

**SIX MONTHLY COMPLIANCE REPORT FOR  
SUBMISSION ON DEC 2019**

**CORPORATE OFFICE BUILDING  
AT**

**Plot No. C-11 in City Center, Sector – 29 at Urban  
Estate – II, Gurugram, Haryana**

**M/s Hyundai Motor India Ltd.**

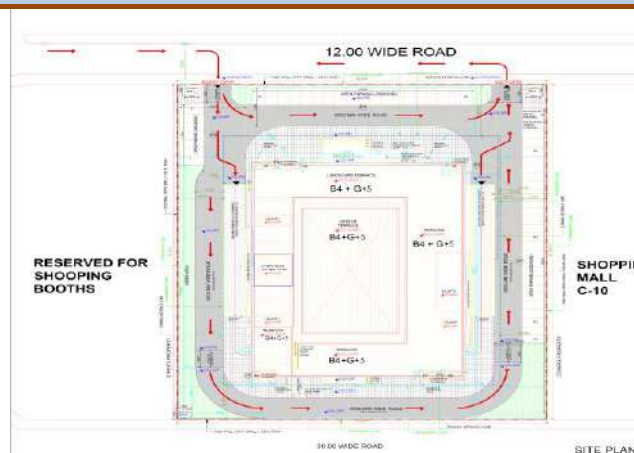
**EC LETTER**

**SEIAA/HR/2018/73, Dated 5.02.2018**

**Name of Consultant & NABET Accreditation No.**



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NABET Accreditation No: NABET/EIA/1922/RA 0139**



<b>Project Name</b>	<b>Six Monthly Compliance report for Corporate Office Building</b>
<b>Project Proponent</b>	<b>M/s Hyundai Motor India Ltd.</b>
<b>Project Address</b>	<b>Plot No. C-11 in City Center, Sector - 29 at Urban Estate - II, Gurugram, Haryana</b>

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## CHAPTER I: INTRODUCTION

### A. Purpose of the Report

As per EIA Notification 2006, it is mandatory to submit six monthly compliance report to the regulatory authorities concerned, in order to show the status & on-ground compliance of all the Conditions mentioned in Environment Clearance letter, along with monitoring of various environmental parameters (as per CPCB Norms) in June and December of each calendar year.

The regulatory authorities concerned are Haryana State Pollution Control Board (HSPCB), Regional Office-MoEF&CC, Northern Region (Chandigarh) and SEIAA-Haryana. Site visit was conducted by a team of experts to monitor pollution related parameters as defined by CPCB. Samples for ambient air and ambient noise were collected for further analysis. All the analysis results, current implementation status of conditions on site and proposed implementations have been incorporated in the report.

### B. About the Project Proponent

“India is a key market for Hyundai Motor Company and the new Hyundai Sales and Marketing Headquarter will be a true reflection of Hyundai’s commitment to India. This has been a dream project for us and will come true in June 2020.”

The new sales and marketing headquarter will act as the command centre of Hyundai Motor India for its domestic and global operations.

A certified green building with centralized air pollution protection through 3 stage HEPA Filter air purifier will headquarter Hyundai’s 7 subsidiary companies in India with over 650 employees under one roof. In-line with Government of India’s vision and plan to implement all electric vehicles in India by 2030 this office will be future ready with EV charging infrastructure at 4 basement parking levels.

This 6-floor building will have an exclusive Brand Shop which will provide customers a complete Hyundai brand.

### C. About the Project

The Corporate Office Building project is located at Sector - 29 at Urban Estate - II, Gurugram, Haryana and is spread over a plot area of 1.93 acres. The proposed project shall comprise of 4 Basements + GF+ 05 Floor. It will have Office blocks, lounge etc. The orientation of the building will be done in such a manner that most of glazed areas in north and east. Several measures such as use of dust screens, GI barriers, regular water sprinkling and use of tarpaulin covers will be taken to keep the surrounding pollution free in construction phase. Authorized vendor will be hired for collection and segregation of solid waste inside the premises.

### D. Salient Features of the Project

<b>Project Name</b>	Corporate Office Building project at Sector - 29 at Urban Estate - II, Gurugram, Haryana
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<b>Project Proponent</b>	M/s Hyundai Motor India Ltd.
<b>Plot Area</b>	7820.80 sq. m. (1.93 acres)
<b>Built-Up Area</b>	28,334.42 sq. m
<b>Landscape Area</b>	1955.70 sq. m. (25% of plot area)
<b>Total Water Requirement</b>	115 KLD
<b>Height of the Building</b>	39.3 metres
<b>STP Capacity</b>	100 KLD
<b>Total Power Requirement</b>	1380 KVA supplied by DHBVN
<b>No. of RWH pits</b>	2
<b>Solid waste generation</b>	405 Kg/day

#### E. Status of Environmental Clearance & Consents

<b>Environmental Clearance</b>	SEIAA/HR/2018/73, Dated 5.02.2018
<b>Consent to Establish</b>	HSPCB/Consent/ : 313116318GUNOCTE4952955, Dated 08.02.2018

#### F. Status of Previous Compliance submission

Six monthly compliance reports is being submitted to the SEIAA-Haryana, Haryana State Pollution Control Board (HSPCB) and Regional Office MOEF&CC Northern Region (Chandigarh). Acknowledgement copy is attached as **Annexure - I**

#### G. Project Location

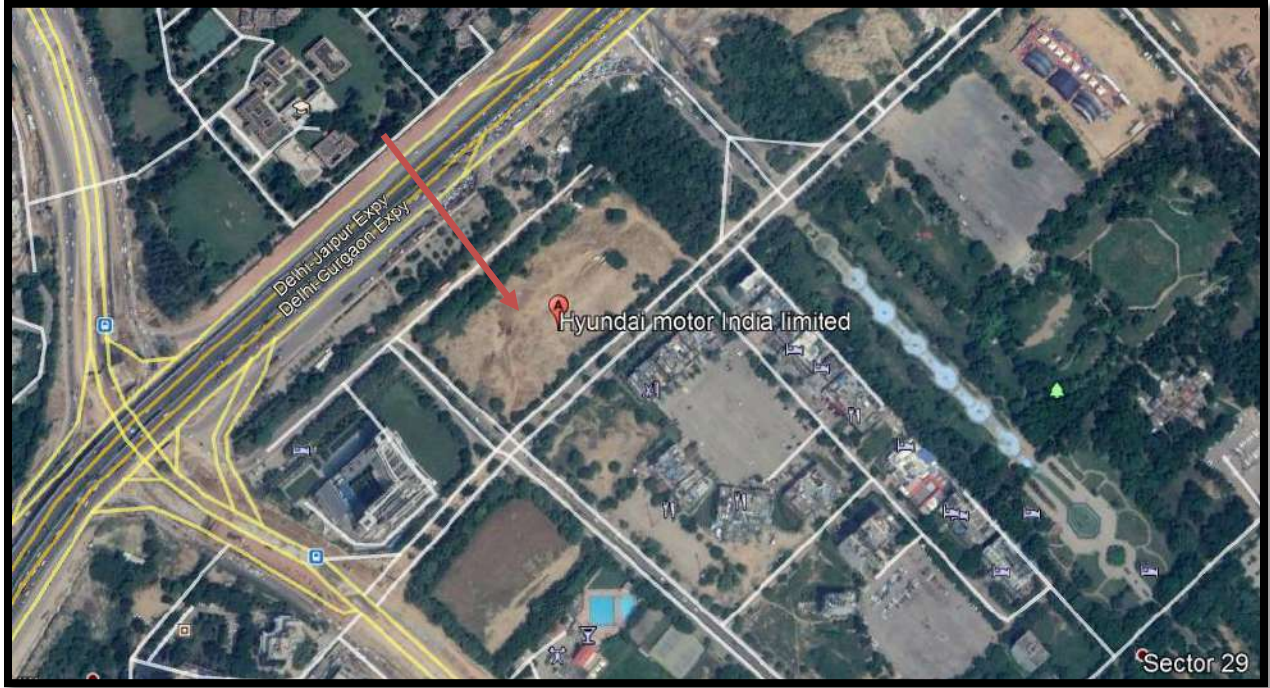
The Corporate Office Building is located at Sector - 29, Urban Estate - II, Gurugram, Haryana. The location of the project is close to National Highway 236.

**Table 1. Site connectivity (Road Distance)**

Sl. No.	Connectivity	Distance
1.	Delhi-Gurgaon Expressway	Approx. 100 m towards N
2.	IFFCO Chowk Metro Station	Approx1km towards NE
3.	NH - 236	Approx1.1 km towards NE
	<b>Hospitals</b>	
4.	Umkal Hospital	Approx1.1 km towards E
5.	Medanta	Approx3.85 km towards SW
	<b>Schools/ Colleges</b>	
6.	Gurukul vidyapeeth Institute of Engineering & Technology	Approx0.67km towards SE
7.	ABCD Institute of paramedical management and technology	Approx1.54 km towards SW
	<b>Railway station</b>	
8.	Gurugram Railway Station	Approx5.4 km towards NW

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**Figure 1.1 Showing Location of the Project**

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## CHAPTER II: PROGRESS REPORT & SITE PHOTOGRAPHS

### A. Status of Project

The project is in construction Phase. Basement is almost completed and floor work is under process.

#### Construction status of Blocks & Towers

S. No.	No. of Floors	Structure work (Steel Structure)	RCC Work	Plumbing work	Plaster work	Electric work
1	Basement 1	100%	100%	10%	100%	10%
2	Basement 2	100%	100%	15%	100%	15%
3	Basement 3	100%	100%	20%	100%	20%
4	Basement 4	100%	100%	20%	100%	20%
5	Ground Floor	100%	100%	20%	30%	20%
6	floor 1	100%	100%	20%	30%	20%
7	floor 2	100%	100%	20%	30%	20%
8	floor 3	100%	100%	20%	30%	20%
9	floor 4	100%	100%	20%	30%	20%
10	floor 5	100%	100%	20%	30%	20%
11	Landscape status	Not started				

### B. Site Photographs



**Figure 2.1. Construction Phase**



**Figure 2.2. Construction Phase**

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**Figure 2.3. DG Set**



**Figure 2.4. Fire Fighting Facility**



**Figure 2.5. Safety Hoardings**



**Figure 2.6. Medical Room**

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## CHAPTER III: POST ENVIRONMENTAL COMPLIANCE STATUS

**Name of the project:** Corporate Office Building Project at Plot No. C-11 in City Center, Sector - 29 at Urban Estate - II, Gurugram, Haryana

**EC letter no.:** SEIAA/HR/2018/73, Dated 5.02.2018

### A. Compliance of conditions as mentioned in the EC letter

Sr. No.	ENVIRONMENTAL CLEARANCE CONDITIONS	COMPLIANCE
<b>Part A- Specific Conditions: Construction Phase</b>		
1.	“Consent for Establish” shall be obtained from Haryana State Pollution Control Board under Air and Water Act and a copy shall be submitted to the SEIAA, Haryana before the start of any construction work at site.	Consent to Establish is obtained from Haryana State Pollution Control Board under Air and Water Act before the start of construction and copy of the same was submitted with June 2018 compliance report.
2.	A first aid room as proposed in the project report shall be provided both during construction and operation phase of the project.	First aid room is being provided for construction workers. Same will be provided during operation phase. The Photograph is enclosed in Chapter II. A copy of the First aid Logbook is attached as <b>Annexure II.</b>
3.	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. Open defecation by the labours is strictly prohibited. The safe disposal of solid wastes/ waste water generated during the construction phase should be ensured. Efforts shall be made to provide mobile STP for treatment of waste water during construction phase.	a) Adequate drinking water and sanitary facilities is being provided for workers at site. A copy of drinking water bills is attached as <b>Annexure III.</b> b) Toilet and other sanitation facilities is being provided at construction site. Photograph is enclosed in Chapter II. c) Safe disposal of wastewater and solid waste is being done.
4.	All the top soil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.	All the topsoil excavated during construction phase has been given to the local contractors for refilling and for reuse for construction activities and partially will be utilized in landscape development.
5.	The project proponent shall ensure that the building material required during construction phase is properly stored within the project area and disposal of construction waste should	a) A temporary store room is constructed on site for storage of the construction material b) For the storage of diesel and Steel



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<b>Sr. No.</b>	<b>ENVIRONMENTAL CLEARANCE CONDITIONS</b>	<b>COMPLIANCE</b>
	not create any adverse effect on the neighbouring communities and should be disposed off after taking necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	material diesel room and steel yard is provided at site. Construction waste including empty cement bags; broken bricks, etc. is being segregated properly by the labor on site.
6.	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 and any hazardous waste generated during construction phase, should be disposed off as per applicable rules and norms with necessary approval of the Haryana State Pollution Control Board.	<p>a) No bituminous material is being generated from construction projects. Negligible amount of used-service oils being generated from DG sets and is being taken away by the contractors owning the DG sets.</p> <p>b) Hazardous waste as used service oil is being handled as per The Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016.</p>
7.	The diesel generator sets to be used during construction phase shall be of ultra low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.	<p>Agreed. DG sets are proposed in case of power failure only.</p> <p><b>Noise Abatement:</b> DG sets are enclosed with acoustic enclosure type.</p> <p><b>Air Pollution Abatement:</b> DG Sets are provided with adequate stack height as per CPCB norms.</p> <p><b>Fuel:</b> Ultra low Sulphur diesel is being used in DG sets.</p>
8.	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from Chief Controller of Explosives shall be taken.	<p>DG sets is being used in case of power failure only. There is no bulk storage of diesel. The diesel purchasing slips is attached as <b>Annexure IV</b>.</p> <p>Clearance from Chief Controller of Explosives will be obtained if necessary.</p>
9.	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. Adequate measures should be taken to reduce ambient air pollution and noise level during construction phase, so as to conform to the stipulated residential standards of CPCB/MoEF.	<p>a) Incremental pollution load on the ambient air and noise quality are being closely monitored. Emissions are within the permissible limits.</p> <p>b) Environmental monitoring analysis is incorporated in Chapter IV and lab reports are attached as <b>Annexure-V</b>.</p>

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10.	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 27 <sup>th</sup> August, 2003.	Fly ash / fly ash bricks is being used in construction as per the provisions of Fly Ash Notification of September, 1999 and amended as on 27 <sup>th</sup> August, 2003.
11.	Storm water control and its re-use as per CGWB and BIS standards for various applications should be ensured.	It will be ensured that the provisions for storm water control and its reuse are as per CGWB and BIS standards.
12.	Water demand during construction should be reduced by use of premixed concrete, curing agents and other best practices.	Premixed concrete and curing agents is being used to reduce the water demand during construction.
13.	In view of severe constrains in water supply augmentation in the region and sustainability of water resources, the developer will submit the NOC from CGWA specifying water extraction quantities and assurance from HUDA/ utility provider indicating source of water supply and quantity of water with details of intended use of water - portable and non-portable. Assurance is required for both construction and operation stages separately. It shall be submitted to the SEIAA and Ro, MOEF, Chandigarh before the start of construction.	During operation phase the demand for fresh water will be fulfilled by HSVP (Haryana Shahari Vikas Pradhikaran). No groundwater extraction will be done.  *Haryana Shahari Vikas Pradhikaran (HSVP), formerly known as Haryana Urban Development Authority (HUDA)
14.	Roof must meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material.	This will be followed.
15.	Opaque wall must meet prescriptive requirement as per Energy Conservation Building Code which is proposed to be mandatory for all air conditioned spaces while it is desirable for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfil requirement.	The design of the building will be as per the National Building Code, 2005.
16.	The approval of the competent authority shall be obtained for structural safety of the building on account of earthquake, adequacy of fire fighting equipment, etc. as per National Building Code including protection measures from lightning etc.	a) Adequate fire-fighting equipment as per the National Building Code 2005 including protection measures from lightning etc. are proposed for the site. b) The project falls under seismic active Zone IV indicating high damage risk zone. The building will be designed as earthquake resistant and comply with the required IS specifications, structural safety of the building due to earthquake.

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17.	Overexploited groundwater and impending severe shortage of water supply in the region requires the developer to redraw the water and energy conservation plan. Developer shall reduce the overall footprint of the proposed development. Project proponent shall incorporate water efficiency/savings measures as well as water reuse/recycling within 3 months and before start of construction to the SEIAA, Haryana and RO, MOEF, GOI, Chandigarh	Agreed.
18.	The project proponent as stated inshall construct 02 nos. rain water harvesting pits for recharging the ground water within the project premises. Rain water harvesting pits shall be designed to make provisions for silting chamber and removal of floating matter before entering harvesting pit. Maintenance budget and persons responsible for maintenance must be provided. Care shall also be taken care that contaminated water do not enter any RWH pit.	a) 2 rain water harvesting pits are proposed for the project. There will be provision for silting chamber and removal of floating matter before entering harvesting pit. b) RWH pits will be designed such that contaminated water does not enter any RWH pit.
19.	The project proponent shall provide for adequate fire safety measures and equipments as required by Haryana Fire Service Act, 2009 and instructions issued by the local Authority/ Directorate of fire from time to time. Further the project proponent shall take necessary permission regarding fire safety scheme/ NOC from competent Authority as required.	It will be provided for operation phase. Permission regarding fire safety schemehas already been submitted in compliance report Dec 2018.
20.	The project proponent shall obtain assurance from DHBVN for total supply of 1145KVA of power supply before the start of construction. In no case project will be operational solely on generators without any power supply from any external power utility.	A temporary connection has been obtained from DHVBN before the start of constructionand a copy of electricity bill is attached as <b>Annexure VI</b> .
21.	Detail calculation of power load and ultimate power load of the project shall be submitted to DHBVN under intimation to SEIAA, Haryana before the start of construction. Provisions shall be made for electrical infrastructure in	Calculation of power load has already been submitted to DHBVN and SEIAA.

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	the project area.	
22.	The project proponent shall not raise any construction in the natural land depression/ Nallah/ Water course and shall ensure that the natural flow from the Nallah/ water course is not obstructed.	There is no natural depression or water course in the construction area and water flow is not being obstructed as weep holes will be maintained for flow of water coming during rains.
23.	The project proponent shall keep the plinth level of the building blocks sufficiently above the level of approach road to the project as per prescribed by- laws. Levels of the other areas in the Project shall also be kept suitably so as to avoid flooding.	The building is designed as per the National Building Code, 2005. All the guidelines regarding the plinth levels and levels of other areas in the Project will be kept suitably above so as to avoid flooding.
24.	Construction shall be carried out so that density of population does not exceed as approved by Director General Town and Country Department, Haryana.	The project is designed as per the norms of population density as set by Department of Town and Country Planning, Haryana.
25.	The project proponent shall submit an affidavit that with the declaration that ground water will not be used for construction and only treated water should be used for construction.	Ground water will not used for construction. Only treated water will be used for construction.
26.	The Project Proponent shall not cut any existing tree and project landscaping plan should be modified to include those trees in green area.	There are no trees on the project site except for few shrubs and herbs. Hence, no tree-felling activity is required.
27.	The project proponent shall ensure that ECBC norms for composite climate zone are met.	Agreed. An ECBC report has been submitted in compliance report Dec 2018.
28.	The project proponent shall provide 3 meter high barricade around the project area, dust screen for every floor above the ground, proper sprinkling and covering of stored material to restrict dust and air pollution during construction.	The project is surrounded with approximately 3 meter high barricade. All the necessary precautions will be taken to restrict the dust emission during construction phase. A Photograph of the same is enclosed in Chapter II.
29.	The project proponent shall construct a sedimentation basin in the lower level of the project site to trap pollutants and other wastes during rains.	A sedimentation basin structure will be constructed at the project site to trap pollutant and other wastes during rains.
30.	The project proponent shall provide proper rasta of proper width and proper strength for the project before the start of construction.	A proper rasta of proper width and proper strength will be provided by the project proponent before start of construction work.

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31.	The project proponent shall ensure that the U-value of the glass is less than 3.177 and maximum solar heat gain co-efficient is 0.25 for vertical fenestration.	This will be followed at the time of glass work.
32.	The project proponent shall adequately control construction dusts like silica-dust, non-silica dust, wood dust. Such dusts shall not spread outside project premises. Project proponent shall provide respiratory protective equipment to all construction workers.	Water sprinkling is being done to suppress the dust generation at the site. Proper respiratory protective equipments are being provided to all the construction workers on site for their proper safety.
33.	The project proponent shall provide fire control room and fire officer for building above 30 meter as per National Building Code.	This will be followed according to norms of National Building Code.
34.	The project proponent shall obtain permission of Mines and Geology Department for excavation of soil before the start of construction.	Mining Permission has been obtained before the start of construction. Construction work of the basement has been completed and no excavation will be done further. A copy of the same has already been submitted with compliance report Dec 2018.
35.	The project proponent shall provide one refuge area till 24 meter and one till 39 meter as per National Building Code. The project proponent shall not convert any refuge area in the habitable space and it should not be sold out/commercialized.	Agreed.
36.	The project proponent shall seek specific prior approval from concerned local authority/HUDA regarding provision of storm drainage and sewerage system including their integration with external services of HUDA/Local authorities beside other required services before taking up any construction activity.	The project will carried out storm Drainage and sewer system as per plan.
37.	The project proponent shall discharge excess of treated waste water/ storm water in the public drainage system and shall seek permission of HUDA before the start of construction.	Wastewater generation will be 68.7 KLD which will be treated in the STP of 100 KLD capacity. Treated water from STP will be reused in flushing, landscaping etc. within the project premises making it zero exit discharge. Permission for excess treated water discharge will be taken, if required.

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38.	The project proponent shall maintain the distance between STP and water supply line	The distance between STP and water supply line will be maintained.
39.	The project proponent shall ensure that the stack height is 6 meter more than the highest tower	The height of DG Stacks will be raised at least 6m above the highest roof level or as per CPCB norms.
40.	The project proponent shall ensure that structural stability to withstand earthquake of magnitude 8.5 on Richter scale.	This will be followed.
41.	Vertical fenestration shall not exceed 60% of total wall area.	Noted.
42.	The project proponent shall submit the copy of fire safety plan duly approved by fire department before the start of construction.	Fire Rescue Plan has been submitted in compliance report Dec 2018.
	<b><u>OPERATIONAL PHASE:</u></b>	
a.	“Consent to Operate” shall be obtained from Haryana State Pollution Control Board under Air and Water Act and a copy shall be submitted to the SEIAA, Haryana.	Consent to Operate will be obtained after completion of construction phase and prior to operation phase of the project.
b.	The Sewage Treatment Plant (STP) shall be installed for the treatment of the sewage to the prescribed standards including odour and treated effluent will be recycled to achieve zero exit discharge. The installation of STP shall be certified by an independent expert and a report in this regard should be submitted to the SEIAA, Haryana before the project is commissioned for operation. Tertiary treatment of waste water is mandatory. The project proponent shall not only remove Ortho-Phosphorus but total Phosphorus to the extent of less than 2 mg/ litre. Similarly total Nitrogen level shall be less than 2 mg/litre in tertiary treated waste water. Discharge of treated sewage shall conform to the norms and standards of CPCB/ HSPCB, whichever is environmentally better. Project proponent shall implement such STP technology which does not require filter backwash. The project proponent shall essentially provide two numbers of STPs preferably equivalent to 50% of total capacity or as per the initial occupancy	<p>a) STP of 100 KLD capacity will be installed for the treatment of sewage generated and treated effluent will be recycled to the maximum extent possible to achieve zero exit discharge.</p> <p>b) Tertiary treatment based technology is proposed for the STP.</p> <p>c) STP is proposed to be installed prior to the occupancy.</p>

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	as the case may be.	
c.	Separation of the grey and black water should be done by the use of dual plumbing line. Treatment of 100% grey water by decentralized treatment should be done ensuring that the re-circulated water should have BOD maximum upto 10 ppm and the recycled water will be used for flushing, gardening and DG set cooling etc..	<ul style="list-style-type: none"> <li>a) Dual plumbing system is proposed for the separation of black water and grey water.</li> <li>b) The recycled water will be used for flushing, and landscaping.</li> <li>c) As this water is to be reused in flushing BOD will be maintained &lt;5 ppm.</li> </ul>
d)	For disinfection of the treated wastewater ultra violet radiation or ozonization process should be used.	Ultra-violet technology will be used for disinfection.
e)	Diesel Power generating sets proposed as source of backup 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 the DG sets shall be in the open as promised by the project proponent with appropriate stack height i.e. above the roof level as per the CPCB norms. The diesel used for DG sets should be ultra-low sulphur (35 ppm sulphur), instead of low sulphur diesel.	<ul style="list-style-type: none"> <li>a) DG Sets will be used only in case of power failure.</li> <li>b) The height of DG Stacks will be raised at least 6m above the highest roof level or as per CPCB norms.</li> <li>c) To avoid noise pollution acoustic enclosure will be placed over the DG Set as per rules made under the Environment (Protection) Act, 1986.</li> <li>d) Ultra low sulphur diesel will be used in DG sets instead of low sulphur diesel.</li> </ul>
f)	Ambient Noise Level should be controlled to ensure that it does not exceed the prescribed standards both within and at the boundary of the proposed Commercial Complex.	Ambient noise level will be controlled both within and at the boundary of the project so that it does not exceed the prescribed standards.
g)	The project proponent as stated in the proposal should maintain at least 25% as green cover area for tree plantation especially all around the periphery of the project and on the road sides preferably with local species which can provide protection against noise and suspended particulate matter. The open spaces inside the project should be preferably landscaped and covered with vegetation/grass, Herbs & shrubs. Only locally available plant species shall be used.	Greenbelt will be developed as per plan submitted to SEIAA, Haryana. Trees will be planted all around the periphery of the project and on the road sides preferably with local species so as to provide protection against particulates and noise. Landscape plan has been submitted in compliance report Dec 2018.
h)	The project proponent shall strive to minimize	Water demand will be minimized in

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	water in irrigation of landscape by minimizing grass area, using native variety, xeriscaping and mulching, utilizing efficient irrigation system, scheduled irrigation only after checking evapo-transpiration data.	irrigation of landscape by minimizing grass area, using native variety, xeriscaping and mulching utilizing efficient irrigation system. Irrigation will be scheduled only after checking evapo-transpiration data.
i)	Rain water harvesting for roof runoff and surface runoff, as per plan submitted should be implemented. Before recharging the surface runoff, pre treatment through sedimentation tanks must be done to remove suspended matter, oil and grease. The bore well for rain water recharging shall be kept at least 5 m above the highest ground water table. Care shall be taken that contaminated water do not enter any RWH pit. The project proponent shall avoid rain water harvesting of first 10 minutes of rain fall. Roof top of the building shall be without any toxic material or paint which can contaminate rain water. Wire mesh and filters should be used wherever required.	<ul style="list-style-type: none"> <li>a) Total 02 rain water harvesting pits are proposed.</li> <li>b) Rainwater harvesting as per plan for roof run-off and surface run-off will be implemented.</li> <li>c) Suspended matter, oil and grease will be removed by treatment before recharging with surface run-off.</li> </ul>
j)	The ground water level and its quality should be monitored regularly in consultation with Central Ground Water Authority.	The ground water quality and its level will be monitored from nearby villages in consultation with CGWA, if required.
k)	A report on the energy conservation measures conforming to energy conservation norms finalize by Bureau of Energy Efficiency should be prepared incorporating details about building materials & technology; R & U factors etc. and submit to the SEIAA in three month time.	This will be followed.
l)	Energy conservation measures like installation of LED for lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use of solar panels must be adapted to the maximum extent possible for energy conservation.	<ul style="list-style-type: none"> <li>a) LEDs will be used at most of the locations inside the project &amp; near boundary wall as a measure of energy conservation.</li> <li>b) Solar lights have been proposed for open spaces, common area, and landscape area.</li> <li>c) Used LEDs will be properly collected and disposed of as per the guidelines mentioned in the E-Waste</li> </ul>



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		(Management) Rule, 2016.
m)	The project proponent shall use zero ozone depleting potential material in insulation, refrigeration, air-conditioning and adhesive. Project proponent shall also provide Halon free fire suppression system.	This will be followed.
n)	The solid waste generated should be properly collected and segregated as per the requirement of the MSW Rules, 2000 and as amended from time to time. The bio-degradable waste should be treated by appropriate technology (proposed OWC) at the site earmarked within the project area and dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	a) The solid waste generated will be collected and segregated as per the requirement of the Solid Waste Management Rules, 2016. b) Bio-degradable waste will be composted by using organic waste converter at the site earmarked within the project area or as per the latest available technology. c) Dry/inert solid waste will be disposed off to the approved sites for land filling after recovering recyclable material.
o)	The provision of the solar water heating system shall be as per norms specified by HAREDA and shall be made operational in each building block.	As per the latest amendment dated 14.03.2016 in Office order vide no. 22/52/2005-5Power, dated: 29.06.2005 of Haryana Govt, Renewable Energy department, the mandatory use of Solar Water heating system has been omitted. The same will be used as per the requirement of the project.
p)	The traffic plan and parking plan proposed by the PP should be adhered to meticulously with further scope of additional parking for further requirement. There should be no traffic congestion near the entry and exit points from the roads adjoining the proposed project site. Parking should be fully internalized and no public space should be used.	All the parking during operation phase will be as per the parking plan. There will be no traffic congestion as bell shaped entry and exit will be provided. Parking-cum-traffic circulation plan has been submitted in compliance report June 2018.
q)	The project should be operationalized only once HUDA will provide domestic water supply system in the area.	Permission has been obtained from HSVP for supply of domestic water during operation phase. Copy of the same has been submitted in compliance report Dec 2018.
r)	Operation and maintenance of STP, solid waste management and Electrical Infrastructure shall be ensured even after the completion of	Operation & maintenance of STP & other waste management systems will be done on the basis of Annual Maintenance Contracts.

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	project.	A copy of the same will be submitted as soon as the waste management systems are installed & operated before the project comes into operational phase.
s)	Different type of wastes should be disposed off as per provisions of municipal solid waste, biomedical waste, hazardous waste, e-waste, batteries & plastic rules made under Environment Protection Act, 1986. Particularly e-waste and Battery waste shall be disposed as per existing E-waste Management Rules 2011 and Batteries Management Rules, 2001. The project proponent should maintain a collection centre for E-waste and it shall be disposed of to only registered and authorized dismantler as per existing E-waste Management Rules 2011.	a) Different type of solid waste will be collected in colored bins (green, blue and dark grey) separate for bio-degradable and non-biodegradable are proposed to be provided at the strategic locations within the site and will be done according to solid waste management plan submitted to SEIAA, Haryana. b) Biodegradable waste will be subjected to composting. The inert solid waste will be transported to a local Solid Waste dumping site. c) E-waste and battery waste will be disposed off as per existing E-waste Management Rules 2016 and Batteries Management Rules 2001.
t)	Standards for discharge of Environmental pollutants as enshrined in various schedules of rule 3 of Environment Protection Rule 1986 shall be strictly complied with.	The entire standards for discharge of environmental pollutants will be followed as enshrined in various schedules of rule 3 of Environment Protection Rule 1986 and subsequent amendments.
u)	The project proponent shall make provision for guard pond and other provisions for safety against failure in the operation of wastewater treatment facilities. The project proponent shall also identify acceptable outfall for treated effluents.	This will be followed.
v)	The project proponent shall ensure that the stack height of DG sets is more than the highest tower and also, ensure that the emission standards of noise and air are within the CPCB latest prescribed limits. Noise and emission level of DG sets greater than 800 kVA shall be as per CPCB latest standards for high capacity DG sets.	Stack Height of DG Sets will be maintained 6 m above the height of the tallest building or as per CPCB norms. The emission standards of noise & air will be within the CPCB prescribed limits.
w)	All electric supply exceeding 100 amp, 3 phase shall maintain the power factor between 0.98 lag to 1 at the point of connection.	This will be followed.

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x)	The project proponent shall minimize heat island effect through shading and reflective or pervious surface instead of hard surface.	This will be followed.
y)	The project proponent shall not use fresh water for HVAC and DG cooling. Air based HVAC system should be adopted and only treated water shall be used by project proponent for cooling, if it is at all needed. The project proponent shall use evaporative cooling technology and double stage cooling system for HVAC in order to reduce water consumption. Further temperature, relative humidity during summer and winter seasons should be kept at optimal level. Variable speed drive, best Coil type cooling DG sets shall be used for saving cooling water consumption for water cooled DG sets.	This will be followed.
z)	The project proponent shall ensure that the transformer is constructed with high quality gain oriented, low loss silicon steel and virgin electrolyte grade copper. The project proponent shall obtain manufacturer's certificate also for that.	This will be followed at the time of transformer installation.
aa)	Water Supply shall be metered to different residential units and different utilities.	Noted.
ab)	The project proponent shall ensure that exit velocity from the stack should be sufficiently high. Stack shall be designed in such a way that there is no stack-down wash under any meteorological conditions.	Agreed.
ac)	The project proponent shall provide water sprinkling system in the project area to suppress the dust in addition to the already suggested mitigation measures in the Air Environment Chapter of EMP.	Water sprinklers will be provided in lawn area and open area for the suppression of dust during operation phase.
ad)	The project proponent shall provide additional green area on terrace and roof top.	This will be followed.
ae)	The project proponent shall ensure proper Air Ventilation and light system in the basement area for comfortable living of human being and	This will be followed.

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	shall ensure that number of Air Changes per hour/ (ACH) in basement never falls below 15. In case of emergency capacity for increasing ACH to the extent of 30 must be provided by the project proponent.	
af)	The project proponent shall install solar panel for energy conservation.	Agreed.

**PART B: GENERAL CONDITIONS:**

1.	The Project proponent shall ensure the commitments made in Form-1, Form-1A, EIA/EMP and other documents submitted to the SEIAA for the protection of environment and proposed environmental safeguards are complied with in letter and spirit. In case of contradiction between two or more documents on any point, the most environmentally friendly commitment on the point shall be taken as commitment by project proponent.	Agreed. Commitments made in Form-1, Form-1A, EIA/ EMP and other documents submitted to SEIAA will be complied with. A copy of EMP Plan is attached as <b>Annexure VII</b> .
2.	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 northern Regional Office of MoEF, HSPCB and SEIAA Haryana.	Six monthly compliance reports is being regularly submitted to Haryana State Pollution Control Board and Regional Office, MoEF&CC, GOI, Northern Region, Chandigarh and SEIAA, Haryana. Acknowledgement copy of previously submitted compliance report is attached as <b>Annexure I</b> .
3.	STP outlet after stabilization and stack emission shall be monitored monthly. Other environmental parameters and green belt shall be monitored on quarterly basis. After every three months, the project proponent shall conduct environmental audit and shall take corrective measure, if required, without delay.	Agreed. The Copy of the Audit Reports on Quarterly Basis (April- June 2019 and July-Sept 2019) is attached as <b>Annexure VIII</b> .
4.	The SEIAA, Haryana reserves the right to add additional safeguard measure subsequently, if found necessary. Environmental Clearance granted will be revoked if it is found that false information has been given for getting approval of this project. SEIAA reserves the right to revoke the clearance if conditions	Agreed. The SEIAA Haryana reserves the right to add additional safeguard measure subsequently, if found necessary.

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	stipulated are not implemented to the satisfaction of SEIAA/MoEF.	
5.	The Project proponent shall not violate any judicial orders/ pronouncements issued by the any Court/Tribunal.	Agreed.
6.	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, Forest Act, 1927, PLPA 1900, etc. shall be obtained, as applicable by project proponents from the respective authorities prior to construction of the project	All the required and necessary permissions have been obtained. a) NOC from Deputy Conservator of Forests has been obtained. Copy of the same has been submitted as <b>Annexure IX</b> . b) Aravali NOC has also been obtained and copy of the same has been submitted as <b>Annexure X</b> . c) NOC from Airport Authority of India has also been obtained. Copy of the same has been submitted as <b>Annexure XI</b> . d) Other permissions regarding operation phase will be obtained.
7.	The project proponent should inform the public that the project has been accorded Environment Clearance by the SEIAA and copies of the clearance letter are available with the State Pollution Control Board & SEIAA. This should be advertised within 7 days from the date of issue of the clearance letter at least in two local news paper that are widely circulated in the region and the copy of the same should be forwarded to SEIAA, Haryana. A copy of Environment Clearance Conditions shall also be put on project proponent web site for public awareness.	An advertisement in two local newspapers was published to inform the public that the project has been accorded Environment Clearance by the SEIAA, Haryana. A copy of the same has been submitted in compliance report Dec 2018.
8.	Under the provision 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 before obtaining prior environmental clearance.	Agreed.
9.	Any appeal against this Environment Clearance	Agreed.

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	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.	
10.	Corporate Environment and Social Responsibility (CSER) shall be laid down by the project proponent (2% shall be earmarked) as per guidelines of MoEF, GoI Office Memorandum No. J-11013/41/2006-IA.II(I) dated 18.05.2012 and Ministry of Corporate Affairs, GoI Notification Dated 27.02.2014. A separate audit statement shall be submitted in the compliance. Environment related work proposed to be executed under this responsibility shall be undertaken simultaneously. The project proponent shall select and prepare the list of the work for implementation of CSER of its own choice and shall submit the same before the start of construction.	Corporate Environment and Social Responsibility (CSER) activities is attached as <b>Annexure XII</b> .
11.	The fund ear marked for environment protection measures should be kept in separate account and should not be diverted for other purposes and year wise expenditure shall be reported to the SEIAA/ RO MoEF, GoI under rules prescribed for Environment Audit.	This will be followed.
12.	The project proponent shall ensure the compliance of Forest Department, Haryana Notification no. S.O 121/PA2/1900/S.4/97 dated 28.11.1997.	Forest NOC has been obtained and a copy of the same has been attached as <b>Annexure IX</b> .
13.	The project proponent shall ensure that no vehicle during construction/operation phase enter the project premises without valid 'Pollution Under Control' certificate from competent Authority.	PUC certificate of the vehicles during construction phase is attached as <b>Annexure XIII</b> .
14.	Besides the Developer/applicant, the responsibility to ensure the compliance of Environmental Safeguards/conditions imposed in the Environmental Clearance letter shall also lie on the licensee/licensees in whose	Agreed.

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	name/names the license/CLU has been granted by Town and Country Planning Department, Haryana.	
15.	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; PM <sub>2.5</sub> , PM <sub>10</sub> , SO <sub>x</sub> , NO <sub>x</sub> , Ozone, Lead, CO, Benzene, Ammonia, Benzopyrine, Arsenic and Nickel. (Ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	Agreed.
16.	The environmental statement for each financial year ending 31 <sup>st</sup> March in Form-V as is mandated to be submitted by the project proponent to the HSPCB Panchkula as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of the EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.	This will be followed.
17.	The project proponent shall conduct environment audit at every three months interval and thereafter corrected measures shall be taken without any delay. Details of environmental audit and corrective measures shall be submitted in the monitoring report.	At every three months interval an environmental audit has been conducted and submitted with six monthly compliance report.
18.	The project proponent shall seek fresh environmental clearance in case any modification/ revision is required at a later stage due to exchange of revenue rasta existing in the project area or change in any plan due to	Agreed.

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	combined zoning plan	
19.	The Validity of this environment clearance is valid up to 7 years from the date of issuance of EC letter. The environment clearance conditions applicable till life space projects in case of residential project will continue to apply. The resident welfare association/Housing co-operative societies shall responsible to comply conditions laid down in EC. In case of Violation the action would be taken as per the laid down law of land. Compliance report should be sent to this office till life of the project.	Agreed.
20.	If project is not completed within the validity period then the project proponent shall submit the application for extension of validity within one month before the lapse of validity of Environment Clearance i.e 7 years	Agreed.

**B. Compliance of Conditions as mentioned in the NGT Order Dated 10.04.2015**

<b>S. No.</b>	<b>NGT Order dated 10.04.2015</b>	<b>Status of Compliance</b>
1.	Every builder or owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including builder, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.	Tarpaulin covers were being provided around the area of construction, wherever required. All the construction material were stored within the project site and were covered completely to avoid dust generation.
2.	The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the Air in any form.	Construction materials on site were fully covered using tarpaulin.
3.	All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.	The trucks carrying construction materials and debris were suitably covered by tarpaulin to prevent dust generation.
4.	The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.	Water sprinkling is being done regularly to control the dust emission. The construction material were covered using tarpaulin.



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<b>S. No.</b>	<b>NGT Order dated 10.04.2015</b>	<b>Status of Compliance</b>
5.	The vehicles carrying construction material and construction debris of any kind should be cleaned before it is permitted to ply on the road after unloading of such material.	Vehicles carrying construction material and construction debris were cleaned after unloading the material and before leaving the site.
6.	Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.	All the safety measures for workers are being taken during construction phase. Workers are provided with PPEs. Regular safety trainings are being provided regularly to laborers.
7.	Every owner and or builder shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relating to dust emission.	First aid facility is being provided at the construction site.
8.	It shall be the responsibility of every builder to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.	Construction material and debris waste were disposed off from construction site as per the Construction & Demolition Waste Management Rules, 2016.
9.	All to take appropriate measures and to ensure that the terms and conditions of the earlier order and these orders should strictly comply with by fixing sprinklers, creations of green air barriers.	Regular sprinkling of water is being done on site and all other related measures of earlier order and this order are being strictly complied with.
10.	Compulsory use of wet jet in grinding and stone cutting.	Wet jet in grinding and stone cutting is being used.
11.	Wind breaking walls around construction site shall be provided.	GI Sheet barricading is provided all around the project site.
12.	All the builders who are building commercial, residential complexes which are covered under the EIA Notification of 2006 shall provide green belt around the building that they construct. All Authorities shall ensure that such green belts are in existence prior to issuance of occupancy certificate.	Green area will be developed as per the landscape plan submitted to SEIAA.

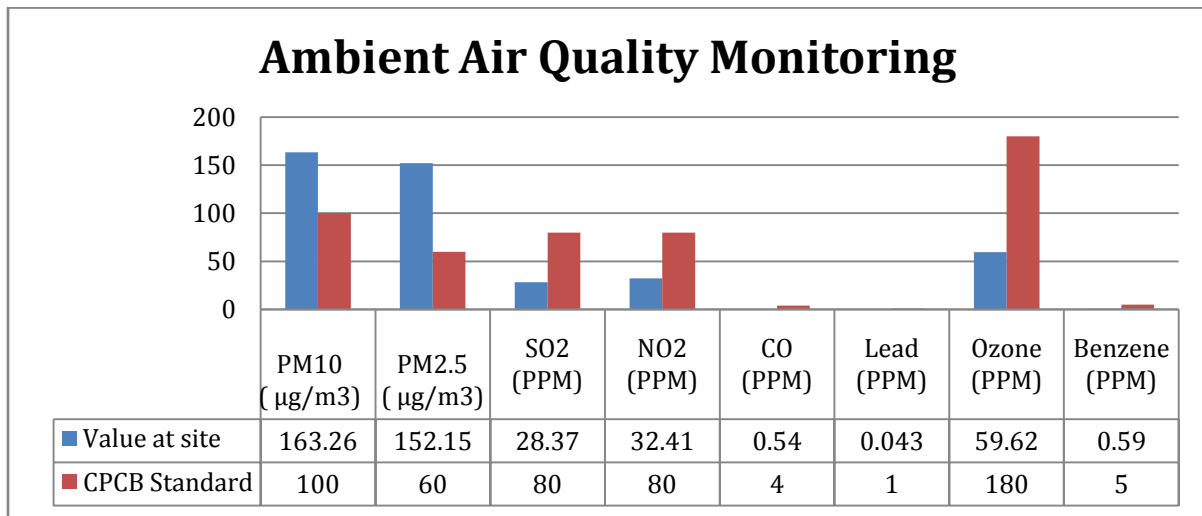
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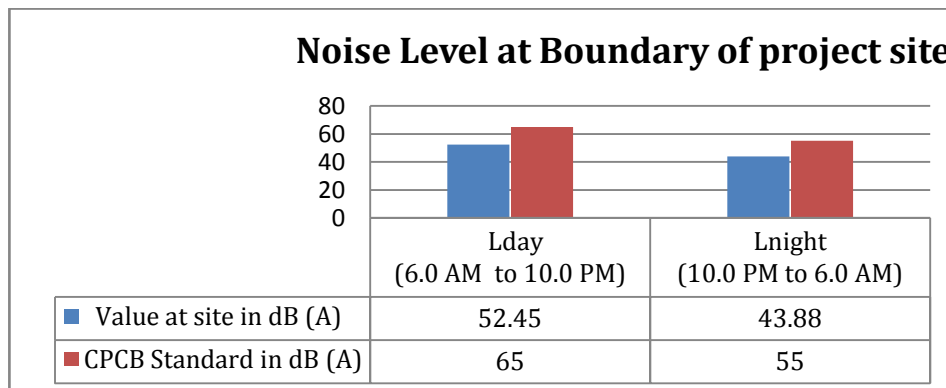
## CHAPTER IV: ENVIRONMENTAL MONITORING ANALYSIS

Site visit was conducted along with team of NABL Accredited Laboratory “Chemical Analysis Lab” for monitoring of the emission levels and contamination level of different parameters. The monitoring and collection of samples were done as per CPCB Norms. Following parameters were analyzed and observations are mentioned below. Monitoring results are attached as **Annexure IV**.

**A. Ambient Air Quality Monitoring:** Air Quality has been monitored in the month of September 2019. The levels of PM<sub>10</sub> and PM<sub>2.5</sub> are 163.26µg/m<sup>3</sup> and 152.15µg/m<sup>3</sup> respectively. SO<sub>2</sub>, NO<sub>x</sub> and CO was also observed to be within the corresponding stipulated limits.

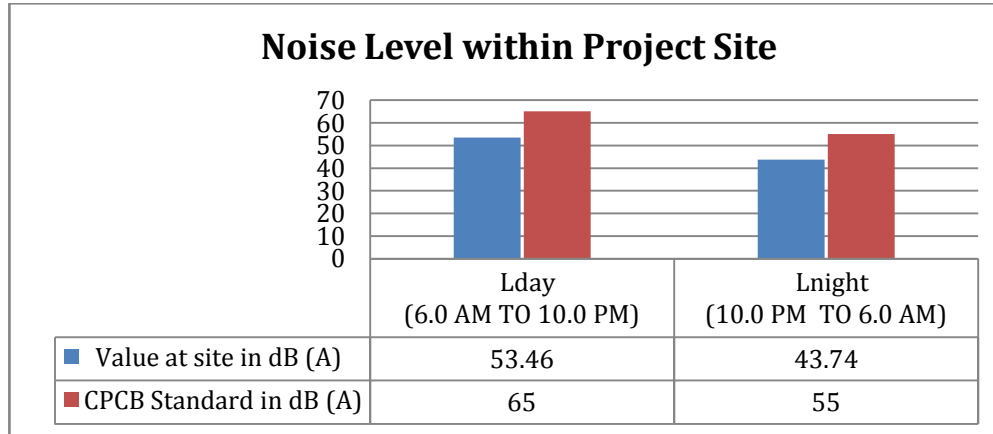


**B. Ambient Noise Quality Monitoring:** Noise measurements were carried out at the boundary of project site and within the project site in the month of September 2019. Ambient standards with respect to noise both for Lday and Lnight are met and all the parameters are within the prescribed limits set by CPCB.

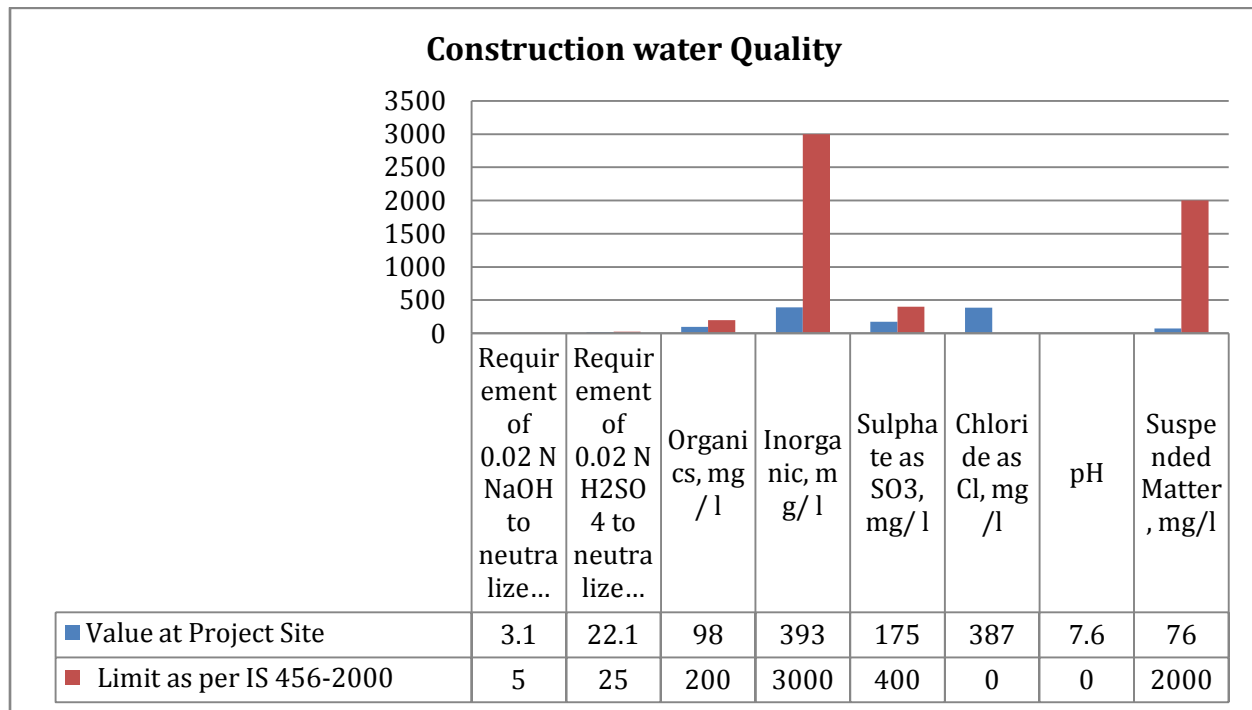


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**C. Water Quality Monitoring:** Water quality has been monitored in the month of September 2019. No significant observation was made during the monitoring and analysis. All the parameters are within the prescribed limits.



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## **CHAPTER V: IMPLEMENTATION IN NEXT SIX MONTHS**

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Following measures will be taken in the next six months to comply with the conditions as mentioned in the Environmental Clearance letter:

1. Structure Work of STP and Rain water harvesting pits will be completed
2. Use of Anti smog guns will be done as per order of Hon'ble Supreme Court for reduction of fugitive dust emission
3. DG set to be used at construction site will be regularly monitored and servicing will be done.
4. Safety training provided to the workers will be increased.
5. Landscape development will be started.

# **ENVIRONMENTAL AUDIT REPORT**

**FOR**

**CORPORATE OFFICE BUILDING**

**AT**

**PLOT NO. C-11 IN CITY CENTER, SECTOR – 29, URBAN ESTATE  
– II, GURUGRAM, HARYANA**



**APRIL – JUNE, 2019**

## **PROJECT PROPONENT**

**M/S HYUNDAI MOTOR INDIA LTD.**

**REGD. OFFICE AT: PLOT NO.5, COMMERCIAL CENTRE, JASOLA, NEW DELHI.**

## **ENVIRONMENTAL CONSULTANT**

**M/s APLINKA SOLUTIONS & TECHNOLOGIES PVT. LTD.**

**REGD. OFFICE AT A-48, SECTOR –64, NOIDA, U.P.**

**NABET CERTIFICATE: NABET/EIA/1619/SA 068**

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## **PREFACE**

The Environmental Audit (EA) was carried out for the Corporate Office Building Project (1.93 acres) at Plot No. C-11 in City Centre, Sector 29, Urban Estate-II, Gurugram, Haryana by M/s Hyundai Motor India Ltd. The EA report for the period of April 2019 to June 2019 has been prepared as per the statutory clause mentioned in the Environment Clearance letter obtained from State Level Environment Impact Assessment Authority Haryana. The objective of an Environmental Audit includes assessment of all the attributes of the environmental paradigm & natural resources which are likely to be impacted due to the project. This audit report has been prepared in order to assess the implementation of environmental safeguards & shortfalls and intimate the Project proponent regarding action required for improved & effective obedience of environmental conditions as stipulated in Environmental Clearance and Consent to Establish Certificate. Besides, all the management practices, as proposed during appraisal stage will also be audited on yearly basis & as per progress of the project. The observations included in this report have been based on the findings of the audit conducted for the period of April 2019 to June 2019 by core team of M/s Aplinka Solutions & Technologies Pvt. Ltd. having its regd. office at A-48, Sector-64, Noida, Uttar Pradesh, QCI having its regd. office at A-48, Sector-64, Noida, Uttar Pradesh, QCI No. NABET/EIA/1619/SA068.



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**List of Abbreviations**

- EAP - Environmental Action Plan
- EAR - Environmental Audit Report
- EIA - Environmental Impact Assessment
- EMS - Environmental Management System
- NOC - No Objection Certificate
- OEMP- Operation Environmental Management Plan
- EPA - Environment Protection Act
- CTE - Consent to Establish

**List of Legislations**

- The Water (Prevention & Control of Pollution) Act, 1974
- The Water (Prevention and Control of Pollution) Cess Act, 1977
- The Air (Prevention & Control of Pollution) Act, 1981
- The Environment (Protection) Act, 1986
- The Manufacture, Storage and Import of Hazardous Chemical Rules, 1989
- Noise Pollution (Regulation & Control) Rule, 2000
- Biological Diversity Act, 2002
- Environment Impact Assessment Notification, 2006
- Affordable Housing Policy, 2013
- Solid waste Management Rules, 2016
- Hazardous & other wastes (Management &Trans- boundary Movement) Rules, 2016
- Biomedical Waste Management Rules, 2016
- E-waste Management Rules, 2016
- Construction & Demolition Waste Management Rules, 2016
- Manufacture, Storage, and Import of Hazardous Chemicals (MSIHC) Rules, 1989

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## **CHAPTER I: EXECUTIVE SUMMARY**

### **1.1 Brief of Project Proponent**

M/s Hyundai Motor India Ltd (HMIL) is a wholly owned subsidiary of the Hyundai Motor Company headquartered in South Korea. HMIL became the second largest automobile manufacturer within a few months of its inception and the largest automobile exporter in India.

The new sales and marketing headquarter located in Gurugram, is scheduled to be completed by February 2020 showcasing Hyundai's Modern Premium Brand Imagery. It incorporates advanced architectural design and functionality inspired by Hyundai's global designed language with an emphasis on energy efficiency and clean environment. A certified green building with centralized air pollution protection through 3 stage HEPA Filter air purifier. This building will contain the headquarters of Hyundai's 7 subsidiary companies in India with over 650 employees under one roof. This model office will be ready with EV charging infrastructure at 4 basement parking levels in-line with Government of India's vision and plan to implement all electric vehicles in India by 2030. This 6-floor building will have an exclusive Brand Shop which will provide customers a complete Hyundai brand.

### **1.2 Project Details**

**Table 1.1. Project details**

<b>Project Proponent</b>	M/s Hyundai Motor India Ltd.
<b>Plot Area</b>	7820.80 sq. m. (1.93 acres)
<b>Built-Up Area</b>	28,334.42 sq. m
<b>Landscape Area</b>	1955.70 sq. m. (25% of plot area)
<b>Total Water Requirement</b>	104 KLD
<b>Height of the Building</b>	39.3 metres
<b>STP Capacity</b>	100 KLD
<b>Total Power Requirement</b>	1145 KVA supplied by DHBVN
<b>Solid waste generation</b>	405 Kg/day

Ref: EC Letter No. SEIAA/HR/2018/73. Dated. 05.02.2018

### **1.3 Site Connectivity**

The project site is located at Plot No. C-11 in City Centre, Sector – 29, Urban Estate – II, Gurugram, Haryana. The project site is directly connected to the NH-8, Delhi Jaipur Expressway and the project is at a very strategic location as through NH-8 Airport is connected and also Gurugram is connected to main railway route Delhi-Jaipur which provides connectivity for whole north and Western India. Delhi is also around 4km distance from the site. Lifeline of Gurugram is Metroline which falls under 1km from the project site which connects to various other parts of Gurugram and Delhi.

### **1.4 Description of the Land Environment**

Environment in general refers to the surroundings of an object which may be natural or the built environment. Environmental management is essentially the management of interaction by modern human societies with, and its impact upon the environment. The surrounding area comprising of mix land use and air & water quality is fairly good. It has been observed and confirmed during the monitoring of environment data that all the environment measures like air, water and noise environment of the project site are well under limit

### **1.5 Summary of Findings**

It has been observed that the project is in construction phase. Consent to Establish has been obtained from Haryana State Pollution Control Board (HSPCB) which is valid up to 04/02/2025. Hence the documents were cross-checked and found that maximum documentation is in line to the requirements as per the environment legislations although some deficiencies have been pointed out in the report as non-conformances for which actions have been suggested.

## **CHAPTER II: INTRODUCTION**

### **2.1 Introduction**

An Environmental Audit (EA) is a tool used to provide insight of the management of environmental impacts from development projects and industrial activities. The Environmental Audit Report (EAR) describes the details of audit procedures followed, the project or process being audited, lists the environmental audit findings associated with the project, and identifies the relevant gaps in implementation & action to be taken for improvement.

The EAR provides an opportunity to assess the implementation of a project's Environmental Management System (EMS) and compliance of permits, certificates, licenses, or approved plans. Accordingly, audit reports should be clear, timely, concise, and objective; provide a fair summary of all the relevant facts; and demonstrate conformity with the related and approved environmental studies. Audit issues that have been reported should be properly analysed and concluded, and all reported findings and conclusions should be supported by adequate, reliable, and fair audit evidence. For carrying out complete consultancy works related to Designing and Structure Project Proponent Hyundai Motors have hired Sikka Architects and Associates and for completing the jobs related to Environment Audits M/s Aplinka Solutions and Technologies Pvt Ltd has been hired.

### **2.2 About the Project**

The Corporate Office Building project is located at Sector – 29 at Urban Estate – II, Gurugram, Haryana and is spread over a plot area of 1.93 acres. The proposed project shall comprise of 4 Basements + GF+ 05 Floor. It will have Office blocks, Showrooms, Kitchen etc. The orientation of the building will be done in such a manner that most of glazed areas in north and east. Several measures such as use of dust screens, GI barriers, regular water sprinkling and use of tarpaulin covers will be taken to keep the surrounding

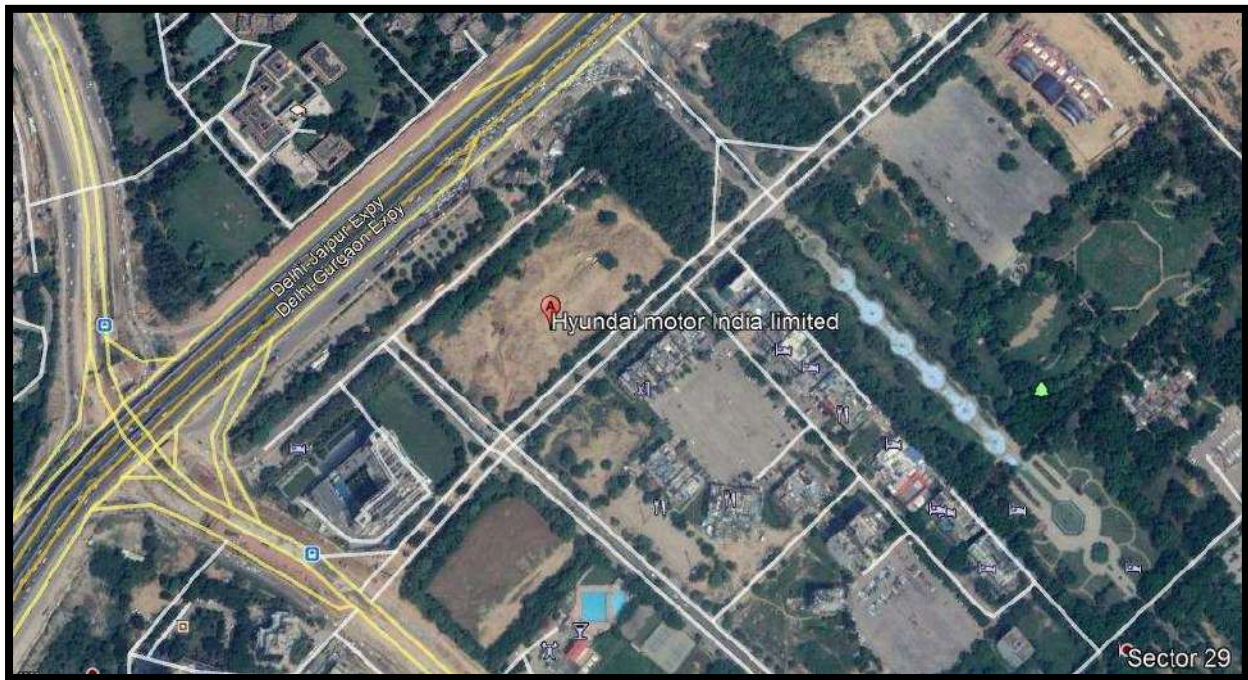
pollution free in construction phase. Authorized vendor will be hired for collection and segregation of solid waste inside the premises.

Environment Clearance was obtained for the Corporate Official Building Project dated 05.02.2018 vide Letter No. SEIAA/HR/2018/73. Consent to Establish was obtained vide Letter No. HSPCB/Consent/: 313116318GUNOCTE4952955, Dated 08.02.2018.

The project site is located at Plot No. C-11 in City Center, Sector - 29, Urban Estate - II, Gurugram, Haryana. The project site is directly connected to the NH-8, Delhi Jaipur Expressway and the project is at a very strategic location as through NH-8 Airport is connected and also Gurugram is connected to main railway route Delhi-Jaipur which provides connectivity for whole north and Western India. Delhi is also around 4km distance from the site. Lifeline of Gurugram is Metroline which falls under 1km from the project site which connects to various other parts of Gurugram and Delhi. In below mentioned table aerial distances from various important points have been mentioned.

**Table 2.1 Site connectivity**

<b>Sl. No.</b>	<b>Connectivity</b>	<b>Distance</b>
1.	NH-8/Delhi-Gurugram Expressway	0.09 km towards NW
2.	IFFCO Chowk Metro Station	1 km towards NE
3.	NH - 236	0.6 km towards NW
	<b>Hospitals</b>	
4.	Umkal Hospital	1.1 km towards E
5.	Metropolis Healthcare	2.0 km towards SW
	<b>Schools/ Colleges</b>	
6.	Lord Krishna Institute of Management & Technology	0.6 km towards N
7.	Management Development Institute	0.3 km towards North
	<b>Railway station</b>	
8.	Gurugram Railway Station	5.24 km towards WNW
	<b>Airport</b>	
9	India Gandhi International Airport	8.54 km towards North



**Figure 2.1 Location of project site**

### **2.3 About the project Proponent**

Total five contractors are working in the site and all the contractors are having their separate agreements

Following contractors were engaged for the construction of Corporate Office Building Project:

1. Kotec Automotive Services India Pvt. Ltd.
2. Woohycon Enterprises India Pvt. Ltd.
3. Hankuk Construction & Trading Pvt. Ltd.
4. Hyundai Engineering Co. Ltd.
5. Dynacon Projects Pvt. Ltd.

### **2.4 Scope & Criteria of Audit**

The audit is to cover all the activities and components of the project including documentation and records, training, monitoring programs and results, internal audits and inspections, incidents and complaints, and other audit activities.



## **2.5 Objectives**

The objective of an EAR is to provide holistic view on environmental performance of the project for the period covered by the audit. The primary objectives of the EAR are as follows:

- Provide an objective analysis of the environmental impacts arising from a project
- Establish that the requirements of the No Objection Certificate (NOC) and other Environmental Impact Assessment (EIA) are appropriately implemented
- Determine that mitigation measures which are effective in minimizing environmental impacts
- Identify opportunities and make recommendations for improvements in environmental performance of the project
- Provide the information required to develop an Environmental Action Plan (EAP) in the event of any significant findings of negative impacts to the environment.

## **2.6 Auditors**

M/s Amlinka Solutions and Technologies Pvt Ltd (ASTPL) is Environmental Consulting Organization working for Environmental Works since 2013. There is a team of Environment Experts having wide knowledge of the subject. There are three directors of the Company, Mr Sushant Girdhar (M. Tech Energy Studies and Environment Management), Mr Ashish Rana (M. Tech Energy Studies and Environment Management) and Mr Darpan Bajaj (MBA International Business). ASTPL is providing services for various sectors like Environment Impact Assessment (for Building & Construction Projects, Large Construction and Area Development Projects, Opencast Mining Projects, Thermal Power Plant Projects, Highways and Industrial Estates), Obtaining permissions from Central Ground Water Authority, Consents to Establish and Operate from State Pollution Control Board, Submission of Compliance reports to various authorities, Designing, Erection and Commissioning of STPs, ETPs and its Operation and

Maintenance, Environmental Audit & Compliance Audit, etc. The environmental audit for the period up to December, 2018 was carried out by team of experts of M/s Aplinka Solutions & Technologies Pvt. Ltd. The team has included following members:

- Mr. Gokul Chandra Patnaik: Mr Patnaik is having a vast Experience totalling around 43 years where 7 years of experience with Bharat Heavy Electricals Ltd and 29 years in National Thermal Power corporation ltd. Mr Patnaik is certified Environment Auditor from British Council Dvn. & Environment Res. Foundation of India Coimbatore and Associate EARA Environment Auditor from Regional Institute of Environment Technology & EARA, Kuala Lumpur, Malaysia & CII. He is also certified Environment Coordinator for Thermal Power plant sector and approved Functional Area Expert in sector of Air Pollution, prevention and Control and Risk and Hazards by National Accreditation Board for Education and training, Quality Council of India.
- Ms. Sushant Girdhar: Mr Girdhar is having more than 7 years experience in field of Environment and is certified Environment Coordinator for Building and Construction, Large Construction and Area Development Projects and Open Cast Mining Projects. There are many projects related to designing and Installation of STPs in the region which have been completed by Mr Sushant Girdhar along with providing environment solutions at the stage of Construction of projects
- Ms. Kahekashan Perwin having an experience of 7 years in the field of Environmental Impact Assessment. Ms Perwin is Bachelor of Environment Engineering and has been accredited as Functional Area Expert by National Accreditation Board for Education and Training, Quality Council of India in 2 Functional Areas i.e. Water Pollution Prevention and Control of Pollution and Municipal Solid Waste Management. Ms Perwin has also worked under Bhubaneswar Municipal Corporation as Solid Waste Management Expert under

Swachh Bharat Abhiyan and worked for maintenance of solid waste management including collection of municipal Solid waste of complete city of Bhubaneswar and complains handling related to SWM in the city.

Representatives from M/s Hyundai Motor India Ltd. were present throughout the process of audit and provided full support and cooperation.

## **2.7 Methodology of Audit**

Since site preparation was being carried out and clay mining operation has been commenced, the audit was conducted for documentation, transportation system, infrastructural facilities for labors, air and water quality, energy requirement, solid waste management and green belt.

**1. Desktop Study:** In this initially documentation like Environment Clearance Letter, Consent to Establish, Mining Permission, Fire NOC, AAI NOC were asked from the project proponent and initial Desktop study was conducted regarding the validity of various permissions, project location, parameters required and under relevant environmental notifications the project shall be dealt. Accordingly, list of requirements including other collateral information was sent to the project proponent.

**2. Checklist preparation:** After receipt of all desired information and documents regarding the project, proponent and receiving copies of requirement from the proponent, worksheets are prepared considering NOCs, Clearances and related Environment Laws to check the implementation status of environmental measures on site. These worksheets have been duly filled with all inputs for further assessment.

**3. On-site inspection:** Onsite inspection was done by Ms Kahekashan and Mr Sushant Girdhar to check the implementation status of transportation, labor camp, energy requirement/usage, site condition etc., at site. Workers & site officials were interviewed at site and additional information, wherever possible, was collected regarding implementation status.

**4. Fulfilling of gaps by supplying information:** After site inspection, some documents as per the Annexures listed were made available or provided to audit team, so for fulfilling the gaps mail regarding some more documentation was sent and received.

**5. EA report preparation:** The Audit report was finally prepared by the team of experts of Aplinka Solutions & Technologies Pvt Ltd. All the complied points are marked as conformances and all the non-complied points are marked as Non- Conformance in chapter III only.

## **CHAPTER III: SITE INSPECTION**

The worksheets were studied and analysed for preparation of reports. All the existing available documents were also considered.

### **3.1 Site Inspection**

The project has obtained Consent to Establish and is in construction phase. The proposed project shall comprise of 4 Basements + GF+ 05 Floor. It will have Office blocks, Showrooms, Kitchen etc. Construction upto 4<sup>th</sup> Floor is under process and Basement is completed. Copies of PUC Certificates have been provided for the vehicles entering the site and the same has been mentioned in the List of annexure.



**Figure3.1. Status of Project**

### **3.2 Environmental Management Systems and Management Commitment**

The various components, as envisaged earlier in proposed Environmental Management Plan, have been reviewed at site and are described here.

### **3.2.1. Water Quality Management**

In construction phase, treated water is being purchased from private water tankers suppliers from Authority. Bills of Treated water used for construction work are attached as **Annexure X**.

Fresh water assurance for 50 KLD has been obtained from HUDA which will be required for operational phase. Copy of the assurance is attached as **Annexure VI**.

Dual Plumbing will be provided for the separation of the grey and black water generated on site. Waste water generated during operation phase will be 67.5 KLD approximately, treated in STP of 100 KLD which will be installed on site and treated water from STP will be recycled to maximum extent, through dual plumbing piping system. Meters will be installed for the monitoring. STP feasibility report is attached as **Annexure XI**.

No usage of Ground Water for construction purpose.

Two Rain Water Harvesting (RWH) pits will be constructed at site for artificial recharging of ground water after completion of structural work as confirmed by the project officials.

### **3.2.2 Air Quality Management**

All the preventive measures are being done to reduce the air pollution and to maintain the ambient air quality. Air quality will be monitored during six monthly compliance submissions to ensure that it is within the prescribed limits. Only PUC certified vehicles are allowed to enter the site.

Barricading has been raised all along the boundary of project site.

Water is being used daily for sprinkling on site in order to suppress fugitive dust emissions. Wheel wash arrangement has been closed because the movement of dumpers are no more active on the site.



**Figure3.2 Barricading all along the boundary of the project site**

### **3.2.3. Parking Facility & Traffic Circulation**

Adequate space for trucks, tankers and other construction vehicles has been provided for loading and unloading of construction materials. Safety slogans & signage's have been provided on site for the proper traffic movement and safety.



**Figure 3.3 Safety sign board**

#### **3.2.4. Solid waste management**

The construction waste generated from site is not causing any health hazard and is being used for levelling/ back filling. Solid waste generated on the Project site is being collected by hired local person. However, project officials were suggested to maintain records of quantitative details for generation & disposal in future. The solid waste generated will be managed as per Solid Waste Management Rules, 2016.



**Figure 3.4 Dustbins placed on site for solid waste**



### **3.2.5. Power requirement**

Electricity connection has been provided by DHBVN and Electricity bills have been attached as **Annexure IX**.

During construction phase DG sets will be used only in case of power failure. 2 DG sets of capacities (1\*40+ 1\*62) kVA have been installed at site to meet energy requirement which were provided with acoustic enclosure with adequate stack height (2-3 m). DG sets have been operated and bills, as submitted, show average 700 ltrs per month low sulphur HSD was consumed.

Project official were suggested to maintain records of generation of used oil & its disposal as per Hazardous and Other Wastes (Management and Trans-boundary Movement) Rules, 2016. Further, storage of HSD is being kept in leak proof containers in an isolated area & waste oil is being taken away by the respective contractors .



**Figure3.5 DG Set photograph**

### **Facilities for labourers**

On the project site around 200 labours are present. Drinking water has been provided to the labours on the site and drinking water bill have been attached as **Annexure XIV**. PPEs such as Safety helmets, shoes, jackets,

cotton plugs, etc has been provided for their safety. List of PPEs provided to Labours and the cost of Purchase for the same has been attached as **Annexure XII**. Safety slogans & signage were displayed at site for the safety of labourers.



**Figure3.6 Safety training in the Safety room**



**Figure3.7 First Aid Facility**

### **Green belt development**

As EC has been granted on 5<sup>th</sup> Feb 2018 therefore Green belt development has not been started yet. 25% of the plot (i.e. 1955.70 sq m) will be earmarked for green belt development.

### **Fire fighting arrangement**

Fire fighting scheme has been examined and approved by competent authority. Copy of the same is attached as **Annexure III**. All the necessary preventive measures will be taken as preapproval before commissioning of operation.



**Figure3.8 Fire Extinguisher**

## **CHAPTER IV: AUDIT FINDINGS**

The detailed audit of all the available permissions & approvals such as Environment Clearance, Consent to Establish Certificate, Mining permission, HUDA NOC, NOC from Fire department, Airport Authority of India NOC etc., field inspection and subsequently discussions with project officials revealed that total of 74 stipulations require attention for implementation. Of these, as many as stipulation pertains to various stages of the project. These have been broadly categorized in to 32 actionable points. Out of which, 28 have shown conformity whereas remaining are either non-conformed or lack of adequate information to qualify for any of the category. These findings are summarised in Table 4.1

**Table 4.1 Conformance/ Non-conformance based on documentation and site inspection during construction phase**

<b>Sl. No.</b>	<b>Particulars</b>	<b>Status</b>	<b>Validity Period</b>	<b>Conformity/ Non-conformity</b>	<b>Annexure</b>
<b>1.</b>	Environmental Clearance letter	Available	7 yrs	Conformance	<b>Annexure I</b>
<b>2.</b>	Consent to Establish	Available	7 yrs	Conformance	<b>Annexure II</b>
<b>3.</b>	Approved Fire fighting scheme	Available	-	Conformance	<b>Annexure III</b>
<b>4.</b>	Clearance from Airport Authority of India	Available	8 yrs	Conformance	<b>Annexure IV</b>
<b>5.</b>	Forest NOC	Available	-	Conformance	<b>Annexure V</b>
<b>6.</b>	Drinking Water Assurance from HUDA	Available	-	Conformance	<b>Annexure VI</b>
<b>7.</b>	List of Raw	Available	-	Conformance	<b>Annexure VII</b>

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'2019**

	Materials used in construction				
<b>8.</b>	ESI & EPF receipts of employees	Available	-	Observation	
<b>9.</b>	Bills for purchase of diesel	Available	-	Conformance	<b>Annexure VIII</b>
<b>10.</b>	Electricity Bill	Available	1 month	Conformance	<b>Annexure IX</b>
<b>11.</b>	Bills of Treated water used for construction work	Available	-	Conformance	<b>Annexure X</b>
<b>12.</b>	Bills showing collection of Solid waste	Available	-	Conformance	<b>Annexure XX</b>
<b>13.</b>	STP Feasibility Report	Available	-	Conformance	<b>Annexure XI</b>
<b>14.</b>	PUC certificate	Available		Conformance	<b>Annexure XII</b>
<b>15.</b>	List of PPEs provided to Labours and the cost of Purchase for the same	Available		Conformance	<b>Annexure XIII</b>
<b>16.</b>	Structural Safety Certificate	Available		Conformance	<b>Annexure XIV</b>
<b>17.</b>	Corporate Social Responsibility Plan	Not Available		Non-Conformance	Not provided
<b>18.</b>	Drinking water bill	Available		Conformance	<b>Annexure XV</b>
<b>19.</b>	Status of First Aid room	Available		Conformance	<b>Annexure XVI</b>
<b>20.</b>	Location of	Available		Conformance	The top soil

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	soil storage area				has been stored at the muck storage area which is 11.8 km away from the project site.
<b>21</b>	Assurance from DHBVN.	Available		Observation	Letter from DHBVN regarding sanction of load – <b>Annexure XVII</b>
<b>22</b>	Status of affidavit to comply with all consent permission to HSPCB.	Available		Conformance	<b>Annexure XVIII</b>
<b>23</b>	Storm water drainage Collection Permission/ Assurance from HUDA for getting excess treated water discharge.	Not Available		Non – Conformance	Not provided
<b>24</b>	Approach Road – length, width and material used for construction	Not Available		Non – Conformance	Not provided
<b>25</b>	Energy Conservation Plan	Available		Conformance	<b>Annexure XIX</b>
<b>26</b>	Water Conservation	Not Available		Non – Conformance	Will be provided in

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	Plan				the next report
<b>27</b>	Power load calculation and Ultimate power load calculation	Available		Conformance	Provided in the previous Audit Report
<b>28</b>	Water Sprinkling	Available		Observation	Observed during site visit
<b>29</b>	Quarterly Audit report submission	Available		Observation	Quarterly audit report (Oct-Dec, 2018 & Jan-Mar, 2019) has been submitted
<b>30</b>	Six monthly compliance Reports	Available		Observation	Six monthly Compliance report has been submitted on regular basis
<b>31</b>	DG stack	Non Compliance		Observation	DG stack is continuing with the nearby tree.
<b>32</b>	DG servicing	Available		Observation	DG servicing has been carried out periodically and documents is attached as <b>Annexure XXI</b>

## **CHAPTER V: CONCLUSION & RECOMMENDATIONS**

The detailed audit of implementation of environmental safeguards has provided an opportunity to understand the existing management practices. The study has shown that few safeguards have been implemented whereas few others are yet to be implemented. Besides, documentation also requires updating and subsequently its submission to statutory authorities in accordance with various permissions obtained under environmental laws. Keeping this, following recommendations are made:

1. To monitor ground water quality in an around project site for compliance of condition.
2. To monitor air quality in an around project site (minimum three stations) for compliance of condition.
3. To monitor noise quality in an around project site (minimum three stations) for compliance of condition.
4. To maintain records of quantitative details for generation & disposal of waste oil as per HWTMH rules.
5. To maintain records of quantitative details for generation & disposal of solid waste and construction waste in order to comply condition.
6. An assurance from HUDA for getting excess treated water discharge to be obtained & submitted.
7. Water Conservation Plan to be prepared and submitted.
8. An area to be marked along the periphery of the plot for development of green belt for compliance.
9. CSR plan to be drawn for submission & implementation.



# **ENVIRONMENTAL AUDIT REPORT**

**FOR**

**CORPORATE OFFICE BUILDING**

**AT**

**PLOT NO. C-11 IN CITY CENTER, SECTOR – 29, URBAN ESTATE  
– II, GURUGRAM, HARYANA**



**JULY – SEPT, 2019**

## **PROJECT PROPONENT**

**M/S HYUNDAI MOTOR INDIA LTD.**

**REGD. OFFICE AT: PLOT NO.5, COMMERCIAL CENTRE, JASOLA, NEW DELHI.**

## **ENVIRONMENTAL CONSULTANT**

**M/s APLINKA SOLUTIONS & TECHNOLOGIES PVT. LTD.**

**REGD. OFFICE AT A-48, SECTOR –64, NOIDA, U.P.**

**NABET CERTIFICATE: NABET/EIA/1619/SA 068**

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## **PREFACE**

The Environmental Audit (EA) was carried out for the Corporate Office Building Project (1.93 acres) at Plot No. C-11 in City Centre, Sector 29, Urban Estate-II, Gurugram, Haryana by M/s Hyundai Motor India Ltd. The EA report for the period of July 2019 to Sept 2019 has been prepared as per the statutory clause mentioned in the Environment Clearance letter obtained from State Level Environment Impact Assessment Authority Haryana. The objective of an Environmental Audit includes assessment of all the attributes of the environmental paradigm & natural resources which are likely to be impacted due to the project. This audit report has been prepared in order to assess the implementation of environmental safeguards & shortfalls and intimate the Project proponent regarding action required for improved & effective obedience of environmental conditions as stipulated in Environmental Clearance and Consent to Establish Certificate. Besides, all the management practices, as proposed during appraisal stage will also be audited on yearly basis & as per progress of the project. The observations included in this report have been based on the findings of the audit conducted for the period of July 2019 to Sept 2019 by core team of M/s Aplinka Solutions & Technologies Pvt. Ltd. having its regd. office at A-48, Sector-64, Noida, Uttar Pradesh, QCI having its regd. office at A-48, Sector-64, Noida, Uttar Pradesh, QCI No. NABET/EIA/1922/RA0139.

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**List of Abbreviations**

- EAP - Environmental Action Plan
- EAR - Environmental Audit Report
- EIA - Environmental Impact Assessment
- EMS - Environmental Management System
- NOC - No Objection Certificate
- OEMP- Operation Environmental Management Plan
- EPA - Environment Protection Act
- CTE - Consent to Establish

**List of Legislations**

- The Water (Prevention & Control of Pollution) Act, 1974
- The Water (Prevention and Control of Pollution) Cess Act, 1977
- The Air (Prevention & Control of Pollution) Act, 1981
- The Environment (Protection) Act, 1986
- The Manufacture, Storage and Import of Hazardous Chemical Rules, 1989
- Noise Pollution (Regulation & Control) Rule, 2000
- Biological Diversity Act, 2002
- Environment Impact Assessment Notification, 2006
- Affordable Housing Policy, 2013
- Solid waste Management Rules, 2016
- Hazardous & other wastes (Management &Trans- boundary Movement) Rules, 2016
- Biomedical Waste Management Rules, 2016
- E-waste Management Rules, 2016
- Construction & Demolition Waste Management Rules, 2016
- Manufacture, Storage, and Import of Hazardous Chemicals (MSIHC) Rules, 1989

**List of Annexure**

<b>Annexure No.</b>	<b>Particulars</b>
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## CHAPTER I: EXECUTIVE SUMMARY

### 1.1 Brief of Project Proponent

M/s Hyundai Motor India Ltd (HMIL) is a wholly owned subsidiary of the Hyundai Motor Company headquartered in South Korea. HMIL became the second largest automobile manufacturer within a few months of its inception and the largest automobile exporter in India.

The new sales and marketing headquarter located in Gurugram, is scheduled to be completed by February 2020 showcasing Hyundai's Modern Premium Brand Imagery. It incorporates advanced architectural design and functionality inspired by Hyundai's global designed language with an emphasis on energy efficiency and clean environment. A certified green building with centralized air pollution protection through 3 stage HEPA Filter air purifier. This building will contain the headquarters of Hyundai's 7 subsidiary companies in India with over 650 employees under one roof. This model office will be ready with EV charging infrastructure at 4 basement parking levels in-line with Government of India's vision and plan to implement all electric vehicles in India by 2030. This 6-floor building will have an exclusive Brand Shop which will provide customers a complete Hyundai brand.

### 1.2 Project Details

Table 1.1. Project details

<b>Project Proponent</b>	M/s Hyundai Motor India Ltd.
<b>Plot Area</b>	7820.80 sq. m. (1.93 acres)
<b>Built-Up Area</b>	28,334.42 sq. m
<b>Landscape Area</b>	1955.70 sq. m. (25% of plot area)
<b>Total Water Requirement</b>	104 KLD
<b>Height of the Building</b>	39.3 metres
<b>STP Capacity</b>	100 KLD
<b>Total Power Requirement</b>	1145 KVA supplied by DHBVN
<b>Solid waste generation</b>	405 Kg/day

Ref: EC Letter No. SEIAA/HR/2018/73. Dated. 05.02.2018



### **1.3 Site Connectivity**

The project site is located at Plot No. C-11 in City Centre, Sector – 29, Urban Estate – II, Gurugram, Haryana. The project site is directly connected to the NH-8, Delhi Jaipur Expressway and the project is at a very strategic location as through NH-8 Airport is connected and also Gurugram is connected to main railway route Delhi-Jaipur which provides connectivity for whole north and Western India. Delhi is also around 4km distance from the site. Lifeline of Gurugram is Metroline which falls under 1km from the project site which connects to various other parts of Gurugram and Delhi.

### **1.4 Description of the Land Environment**

Environment in general refers to the surroundings of an object which may be natural or the built environment. Environmental management is essentially the management of interaction by modern human societies with, and its impact upon the environment. The surrounding area comprising of mix land use and air & water quality is fairly good. It has been observed and confirmed during the monitoring of environment data that all the environment measures like air, water and noise environment of the project site are well under limit

### **1.5 Summary of Findings**

It has been observed that the project is in construction phase. Consent to Establish has been obtained from Haryana State Pollution Control Board (HSPCB) which is valid up to 04/02/2025. Hence the documents were cross-checked and found that maximum documentation is in line to the requirements as per the environment legislations although some deficiencies have been pointed out in the report as non-conformances for which actions have been suggested.

## **CHAPTER II: INTRODUCTION**

### **2.1 Introduction**

An Environmental Audit (EA) is a tool used to provide insight of the management of environmental impacts from development projects and industrial activities. The Environmental Audit Report (EAR) describes the details of audit procedures followed, the project or process being audited, lists the environmental audit findings associated with the project, and identifies the relevant gaps in implementation & action to be taken for improvement.

The EAR provides an opportunity to assess the implementation of a project's Environmental Management System (EMS) and compliance of permits, certificates, licenses, or approved plans. Accordingly, audit reports should be clear, timely, concise, and objective; provide a fair summary of all the relevant facts; and demonstrate conformity with the related and approved environmental studies. Audit issues that have been reported should be properly analysed and concluded, and all reported findings and conclusions should be supported by adequate, reliable, and fair audit evidence. For carrying out complete consultancy works related to Designing and Structure Project Proponent Hyundai Motors have hired Sikka Architects and Associates and for completing the jobs related to Environment Audits M/s Aplinka Solutions and Technologies Pvt Ltd has been hired.

### **2.2 About the Project**

The Corporate Office Building project is located at Sector – 29 at Urban Estate – II, Gurugram, Haryana and is spread over a plot area of 1.93 acres. The proposed project shall comprise of 4 Basements + GF+ 05 Floor. It will have Office blocks, Showrooms, Kitchen etc. The orientation of the building will be done in such a manner that most of glazed areas in north and east. Several measures such as use of dust screens, GI barriers, regular water sprinkling and use of tarpaulin covers will be taken to keep the surrounding

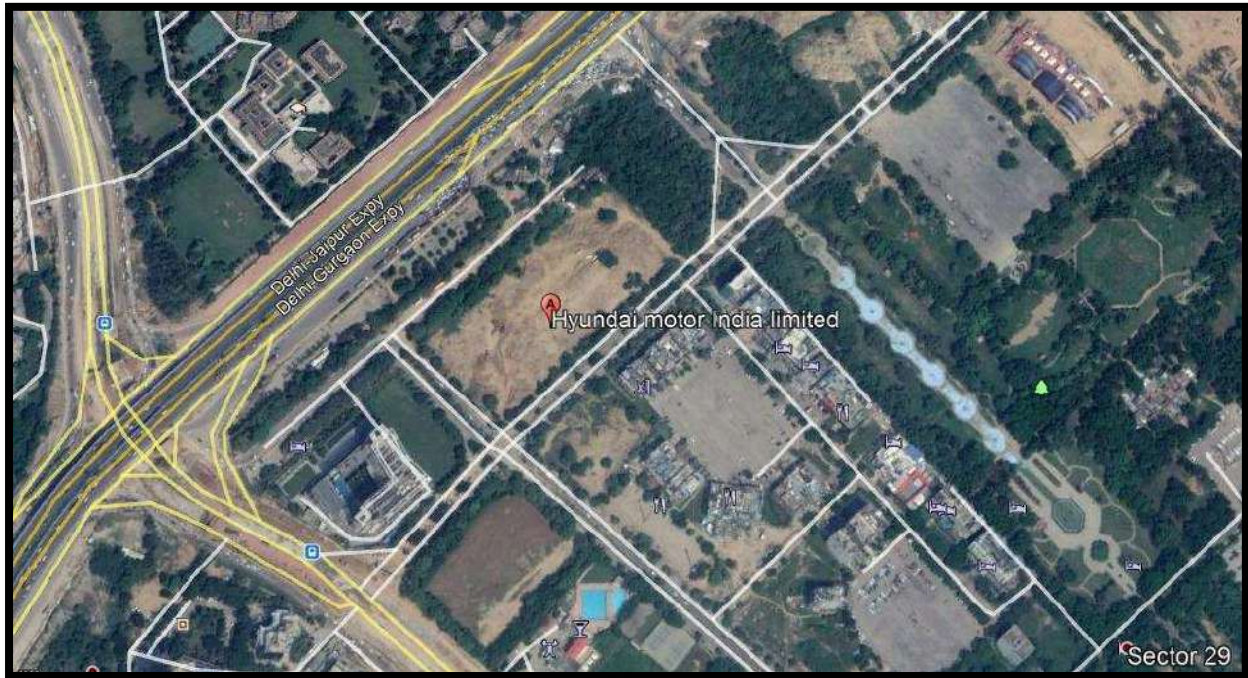
pollution free in construction phase. Authorized vendor will be hired for collection and segregation of solid waste inside the premises.

Environment Clearance was obtained for the Corporate Official Building Project dated 05.02.2018 vide Letter No. SEIAA/HR/2018/73. Consent to Establish was obtained vide Letter No. HSPCB/Consent/: 313116318GUNOCTE4952955, Dated 08.02.2018.

The project site is located at Plot No. C-11 in City Center, Sector - 29, Urban Estate - II, Gurugram, Haryana. The project site is directly connected to the NH-8, Delhi Jaipur Expressway and the project is at a very strategic location as through NH-8 Airport is connected and also Gurugram is connected to main railway route Delhi-Jaipur which provides connectivity for whole north and Western India. Delhi is also around 4km distance from the site. Lifeline of Gurugram is Metroline which falls under 1km from the project site which connects to various other parts of Gurugram and Delhi. In below mentioned table aerial distances from various important points have been mentioned.

**Table 2.1 Site connectivity**

<b>Sl. No.</b>	<b>Connectivity</b>	<b>Distance</b>
1.	NH-8/Delhi-Gurugram Expressway	0.09 km towards NW
2.	IFFCO Chowk Metro Station	1 km towards NE
3.	NH - 236	0.6 km towards NW
	<b>Hospitals</b>	
4.	Umkal Hospital	1.1 km towards E
5.	Metropolis Healthcare	2.0 km towards SW
	<b>Schools/ Colleges</b>	
6.	Lord Krishna Institute of Management & Technology	0.6 km towards N
7.	Management Development Institute	0.3 km towards North
	<b>Railway station</b>	
8.	Gurugram Railway Station	5.24 km towards WNW
	<b>Airport</b>	
9	India Gandhi International Airport	8.54 km towards North



**Figure 2.1 Location of project site**

### **2.3 About the project Proponent**

Total five contractors are working in the site and all the contractors are having their separate agreements

Following contractors were engaged for the construction of Corporate Office Building Project:

1. Kotec Automotive Services India Pvt. Ltd.
2. Woohycon Enterprises India Pvt. Ltd.
3. Hankuk Construction & Trading Pvt. Ltd.
4. Hyundai Engineering Co. Ltd.
5. Dynacon Projects Pvt. Ltd.

### **2.4 Scope & Criteria of Audit**

The audit is to cover all the activities and components of the project including documentation and records, training, monitoring programs and results, internal audits and inspections, incidents and complaints, and other audit activities.

## **2.5 Objectives**

The objective of an EAR is to provide holistic view on environmental performance of the project for the period covered by the audit. The primary objectives of the EAR are as follows:

- Provide an objective analysis of the environmental impacts arising from a project
- Establish that the requirements of the No Objection Certificate (NOC) and other Environmental Impact Assessment (EIA) are appropriately implemented
- Determine that mitigation measures which are effective in minimizing environmental impacts
- Identify opportunities and make recommendations for improvements in environmental performance of the project
- Provide the information required to develop an Environmental Action Plan (EAP) in the event of any significant findings of negative impacts to the environment.

## **2.6 Auditors**

M/s Amlinka Solutions and Technologies Pvt Ltd (ASTPL) is Environmental Consulting Organization working for Environmental Works since 2013. There is a team of Environment Experts having wide knowledge of the subject. There are three directors of the Company, Mr Sushant Girdhar (M. Tech Energy Studies and Environment Management), Mr Ashish Rana (M. Tech Energy Studies and Environment Management) and Mr Darpan Bajaj (MBA International Business). ASTPL is providing services for various sectors like Environment Impact Assessment (for Building & Construction Projects, Large Construction and Area Development Projects, Opencast Mining Projects, Thermal Power Plant Projects, Highways and Industrial Estates), Obtaining permissions from Central Ground Water Authority, Consents to Establish and Operate from State Pollution Control Board, Submission of Compliance reports to various authorities, Designing, Erection and Commissioning of STPs, ETPs and its Operation and

Maintenance, Environmental Audit & Compliance Audit, etc. The environmental audit for the period up to December, 2018 was carried out by team of experts of M/s Aplinka Solutions & Technologies Pvt. Ltd. The team has included following members:

- Mr. Gokul Chandra Patnaik: Mr Patnaik is having a vast Experience totalling around 43 years where 7 years of experience with Bharat Heavy Electricals Ltd and 29 years in National Thermal Power corporation ltd. Mr Patnaik is certified Environment Auditor from British Council Dvn. & Environment Res. Foundation of India Coimbatore and Associate EARA Environment Auditor from Regional Institute of Environment Technology & EARA, Kuala Lumpur, Malaysia & CII. He is also certified Environment Coordinator for Thermal Power plant sector and approved Functional Area Expert in sector of Air Pollution, prevention and Control and Risk and Hazards by National Accreditation Board for Education and training, Quality Council of India.
- Ms. Sushant Girdhar: Mr Girdhar is having more than 7 years experience in field of Environment and is certified Environment Coordinator for Building and Construction, Large Construction and Area Development Projects and Open Cast Mining Projects. There are many projects related to designing and Installation of STPs in the region which have been completed by Mr Sushant Girdhar along with providing environment solutions at the stage of Construction of projects
- Ms. Kahekashan Perwin having an experience of 7 years in the field of Environmental Impact Assessment. Ms Perwin is Bachelor of Environment Engineering and has been accredited as Functional Area Expert by National Accreditation Board for Education and Training, Quality Council of India in 2 Functional Areas i.e. Water Pollution Prevention and Control of Pollution and Municipal Solid Waste Management. Ms Perwin has also worked under Bhubaneswar Municipal Corporation as Solid Waste Management Expert under

Swachh Bharat Abhiyan and worked for maintenance of solid waste management including collection of municipal Solid waste of complete city of Bhubaneswar and complains handling related to SWM in the city.

Representatives from M/s Hyundai Motor India Ltd. were present throughout the process of audit and provided full support and cooperation.

## **2.7 Methodology of Audit**

Since site preparation was being carried out and clay mining operation has been commenced, the audit was conducted for documentation, transportation system, infrastructural facilities for labors, air and water quality, energy requirement, solid waste management and green belt.

**1. Desktop Study:** In this initially documentation like Environment Clearance Letter, Consent to Establish, Mining Permission, Fire NOC, AAI NOC were asked from the project proponent and initial Desktop study was conducted regarding the validity of various permissions, project location, parameters required and under relevant environmental notifications the project shall be dealt. Accordingly, list of requirements including other collateral information was sent to the project proponent.

**2. Checklist preparation:** After receipt of all desired information and documents regarding the project, proponent and receiving copies of requirement from the proponent, worksheets are prepared considering NOCs, Clearances and related Environment Laws to check the implementation status of environmental measures on site. These worksheets have been duly filled with all inputs for further assessment.

**3. On-site inspection:** Onsite inspection was done by Ms Kahekashan and Mr Sushant Girdhar to check the implementation status of transportation, labor camp, energy requirement/usage, site condition etc., at site. Workers & site officials were interviewed at site and additional information, wherever possible, was collected regarding implementation status.

**4. Fulfilling of gaps by supplying information:** After site inspection, some documents as per the Annexures listed were made available or provided to audit team, so for fulfilling the gaps mail regarding some more documentation was sent and received.

**5. EA report preparation:** The Audit report was finally prepared by the team of experts of Aplinka Solutions & Technologies Pvt Ltd. All the complied points are marked as conformances and all the non-complied points are marked as Non- Conformance in chapter III only.



## CHAPTER III: SITE INSPECTION

The worksheets were studied and analysed for preparation of reports. All the existing available documents were also considered.

### 3.1 Site Inspection

The project has obtained Consent to Establish and is in construction phase. The proposed project shall comprise of 4 Basements + GF+ 05 Floor. It will have Office blocks, Showrooms, Kitchen etc. Construction status is

S. No.	No. of Floors	Structure work (Steel Structure)	RCC Work	Plumbing work	Plaster work	Electric work
1	Basement 1	100%	100%	10%	100%	10%
2	Basement 2	100%	100%	15%	100%	15%
3	Basement 3	100%	100%	20%	100%	20%
4	Basement 4	100%	100%	20%	100%	20%
5	Ground Floor	100%	100%	20%	30%	20%
6	floor 1	100%	100%	20%	30%	20%
7	floor 2	100%	100%	20%	30%	20%
8	floor 3	100%	100%	20%	30%	20%
9	floor 4	100%	100%	20%	30%	20%
10	floor 5	100%	100%	20%	30%	20%
11	Landscape status	Not started				



**Figure3.1. Status of Project**

### **3.2 Environmental Management Systems and Management Commitment**

The various components, as envisaged earlier in proposed Environmental Management Plan, have been reviewed at site and are described here.

#### **3.2.1. Water Quality Management**

In construction phase, treated water is being purchased from private water tankers suppliers from Authority. Bills of Treated water used for construction work are attached as **Annexure X**.

Fresh water assurance for 50 KLD has been obtained from HUDA which will be required for operational phase. Copy of the assurance is attached as **Annexure VI**.

Dual Plumbing will be provided for the separation of the grey and black water generated on site. Waste water generated during operation phase will be 67.5 KLD approximately, treated in STP of 100 KLD which will be installed on site and treated water from STP will be recycled to maximum extent, through dual plumbing piping system. Meters will be installed for the monitoring. STP feasibility report is attached as **Annexure XI**.

No usage of Ground Water for construction purpose.

Two Rain Water Harvesting (RWH) pits will be constructed at site for artificial recharging of ground water after completion of structural work as confirmed by the project officials.

#### **3.2.2 Air Quality Management**

All the preventive measures are being done to reduce the air pollution and to maintain the ambient air quality. Air quality will be monitored during six monthly compliance submissions to ensure that it is within the prescribed limits. Only PUC certified vehicles are allowed to enter the site.

Barricading has been raised all along the boundary of project site.

Water is being used daily for sprinkling on site in order to suppress fugitive dust emissions. Wheel wash arrangement has been closed because the movement of dumpers are no more active on the site.



**Figure3.2 Barricading all along the boundary of the project site**

### **3.2.3. Parking Facility & Traffic Circulation**

Adequate space for trucks, tankers and other construction vehicles has been provided for loading and unloading of construction materials. Safety slogans & signage's have been provided on site for the proper traffic movement and safety.



**Figure3.3 Safety sign board**

#### **3.2.4. Solid waste management**

The construction waste generated from site is not causing any health hazard and is being used for levelling/ back filling. Solid waste generated on the Project site is being collected by hired local person. However, project officials were suggested to maintain records of quantitative details for generation & disposal in future. The solid waste generated will be managed as per Solid Waste Management Rules, 2016.



**Figure 3.4 Dustbins placed on site for solid waste**

### **3.2.5. Power requirement**

Electricity connection has been provided by DHBVN and Electricity bills have been attached as **Annexure IX**.

During construction phase DG sets will be used only in case of power failure. 2 DG sets of capacities (1\*40+ 1\*62) kVA have been installed at site to meet energy requirement which were provided with acoustic enclosure with adequate stack height (2-3 m). DG sets have been operated and bills, as submitted, show average 700 ltrs per month low sulphur HSD was consumed.

Project official were suggested to maintain records of generation of used oil & its disposal as per Hazardous and Other Wastes (Management and Trans-boundary Movement) Rules, 2016. Further, storage of HSD is being kept in leak proof containers in an isolated area & waste oil is being taken away by the respective contractors .



**Figure3.5 DG Set photograph**

### **Facilities for labourers**

On the project site around 200 labours are present. Drinking water has been provided to the labours on the site and drinking water bill have been attached as **Annexure XIV**. PPEs such as Safety helmets, shoes, jackets,

cotton plugs, etc has been provided for their safety. List of PPEs provided to Labours and the cost of Purchase for the same has been attached as **Annexure XII**. Safety slogans & signage were displayed at site for the safety of labourers.



**Figure3.6 Safety training in the Safety room**



**Figure3.7 First Aid Facility**

### **Green belt development**

As EC has been granted on 5<sup>th</sup> Feb 2018 therefore Green belt development has not been started yet. 25% of the plot (i.e. 1955.70 sq m) will be earmarked for green belt development.

### **Fire fighting arrangement**

Fire fighting scheme has been examined and approved by competent authority. Copy of the same is attached as **Annexure III**. All the necessary preventive measures will be taken as preapproval before commissioning of operation.



**Figure3.8 Fire Extinguisher**

## **CHAPTER IV: AUDIT FINDINGS**

The detailed audit of all the available permissions & approvals such as Environment Clearance, Consent to Establish Certificate, Mining permission, HUDA NOC, NOC from Fire department, Airport Authority of India NOC etc., field inspection and subsequently discussions with project officials revealed that total of 74 stipulations require attention for implementation. Of these, as many as stipulation pertains to various stages of the project. These have been broadly categorized in to 32 actionable points. Out of which, 28 have shown conformity whereas remaining are either non-conformed or lack of adequate information to qualify for any of the category. These findings are summarised in Table 4.1

**Table 4.1 Conformance/ Non-conformance based on documentation and site inspection during construction phase**

<b>Sl. No.</b>	<b>Particulars</b>	<b>Status</b>	<b>Validity Period</b>	<b>Conformity/ Non-conformity</b>	<b>Annexure</b>
<b>1.</b>	Environmental Clearance letter	Available	7 yrs	Conformance	<b>Annexure I</b>
<b>2.</b>	Consent to Establish	Available	7 yrs	Conformance	<b>Annexure II</b>
<b>3.</b>	Approved Fire fighting scheme	Available	-	Conformance	<b>Annexure III</b>
<b>4.</b>	Clearance from Airport Authority of India	Available	8 yrs	Conformance	<b>Annexure IV</b>
<b>5.</b>	Forest NOC	Available	-	Conformance	<b>Annexure V</b>
<b>6.</b>	Drinking Water Assurance from HUDA	Available	-	Conformance	<b>Annexure VI</b>
<b>7.</b>	List of Raw	Available	-	Conformance	<b>Annexure VII</b>



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	Materials used in construction				
<b>8.</b>	ESI & EPF receipts of employees	Available	-	Observation	
<b>9.</b>	Bills for purchase of diesel	Available	-	Conformance	<b>Annexure VIII</b>
<b>10.</b>	Electricity Bill	Available	1 month	Conformance	<b>Annexure IX</b>
<b>11.</b>	Bills of Treated water used for construction work	Available	-	Conformance	<b>Annexure X</b>
<b>12.</b>	Bills showing collection of Solid waste	Available	-	Conformance	<b>Annexure XX</b>
<b>13.</b>	STP Feasibility Report	Available	-	Conformance	<b>Annexure XI</b>
<b>14.</b>	PUC certificate	Available		Conformance	<b>Annexure XII</b>
<b>15.</b>	List of PPEs provided to Labours and the cost of Purchase for the same	Available		Conformance	<b>Annexure XIII</b>
<b>16.</b>	Structural Safety Certificate	Available		Conformance	<b>Annexure XIV</b>
<b>17.</b>	Corporate Social Responsibility Plan	Not Available		Non-Conformance	Not provided
<b>18.</b>	Drinking water bill	Available		Conformance	<b>Annexure XV</b>
<b>19.</b>	Status of First Aid room	Available		Conformance	<b>Annexure XVI</b>
<b>20.</b>	Location of	Available		Conformance	The top soil

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	soil storage area				has been stored at the muck storage area which is 11.8 km away from the project site.
<b>21</b>	Assurance from DHBVN.	Available		Observation	Letter from DHBVN regarding sanction of load – <b>Annexure XVII</b>
<b>22</b>	Status of affidavit to comply with all consent permission to HSPCB.	Available		Conformance	<b>Annexure XVIII</b>
<b>23</b>	Storm water drainage Collection Permission/ Assurance from HUDA for getting excess treated water discharge.	Not Available		Non – Conformance	Not provided
<b>24</b>	Approach Road – length, width and material used for construction	Not Available		Non – Conformance	Not provided
<b>25</b>	Energy Conservation Plan	Available		Conformance	<b>Annexure XIX</b>
<b>26</b>	Water Conservation	Not Available		Non – Conformance	Will be provided in

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'2019**

	Plan				the next report
<b>27</b>	Power load calculation and Ultimate power load calculation	Available		Conformance	Provided in the previous Audit Report
<b>28</b>	Water Sprinkling	Available		Observation	Observed during site visit
<b>29</b>	Quarterly Audit report submission	Available		Observation	Quarterly audit report (Oct-Dec, 2018 & Jan-Mar, 2019) has been submitted
<b>30</b>	Six monthly compliance Reports	Available		Observation	Six monthly Compliance report has been submitted on regular basis
<b>31</b>	DG stack	Non Compliance		Observation	DG stack is continuing with the nearby tree.
<b>32</b>	DG servicing	Available		Observation	DG servicing has been carried out periodically and documents is attached as <b>Annexure XXI</b>

## **CHAPTER V: CONCLUSION & RECOMMENDATIONS**

The detailed audit of implementation of environmental safeguards has provided an opportunity to understand the existing management practices. The study has shown that few safeguards have been implemented whereas few others are yet to be implemented. Besides, documentation also requires updating and subsequently its submission to statutory authorities in accordance with various permissions obtained under environmental laws. Keeping this, following recommendations are made:

1. To monitor ground water quality in an around project site for compliance of condition.
2. To monitor air quality in an around project site (minimum three stations) for compliance of condition.
3. To monitor noise quality in an around project site (minimum three stations) for compliance of condition.
4. To maintain records of quantitative details for generation & disposal of waste oil as per HWTMH rules.
5. To maintain records of quantitative details for generation & disposal of solid waste and construction waste in order to comply condition.
6. An assurance from HUDA for getting excess treated water discharge to be obtained & submitted.
7. Water Conservation Plan to be prepared and submitted.
8. An area to be marked along the periphery of the plot for development of green belt for compliance.
9. CSR plan to be drawn for submission & implementation.