

STATE ENVIRONMENT IMPACT ASSESSMENT AUTHORITY HARYANA
Bay No. 55-58, Prayatan Bhawan, Sector-2, PANCHKULA.

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No. SEIAA(128)/HR/2021/ 676

Dated: 13/07/2021

To

M/s Pegasus Land and Housing Pvt. Ltd
 Building No. 80, 1st Floor, Sector-44,
 Gurugram-122003
Email Id: mukesh@rof.co.in

Subject: Environment Clearance for Affordable Group Housing Colony "ROF ATULYAS" Project at Village Hayatpur, Sector 93, Gurugram, Haryana.

[1] This letter is in reference to your application dated 09.01.2021 addressed to **Member Secretary, SEIAA, Haryana** received on 10.03.2021 and subsequent letters dated 25.03.2021 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., Form-1, Form1-A, Conceptual Plan and additional clarifications furnished in response to the observations of the State Expert Appraisal Committee (SEAC) constituted by MoEF & CC, GoI vide their Notification dated 30.01.2019, in its meeting held on 25/26/27.03.2021 awarded "Gold" rating / grading to the project.

[2] It is inter-alia, noted that the project involves the Affordable Group Housing Colony "ROF ATULYAS" Project at Village Hayatpur, Sector 93, Gurugram, Haryana. The details of the project as given below:

Sr. No.	Particulars	
1.	Online Project Proposal Number	SIA/HR/MIS/192804/2021
2.	Latitude	28°25'9.53"N
3.	Longitude	76°56'7.48"E
4.	Net Plot Area	20,371.96 sqm
5.	Proposed Ground Coverage	6192.61 sqm (30.40 % of the plot area)
6.	Proposed FAR	47,818.39 sqm
7.	Non FAR Area	8,883.97sqm+ 201.25 sqm (Aanganwadi) + 201.25 sqm (Community)
8.	Total Built Up area	57,104.86 sqm
9.	Total Green Area with Percentage	4,332.36 sqm (21.27% of plot area)
10.	Rain Water Harvesting Pits	5 number of RWH pits (5.5 meters length, 2.5 meters width and 4 meters height)
11.	STP Capacity	350 KLD
12.	Total Parking	4721 sqm
13.	Organic Waste Converter	1
14.	Maximum Height of the Building	44.65 m
15.	Power Requirement	2436 kW Source : Dakhin Haryana BijliVitrان Nigam Limited
16.	Power Backup	3 Nos. x 180 KVADG sets
17.	Total Water Requirement	353 KLD
18.	Domestic Water Requirement	244 KLD
19.	Fresh Water Requirement	244 KLD

20.	Treated Water	109 KLD	
21.	Waste Water Generated	280 KLD	
22.	Solid Waste Generated	1941.62 kg/day	
23.	Biodegradable Waste	1184.64kg/day	
24.	Number of Blocks	Tower 1, 2, 3, 4, 5, 6 and 7, 1 community center, 1 Commercial, Guard room, milk and vegetable booth and Aanganwadi	
25.	Dwelling Units/ EWS	DUs- 726	
26.	Salable Units	726	
27.	Basement	None	
28.	Community Center	1	
29.	Stories	Tower 1(S+13), 2(S+12), 3(S+14), 4(S+14), 5(S+14), 6 (S+14) and 7(S+14), 1 community center and aanganwadi (G+1), 1 Commercial (G+1)	
30.	R+U Value of Material used (Glass)	U = 5.4 W/sqm K R-0.9	
31.	Total Cost of the project:	Land Cost	50 crores
		Construction Cost	111.29 crores Total 161.29 Crores
32.	EMP Budget	Capital Cost	Inside the project: 2.957Crores Outside the project: 0.26 Crores EMP, 0.05 Crores for Sultanpur National Park conservation
		Recurring Cost	Inside the project: 4.783Crores
33.	Incremental Load in respect of:	PM 2.5	0.0965 $\mu\text{g}/\text{m}^3$
		PM 10	0.273 $\mu\text{g}/\text{m}^3$
		SO ₂	0.2413 $\mu\text{g}/\text{m}^3$
		NO ₂	0.2417 $\mu\text{g}/\text{m}^3$
		CO	0.2414 $\mu\text{g}/\text{m}^3$
34.	Status of Construction	Fresh Project. Construction has not been started.	
35.	Construction Phase:	Power Back-up	125 kVA
		Water Requirement & Source	50 KLD treated water to be sourced from nearby STP/CSTP.
		STP (Modular)	1
		Anti-Smog Gun	1

Table 1: EMP budget-Operation and construction

COMPONENT	During Operation Phase		COMPONENT	During Construction Phase	
	Capital Cost (Lakhs)	Recurring Cost in lakhs for 10 years		Capital Cost (Lakhs)	Recurring Cost (Lakhs for 5 year)
Sewage Treatment Plant	114	100	EMP cost of Construction phase(green net, tarpaulin cover to cover the construction material)	4.7	27