



सत्यमेव जयते

File No.: 2024/ToR/E/14

Government of India

Ministry of Environment, Forest and Climate Change

(Issued by the State Level Expert Appraisal Committee(SEAC),
PUNJAB)



Dated 13/03/2024



To,

Ashwani
ESSEL INFRA LLP
Suncity Business Tower 2nd floor sector 54 Golf Course road Gurgaon 122002, Gurgaon,
GURUGRAM, HARYANA, 122002
ashwanisharma@suncityprojects.com

Subject: Grant of Standard Terms of Reference (ToR) to the proposed Project under the EIA Notification 2006-
and as amended thereof-regarding.

Sir/Madam,

This is in reference to your application submitted to SEAC vide proposal number
SIA/PB/INFRA2/463889/2024 dated 23/02/2024 for grant of Terms of Reference (ToR) to the project
under the provision of the EIA Notification 2006-and as amended thereof.

2. The particulars of the proposal are as below :

(i) ToR Identification No.	TO24B3801PB5253148N
(ii) File No.	2024/ToR/E/14
(iii) Clearance Type	Fresh ToR
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vii) Name of Project	Suncity Ultima
(viii) Name of Company/Organization	ESSEL INFRA LLP
(ix) Location of Project (District, State)	S.A.S Nagar, PUNJAB
(x) Issuing Authority	SEAC
(xii) Applicability of General Conditions	NO

3. The **SEAC** has examined the proposal in accordance with the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and after detailed examination hereby decided to grant Standard Terms of Reference to the instant proposal of **M/s. ESSEL INFRA LLP** under the provisions of the aforementioned Notification.

4. The brief about products and by products as submitted by the Project proponent in Form-1 (Part A, B) and Standard Terms of Reference are annexed to this letter as Annexure (1).
5. The Ministry reserves the right to stipulate additional TORs, if found necessary.
6. The Standard Terms of Reference (ToR) to the aforementioned project is under provisions of EIA Notification, 2006 and as amended thereof. It does not tantamount to approvals/consent/permissions etc required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.
7. The granted letter, all the documents submitted as a part of application viz. Form-1 Part A and Part B are available on PARIVESH portal which can be accessed by scanning the QR Code above.

Copy To

N/A

Annexure 1

Standard Terms of Reference for conducting Environment Impact Assessment Study for Building / Construction and information to be included in EIA/EMP report

1. Statutory compliance

Sr. No.	Terms of Reference
1.1	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
1.2	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
1.3	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
1.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.

2. Water quality monitoring and preservation

Sr. No.	Terms of Reference
2.1	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
2.2	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
2.3	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.

3. Energy Conservation measures

Sr. No.	Terms of Reference
3.1	Outdoor and common area lighting shall be LED.
3.2	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

4. Waste Management

Sr. No.	Terms of Reference
4.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.

Additional Terms of Reference

- The project proponent shall submit four copies of the draft EIA report (2 each for SEIAA and SEAC) in advance so that the said EIA reports can be studied thoroughly by SEIAA / SEAC. This will facilitate incorporating the suggestions / inputs of SEIAA / SEAC and also timely addressal of their concerns in the final EIA report.
- The project proponent shall consider undertaking additional environmental activities for ameliorating environment in the vicinity of the project area from amongst the following activities:
 - Developing mini forests (Nanak Bagichi), urban forests, green belts, biodiversity parks etc., raising of avenue plantations and plantations in public/community areas/ educational institutions/Govt. buildings/banks of rivers/cantonment areas or any other land made available by the Govt. agencies and other institutions.
 - Cleaning and rejuvenating village ponds, water bodies, wetlands, storm drains etc. (treatment of village sewer pond using PPCB and other approved scientific models), such as: (i) Action Plan for Rejuvenation of Ponds (<https://ppcb.punjab.gov.in/sites/default/files/documents/Action-Plan-forRejuvenation-of-Ponds-31.03.20.pdf>) (ii) Guidelines for restoration of Water Bodies (<https://ppcb.punjab.gov.in/sites/default/files/documents/Indicative%20Guidelines%20for%20Restoration%20of%20Water%20Bodies%20by%20CPCB.pdf>), and (iii) Technical Committee Report on wastewater treatment (<https://ppcb.punjab.gov.in/sites/default/files/documents/Report%20of%20Technical%20Committee%20For%20Treatment%20of%20Wastewater%20of%20Village%20Pond.pdf>)
 - Developing infrastructure for (i) Utilizing treated effluent of STPs (double plumbing, construction work roadside sprinkling (ii) Reusing STP/ETP sludge as farmyard manure (FYM) or 'other activities approved by CPCB/PPCB/MoEF&CC, and (iii) Replacing soakage pits and/or providing septic tanks in government education institutions and other government buildings/projects.
 - Provisioning solar panels/lights and other energy saving electric devices/equipment including LED bulbs etc. in the government/municipal/other public schools, hospitals and dispensaries etc. or in other public

buildings.

- Provisioning Roof top rainwater harvesting (RWH) and other water/groundwater conservation activities in the government/ municipal/ other public schools, hospitals and dispensaries etc. or in other public buildings.
- Provisioning Solid waste management including composting/vermi-composting, authorized approaches of reuse & recycle, Material Recovery Facility (MRF) to reach zero waste condition, etc.
- Developing and establishing alternatives to the single use plastic (SUP) and plastic carry bags.
- Ameliorating air, water, soil & noise pollution as prescribed in the applicable District Environment Plan (DEP) <https://decc.punjab.gov.in/> where gaps exist and which are not the statutory responsibility of government departments / agencies, including need based environmental activities as proposed by the project proponent/their accredited consultants based on site-specific field surveys of the project and nearby areas and approved by SEIAA/SEAC/PPCB.
- Preparing Peoples Biodiversity Register (PBR) at all levels (District, block & village) and conserving state's biodiversity heritage sites (BHS), Eco zones, Hotspots, Wildlife & bird sanctuaries, etc.
- Organizing environmental awareness activities/celebrations/programmes, preparing and distributing resource material for abatement and control of pollution and restoration of the environment of Punjab and approved by SEIAA/SEAC/PPCB/academic experts.
- Suppressing dust by using vacuum cleaners, sprinklers, fountains, misting machines/vehicles/artificial rain etc.
- Managing waste in a scientific and environmentally sound manner including establishment of recovery facilities of e-waste, construction and demolition waste, plastic waste, toxic/hazardous waste, bio-medical waste, industrial wastes, dairy/Gaushala waste etc.
- Promoting and developing ecotourism areas/activities, green buildings, agriculture diversity, organic/natural farming/herbal/medicinal/botanical gardens, electric vehicles, cleaner fuels, biodegradable materials, etc.
- Controlling and managing (In-situ/Ex-situ) stubble burning (Parali) in Punjab.
- Developing clean and innovative technologies for reducing water, air and solid waste pollutants including reuse and recycling of resource materials.

Annexure 2

Details of Products & By-products

Name of the product /By-product	Product / By-product	Quantity	Unit	Mode of Transport / Transmission	Remarks (eg. CAS number)
Shops	Product	38	Number	NA	NA
Flats	Product	953	Number	NA	NA