noise and should conform to rules made under Environment (Protection) Act 1986,

prescribed for air and noise emission standards.

xvii. Ambient noise levels should conform to standards both during day and night when measured at boundary wall of the premises. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase.

xviii. The construction agencies shall use flyash based material/ products as per the provisions of fly ash notification of 14.9.1999

and as amended on 27.8.2003.

xix. Vehicles hired for bringing construction material at site should be in good condition and should have valid "pollution under check" (PUC) certificate and to conform to applicable air and noise emission standards and should be operated only during non-peaking hours.

xx. Construction spoils including bituminous material and other hazardous materials must not be allowed to contaminate water courses and the dump sites for such material must be secured so

that they should not leach into the ground water.

xxi. Any hazardous waste generated during construction phase should be disposed of as per applicable Rules & norms with necessary

approvals of the State Pollution Control Board.

xxii. Under the provisions of the Environment (Protection) Act 1986, legal action shall be initiated against the project proponent if it was found that construction of the project had started without obtaining environmental clearance.

xxiii. The diesel required for operating DG Set shall be stored in underground tanks and if required, clearance from the Chief

Controller of Explosives shall be taken.

xxiv. The approval of competent authority shall be obtained for structural safety of the buildings due to earthquake, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc. If any forest land is involved in the proposed site, clearance under The Forest Conservation Act shall be taken from the competent Authority.

xxv. 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.

II. Operation Phase

The environmental clearance recommended to the project is subject to the specific conditions as follows:

 Diesel power generating sets proposed as source of back up power for lifts, common area illumination and for domestic use should be of "enclosed type" and conform to rules made under The Environment (Protection) Act 1986. The location of DG Sets may be decided in consultation with State Pollution Control Board.

ii. Ambient noise levels should be controlled to ensure that it does not exceed the prescribed standards both within and at the boundary of the proposed complex.

iii. Weep holes in the compound walls shall be provided to ensure natural drainage of rainwater in the catchment area during the

monsoon period.

iv. The STP shall be installed for group housing project for the treatment of sewage generated to the prescribed standards including odour and treated effluent will be re-cycled to the maximum extent possible. In case treated effluent is to be discharged separately during monsoon period consent of State Pollution Control Board shall be taken.

v. Separation of gray and black water should be done by the use of duel plumbing line. Treatment of 100% gray water by

decentralized treatment should be done.

vi. For disinfection of wastewater ultra violet radiation shall be used

in place of chlorination.

vii. Rainwater harvesting and ground water recharging shall be practiced. Oil & Grease trap shall be provided to remove oil and grease from the surface run off and suspended matter shall be removed in a settling tank before its utilization for rainwater harvesting.

viii. The solid waste generated should be properly collected & segregated. Wet garbage should be sent for composting and dry/inert solid waste should be disposed off to approved sites for

land filling after recovering recyclable material.

ix. The open spaces inside the plot should be preferably landscaped and covered with vegetation of indigenous variety. Green belt of adequate width and density will be provided all around the periphery of the plot suitably with local species to reduce noise and dust level.

x. The ground water levels and its quality should be monitored regularly in consultation with Central Ground Water Authority.

xi. A Report on the energy conservation measures should be prepared incorporating details about building materials & technology, R & U Factors etc and submitted to the Ministry in three months time.

xii. The values of R & U for the building envelope should meet the requirements of the hot & humid climatic location. Details of the building envelope should be worked out and furnished in three

months time.

xiii. Energy conservation measures like installation of CFLs/FLs for lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Used CFLs & FLs should be properly collected and disposed of/sent for re-cycling as per the prevailing rules/guidelines of the regulatory authority to avoide Mercury contamination. Use of solar panels may be done to the extent possible.

- xiv. The buildings should have adequate distance between them to allow movement of fresh air and passage of light to the residential premises.
- xv. Adequate measures should be taken to prevent odour problem from solid waste processing plant as also from the STP.

PART - B. GENERAL CONDITIONS

- i) The environmental safeguards contained in the documents should be implemented in letter and spirit.
- ii) Provision should be made for the supply of kerosene or cooking gas and pressure cooker to the laborers during construction phase.
- iii) 6 monthly monitoring reports should be submitted to the Ministry and its Regional Office.
- 4. Officials from the Regional Office of MOEF, Bhopal 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, Bhopal.
- 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 modify/add additional environmental safeguards subsequently, if found necessary. Environment Clearance granted will be revoked if it is found that false information has been given for approval of the project.
- 7. Necessary permission shall be obtained from the State Fire Department for providing fire safety measures before allotment of premises for residential purpose in the township.
- 8. These stipulations would be enforced among others under the provisions of the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and control of Pollution) act 1981, the Environment (Protection) Act, 1986 and the Public Liability (Insurance) Act, 1991.
- 9. The project proponent shall enter in to MOU with all buyers of the property to ensure operation and maintenance of the STP and other assets of the township.
- 10. Any appeal against this environmental clearance shall lie with the National Environment Appellate Authority, if preferred, within a period of 30 days as prescribed under section 11 of the National Environment Appellate Act, 1997.

(K.C. RATHORE)
Additional Director (IA)

Copy to: -

1. The Secretary, Department of Environment, Government of Haryana, Secretariat Building, Panchkula, Haryana.

2. The Member Secretary, Haryana Pollution Control Board, Panchkula,

Haryana.

- 3. The CCF, Regional Office, Ministry of Environment & Forests, Chandigarh.
- 4. IA Division, MOEF, Paryavaran Bhawan, CGO Complex, New Delhi.
- 5. Guard file

(K.C. RATHORE)
Additional Director (IA)



Ref: KLL/MoEF-NRO/2105/2014

Date: 21.05.2014

To, The Director (IA) **Ministry of Environment & Forests** Paryavaran Bhavan CGO Complex, Lodhi Road New Delhi - 110 003

The Director (S), Northern Regional Office, **Ministry of Environment & Forests** Bays No.24-25, Sector-31-A Dakshin Marg, Chandigarh -160030

Subject: 13th Six monthly Environmental compliance reports along with monitoring report due in June, 2014(with soft copy in CD) for "Karma Lakelands" Golf Course cum Tourist Resort Hotel complex at village: Lakhnaula & Naurangpur, Gurgaon, Haryana by M/s Karma Lakelands Pvt. Ltd.

Ref No.: EC letter no 21-699/2007.-IA.III dated: 19.03.2008

Respected Sir.

This is with reference to point no. ii of the General condition (Part -B) of Environmental Clearance (EC) letter no. 21-699/2007.-IA.III dated: 19.03.2008 for "Karma Lakelands" a Golf Course cum Tourist Resort Hotel complex at village: Lakhnaula & Naurangpur, Gurgaon, Haryana by M/s Karma Lakelands Pvt. Ltd. Please find enclosed the 13th six monthly EC Compliance Report along with Environmental Monitoring report (with soft copy in CD) for the above said project.

Hope, you will find the information in order and will meet your expectations to assess the implementation status of environmental safeguard measures for the project.

Thanking you in anticipation.

Yours truly,

For Karma Lakelands Pvt. Ltd.

Encl: As stated above



Harvana State Pollution Control Board C-11, Sector-6, Panchkula

E-Mail - hspcb.pkl@sifymail.com Website - www.hspcb.gov.in Tele Fax No. - 0172-2577870-73

Regd.A.D.

No. HSPCB/TAC(HQ)/ 2008/ 666

Dated: 29-5-2008.

To

M/s 'Unitech " Karma Lake Lands" Lakhnaula & Naurangpur' Near NH - 8, Gurgaon.

Sub:

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Consent to Establish from pollution Angle.

Please refer to your Consent to Establish application received in this office vide letter dated 11/09/2007 on the subject cited above.

Under the Authority of the Haryana State Pollution Control Board vide its agenda Item No. 47.8 dated 28.4.83 sanction to the issue of "Consent to Establish" with respect to pollution control of Water and Air is hereby accorded to M/s 'Unitech "Karma Laka Lands" for the construction of Recreation cum Tourist Complex including villas with total area of 270 Acre at village Lakhnaula & Naurangpur' Near NH-8, Gurgaon with the following terms and conditions:-

The Consent to Establish is hereby issued from pollution angle under Water/Air Acts only.

The Project has declared that the quantity of effluent shall be 2 350 kl/day i.e 350 kl/day for domestic effluent and NII KL/Day for cooling and Nil kl/day for trade effluent and the same should not exceed mentioned herein and same should be used in Horticulture after

The above "Consent to Establish" is valid for two years from the date of 3 its issue to be extended for another one year at the discretion of the Board or till the time the unit starts its trial production whichever is earlier. The unit will have to set up the plant and obtain consent during this period.

The unit will obtain consent before commissioning of the project.

The officer/official of the Board shall have the right to access and 5 inspection of the project in connection with the various processes and the treatment facilities being provided simultaneously with the construction of building/machinery.

That necessary arrangement shall be made by the project proponent for the control of Air Pollution before commissioning the plant. The emitted pollutants will meet the emission and other standards as laid/will be

prescribed by the Board from time to time The UHBVN/DHBVN will give only temporary connection and permanent connection to the project/unit will be given by the UHBVN/DHBVN after verifying the consent granted by the Board both under Water Act and Air

The project proponent / unit will raise the stack height of DG Set/Boiler

as per Board's norms/CPCB norms.

That in the case of a project is located in an area is sited in an 9 residential or institutional or commercial or agricultural area, the necessary permission for siting such project in an residential or institutional or commercial or agricultural area or controlled area under Town and Country Planning laws or Municipal laws has to be obtained from the competent Authority in law permitting this deviation and be submitted in original with the request for consent to operate.

That the project or the unit concerned is not sited within any prohibited distances according to the Environmental Laws and Rules, Notification, Orders and Policies of Central Pollution Control Board and Haryana

State Pollution Control Board.

That the project shall use the treated effluent for horticulture/Green belt 11 and undertaking to recycle the treated effluent and remaining with treatment, if any can be discharged into public sewer and obtain permission of the authority concerned.

M/s 'Unitech "Karma Laka Lands" Lakhnaula & Naurangpur' Near NH-8, Gurgaon

Green belt of adequate area (approx 30%) including tree plantation shall be provided by the project before commissioning.

Project Proponent should adopt water conservation measures to ensure minimum recycling consumption of water in their Process. Ground water based proposals of new projects should get clearance from Central Ground Water Authority for conservation of precious resource.

This "Consent to Establish" would be invalid if it is established in the non-conforming area or any area where such activities are prohibited.

That the unit will take all other clearances from concerned agencies when ever required.

The above "Consent to Establish" is further subject to the conditions that the unit comply with all the laws/ rules/ decisions and competent directions of Govt. of India/State Government/ HSPCB in all respects before commissioning of the operation and during its actual working strictly.

In case of change of name from previous NOC granted, fresh NOC fee shall be levied.

Other specific conditions:

- The unit will install Sewerage Treatment Plant (STP) of adequate capacity & as per scheme submitted and submit adequacy report from independent expert agency of the Board before the project is commissioned for operation.
- The unit will maintain proper log book of Water meter/sub meter before/after commissioning.
- That there is no discharge directly or indirectly from the project or the process into any interstate river or Yamuna River of River Ghaggar or any other river or either through a direct flow or indirectly without any treatment.
- The unit will use only non-ozone depleting substances in Air conditioning unit of the project.
- That the project shall use the treated effluent for horticulture/Green belt and give undertaking to recycle the treated effluent within 30 days.
- The unit will obtain permission from Forest Deptt. in case any area falls under Forest Area, or section 4/5 of Land Preservation Act & also for cutting of trees, if any before commencing construction of project.
- In case the project is located in Aravali Areas of Gurgaon Distt, this 'Consent for Establish' would become invalid.
- The unit will not obstruct natural drainage system and obtain permission from Irrigation Deptt in this regard.
- The DG sets used shall conform to EPA Rules & comply with air/noise/standards and should have stack height of minimum 4 meters above the roof top.
- The Solid Waste Generated shall be properly collected and segregated scientifically disposed of as per MSW Rules by using vermiculture composting method etc.
- Solar panels shall be provided for illumination of common areas, lighting for gardens and street lights in addition to solar water heating and shall take all energy conservation measures.
- The unit will install all required fire fighting systems of latest technology and ensure that fire fighting system is full proof and all
 - facilities are in house within the premises and also obtain clearance from the concerned authorities in this regard before commissioning of the project.
- That the unit will use CFL (Compact fluorescent Lighting) for internal building & for campus lighting.
- The unit will also install magnetic flow meter at the inlet and outlet of the STP.

M/s 'Unitech "Karma Laka Lands" Lakhnaula & Naurangpur' Near NH-8, Gurgaon

- The Unit will comply with the conditions of Environmental clearance obtain from MOEF, GOI vide letter no. 21-699/2007-IA.III of dated 19.03.08.
- The unit will use fuel containing less than 2% of sulphur contents for DG set and keep emissions within limit.
- 17 The unit shall provide structurally adequate rainwater harversting system in their project in order to ensure rainwater harvesting.
- The unit shall provide adequate parking arrangement after assessing the total number of vehicle coming to the project site in order to ensure proper parking provisions.
- The unit will dispose of debris/waste building material, if any scientifically & in legally approved manner after approval of local authority.
- The Board reserves the right to add any additional condition if required in future under national/Govt. of India/State Laws.
- That the unit will submit an affidavit to comply with all the general as well as specific conditions of the 'Consent to Establish' within 30 days, failing which NOC will be revoked.

Asstt. Env.Engineer. (HQ)
For Chairman

Endst. No. HSPCB/TAC(HQ)/ 2008/

Dated:

A copy of the above is forwarded to the following for information and necessary action:

- 1 Director, Environment Department, Haryana, Sec-17, Chandigarh
- 2 Director Town & Country Planning Department , Haryana.
- 3 Secretary, MOEF, CGO Complex, Lodhi Road, New Delhi
- 4 The Conservator of Forest (FC) Sector-6, Panchkula
- The Regional Officer, Gurgaon. He is requested to ensure compalince of conditions. & will file the complaint under section 19 read with section 15 of EP Act for past violation of EIA Notification immediately, if any, and will submit compliance within 15 days.

6. Executive Engineer, (OP) Division, DHBVN, Gurgaon.

Asstt. Env.Engineer. (HQ)
For Chairman

Haryana State Pollution Control Board, C-11, Sector-6, Panchkula

Website - www.hspcb.gov.in

E-Mail - hspcb.pkl@sifymail.com

Tele No. - 0172-2577870-73

No. HSPCB/2013/ To 3429

Dated: 31)3/2013

M/s Karma Lake Land (golf Course cum Tourist),

Vill- Naurangpur, Gurgaon

Sub: Extension of validity period of consent under Water (Prevention and Control of Pollution) Act, 1974 and Air (Prevention and Control of Pollution) Act, 1981 for the period 01.04.2013 to 31.03.2015.

Kindly refer to your application for consent under Water (Prevention and Control of Pollution) Act, 1974, and Air (Prevention and Control of Pollution) Act, 1981 for extension of consent received through Regional Officer, Gurgaon(S) vide his letter No. 5127 dt. 24:03.2013.

In this connection, it is intimated that the request made by you for extension of consent under the above said Acts has been considered and it has been decided by the Competent Authority that the validity period of consent already granted has been extended for further period as mentioned below:-

- 1. Consent granted vide letter No. HSPCB/316 dt. 11.06.2012 under Water (Prevention and Control of Pollution) Act, 1974 has been extended for another period upto 31.03.2015.
- 2. Consent granted vide letter No. HSPCB/316 dt. 11.06.2012 under Air (Prevention and Control of Pollution) Act, 1981 has been extended for another period upto 31.03.2015.
- 3. Authorization granted vide letter No. HSPCB/316 dt. 11.06.2012 under Hazardous Waste (MH&TM) Rules, 2008 has been extended for another period upto 31.03.2015.

The terms & conditions of consents and authorization so granted will remain the same as already granted last year, with the following additional and specific conditions:-

- 1. The unit will submit analysis reports of effluent/ air emissions and noise monitoring report for DG sets, as applicable, within three months and will comply with all the norms/standards prescribed under Environment (Protection) Rules, 1986 for discharge of pollutants and other directions/policy decisions of the Board.
- 2. The unit will maintain and operate the Sewage Treatment Plant/Effluent Treatment Plant/Air Pollution Control Measures regularly/effectively and will keep all the parameters within permissible limits.
- 3. The unit will maintain the Acoustic enclosures on the DG sets to keep the noise levels within prescribed standards.
- 4. The unit will comply with provisions of all environmental laws including Water Act, Air Act, HWM Rules etc. and comply with the directions issued by the MOEF/CPCB/State Govt./HSPCB/Hon'ble Courts from time to time in this regard.
- 5. Unit will submit details regarding cess verifications regularly and will deposit the cess amount assessed by the Board under Water Cess Act, 1977 alongwith Cess arrears, if any, within 30 days after issue of assessment orders.
- 6. The industry shall pay the balance consent fee in case it is found due from the industry at any time later on.
- 7. The unit will recycle/reuse treated effluent based on cleaner technology and endeavor to achieve zero discharge.
- 8. The unit will submit the Environment Statement for the year 2011-12 on Form-V within 15 days, if not submitted so far and for the year 2012-13 by 30th September, 2013.
- 9. The unit will maintain non-leachate hazardous waste storage facility properly within their premises and will store their Hazardous Waste temporarily only for a period of three months.
- 10. The Hazardous Waste generated from the unit which is covered under schedule-IV of the Hazardous Waste (Management, Handling & Transboundary Movement) Rules, 2008, will be sold only to the recyclers/reprocessors registered under these rules with CPCB or SPCBs and other categories of Hazardous Waste will be disposed off in the Common Treatment, Storage and Disposal facility developed at Pali, Distt. Faridabad through its authorized operator.
- 11. The unit will submit the Annual Report under Hazardous Waste (MH & TM) Rules, 2008 for the year 2011-12 within 15 days, if not submitted so far and for the year 2012-13 by 30th June, 2013 positively.
- 12. The Hazardous waste suitable for co-processing will be sold to the authorized co-processing unit of Hazardous waste having permission/approval from Central Pollution Control Board and concerned State Pollution Control Board
- 13. The unit shall apply for consent to operate and authorization under the above said Acts/Rules for the year 2015-16 at least 03 months before the date of expiry of the consent to operate and authorization.
- 14. That the consent and authorization so granted is without prejudice to the action to be taken in respect of past violations, if any.
- 15. In case if at any stage the unit is found violating the pollution norms and fails to adhere to any of the conditions of the consent and authorization, the consent and authorization so granted shall become invalid and further action shall be taken as per law and provisions of Water Act, 1974 and Air Act, 1981 and EPA, 1986.

Sr. Environmental Engineer-I (HQ)

Dated:

For chairman

Endst. No. HSPCB/2013/

authorization as mentioned above.

A copy of the above is forwarded to the Regional Officer, Gurgaon (S) for information and necessary action w.r.t his letter referred above. He is asked to ensure the compliance of the conditions of the consent and

Sr. Environmental Engineer-I (HQ)
For chairman