



Minutes of the 279th Meeting of the State Expert Appraisal Committee (SEAC), Haryana held on 27.10.2023 under the Chairmanship of Sh. V. K. Gupta, Chairman, SEAC, in Conference Hall (SEIAA), Bays No.55-58, First Floor, Paryatan Bhawan, Sector-2, Panchkula for considering Environmental Clearance of Projects (B Category) under Government of India Notification dated 14.09.2006

At the outset the Chairman, SEAC welcomed the Members of the SEAC and advised the Member Secretary to give brief background of this meeting.

The Minutes of 278th meeting were discussed and approved. In this meeting 14 nos. of agenda projects, received from SEIAA, were taken up for scoping, appraisal and grading as per agenda circulated.

The following members joined the meeting:

Sr. No.	Name	Designation
1.	Sh. Prabhaker Verma (Attended through VC)	Member
2.	Dr. Vivek Saxena, IFS (Attended through VC)	Member
3.	Sh. Rajbir Bondwal, IFS (Rtd).	Member
4.	Dr. Sandeep Gupta	Member
5.	Sh. Bhupender Singh Rinwa, Joint Director, Environment & Climate Change Department, Haryana	Member Secretary

279.01 ToR (Under Violation) for Hospital Project namely "Sarvesh Health City" at Hospital Site No. 1, Sector 14P, Sirsa Road, Hisar, Haryana by M/s HKSD Sarvodaya Healthcare

Project Proponent : Sh. Bhupender Madaan
Consultant : Eco Paryavaran Laboratories & Consultants Pvt. Ltd.

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/445479/2023 dated 25.09.2023 for obtaining **ToR (Under Violation)** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.1,50,000/- vide DD No.005850 dated 22.09.2023.

Table 1 – Basic Detail

Name of the Project: ToR (Under Violation) for Hospital Project namely "Sarvesh Health City" at Hospital Site No. 1, Sector 14P, Sirsa Road, Hisar, Haryana by M/s HKSD Sarvodaya Healthcare		
Sr. No.	Particulars	
Online Proposal no. SIA/HR/INFRA2/445479/2023		
1.	Latitude	29°10'8.13"N
2.	Longitude	75°42'58.75"E
3.	Plot Area	8,339.91 sq.m
4.	Achieved Ground Coverage	2,915.28 sqm



5.	Achieved FAR	12507.70 sqm
6.	Non FAR Area	10,458.86 sq.m.
7.	Basement area	6,770.86 sq.m.
8.	Total Built Up area	22,966.56 sq.m
9.	Total Green Area with Percentage	547.26 sq.m
10.	Rain Water Harvesting Pits	03 Pits
11.	STP Capacity	160 KLD
12.	ETP Capacity	10 KLD
13.	Total Parking	176 ECS + 4 Ambulance Parking
14.	Maximum Height of the Building	26.6 m including Mumty
15.	Power Requirement	1,200 KW
16.	Power Backup	DG sets of 1250 kVA overall capacity (2*625 Kva each)
17.	Total Water Requirement	140 KLD
18.	Fresh Water Requirement	94 KLD
19.	Treated Water	96 (92+4) KLD
20.	Waste Water Generated	108 (Sewage) + 5 (Effluent) = 113 KLD
21.	Solid Waste Generated	510kg/day
22.	Total Population	1,083 Persons
23.	Biodegradable Waste	86 kg/day
24.	Organic Waste	200 Kg/day
25.	Dwelling Units	NA
26.	Basement	2B
27.	No of beds	230 beds
28.	Stories	2B+G+4+Terrace
29.	No of Towers	01 No
30.	R+U Value of Material used (Glass)	Roof U-factor = 0.261 W/sq.m- °C Opaque Wall U-factor = 0.352 W/sq.m- ° C Roof R-value = 3.5 sq.m - °C/ W Opaque Wall R-value = 2.35 sq.m- °C/ W
31.	Total Cost of the project:	53.7067 Cr.

The case was taken up in 279th meeting of SEAC held on 27.10.2023. PP presented the case before the committee. The committee after discussion raised some observations to which PP replied in the form of an affidavit dated 27.10.2023 mentioning herein as under:



1. That we are hereby self-declaring the violation, as built-up area of the project exceeds the limit of 20,000 sq.m as per EIA Notification, 2006 and its amendments. Thereby, application filed for issue of Terms of Reference (ToR) under Violation Category.
2. That treated water from ETP will not directly discharged into HSVP sewer and will be reused for other purposes within project except for landscaping.
3. That no laundry has been provided within project premises.
4. That as per approved layout plan, the plot area of the project is 8,339.91 sq.m (2.06 acres), 12,507.70 sq.m is the Permissible FAR and 22,966.56 sq.m is the built-up area. Break up of the same is attached as **Annexure-I**

A detailed discussion was held by the Committee on the submissions made by PP as well as documents produced in support of its case. After due deliberations, the Committee discussed the case under violation category and the committee after detailed deliberations on the information presented by the project proponent, unanimously decided to **recommend** the case to SEIAA for Grant of Terms of Reference (**under violation**) for undertaking EIA and preparation of Environment Management Plan (EMP):-

1. The State Government/SPCB to take action against the project proponent under the provisions of the Section 15 read with Section 19 of the Environment (Protection) Act, 1986, and no OC, Consent to Operate or Consent to Establish shall be granted for violation part of the project.
2. The Project Proponent shall be required to submit a bank guarantee equivalent to the amount of remediation plan and natural and community resource augmentation plan with the SPCB prior to the grant EC. The quantum shall be recommended by the SEAC and finalized by the regulatory authority. The bank guarantee shall be released after successful implementation of the EMP, followed by recommendations of the SEAC and approval of the regulatory authority.
3. The PP shall submit a realistic, scientific, quantified and tangible mentioning damage assessment keeping in view the orders passed by Hon'ble NGT in case IA 02/2023 titled as VSR Mall Vs. State of Haryana dated 22.02.2023 and OA No.215 of 2022 titled as Ashish Sardana Vs. Vatika dated 24.04.2023 and also keeping in view of SoP dated 07.07.2021 regarding grant of EC to violation cases to be considered the action on merits.

Standard Terms of References (ToR)

1. Project site details (location, toposheet of the study area of 10 km, coordinates, Google map, layout map, land use, geological features and geo-hydrological status of the study area, drainage).
2. Land use as per the approved Master Plan of the area, Permission/approvals required from the land owning agencies, Development Authorities, Local Body, Water Supply & Sewerage Board, etc.
3. Land acquisition status, R & R details.
4. Forest and Wildlife and eco-sensitive zones, if any in the study area of 10 km – Clearances required under the Forest (Conservation) Act, 1980, the Wildlife (Protection) Act, 1972 and/or the Environment (Protection) Act, 1986.



5. Baseline environmental study for ambient air (PM₁₀, PM_{2.5}, SoZ, NOx& CO), water (both surface and ground), noise and soil for one month (except monsoon period) as per MoEF&CC/CPCB guidelines at Minimum 5 locations in the study area of 10 km.
6. Details on flora and fauna and socio-economic aspects in the study area. Likely impact of the project on the environmental parameters (ambient air, surface and ground water, land, flora and fauna and socio-economic, etc).
7. Source of water for different identified purposes with the permissions required from the concerned authorities, both for surface water and the ground water (by CGWA) as the case may be, Rain water harvesting, etc.
8. Waste water management (treatment, reuse and disposal) for the project and also the study area.
9. Management of solid waste and the construction & demolition waste for the project vis-à-vis. the Solid Waste Management Rules, 2016 and the Construction & Demolition Rules, 2016.
10. Energy efficient measures (LED lights, solar power, etc.) during construction as well as during operational phase of the project as per ECBC Act read with rules made there under.
11. Assessment of ecological damage with respect to air, water, land and other environmental attributes. The collection and analysis of data shall be done by an environmental laboratory duly notified under the Environment (Protection) Act, 1986, or an environmental laboratory accredited by NABL, or a laboratory of a Council of Scientific and Industrial Research (CSIR) institution working in the field of environment.
12. Preparation of EMP comprising remediation plan and natural and community resource augmentation plan corresponding to the ecological damage assessed and economic benefits derived due to violation.
13. The remediation plan and the natural and community resource augmentation plan to be prepared as an independent chapter in the EIA report by the accredited consultants.

Additional Terms of Reference in addition to condition no.1, 2 & 3 above:

1. The PP shall submit complete history and chronology of the project as to why they have applied under violation category for hospital.
2. The PP shall submit latest photographs of the project site.
3. The Project Proponent shall submit assessment of ecological damage, remediation plan and natural and community resource augmentation plan since its construction being violation case which shall be later incorporated as an independent chapter in the environment impact assessment report as follows:
 - a. Ecological Damage
 - b. Remediation plan
 - c. Natural and community resource augmentation plan with quantification
4. The PP should submit key plan of sampling locations, primary micromet data, DG/Vehicular data, DAT files (input and output), dispersion models (isopleths) of PM₁₀, PM_{2.5}, SO₂, NO₂, CO vis a vis wind rose diagram
5. The PP should submit incremental load statement with respect to existing approved capacity.
6. The PP should submit proper solid waste management plan with respect to provision of new waste management rules for all types of waste generated with details of provisions of organic waste converter within the project site.
7. The PP should submit Land use cover map of site and surrounding study area based



- on satellite images.
8. The PP should submit energy saving details from the project and detailed ECBC compliance with percentage energy savings.
 9. The PP should submit Traffic circulation management plan.
 10. The PP should submit tangible EMP provisions and compliance thereof.
 11. The PP should enclose all analysis reports of Air, Water, Soil, Noise etc. from MoEF&CC/NABL Laboratory with scope of accreditation along with range of testing. All original reports should be available during approval of project.
 12. The PP in EIA/EMP report should enclosed credible legal action u/s 19 read with Section 15 of EPA initiated against the owned by State Govt./SPCB.
 13. The PP should submit the status report from RO, MoEF&CC/HSPCB Chandigarh of the earlier EC granted, if any.
 14. The PP should submit contour plan indicating level of proposed site in terms of drainage pattern.
 15. The Hydraulic design with dimensions of each components of STP (MBBR technology), MLSS maintained on the basis of retention time.
 16. The PP shall submit the Seasonal data of air, water (ground & surface) soil, noise along with test reports from accredited laboratory.
 17. The PP shall submit the sun simulation path study for building orientation.
 18. The PP shall submit the Traffic study and incremental load analysis with current status of connecting roads.
 19. The PP shall submit the Design and location of lighting arrestors for multi storied buildings.
 20. The PP shall submit the Geo Technical studies of project area.
 21. The PP shall submit time schedule of completion of RWH and STP.
 22. The PP shall submit affidavit regarding pendency/non pendency of any Court Case.
 23. The PP shall submit the Geo Tech pictures of the green area.
 24. The PP shall submit CA certificate of the project.
 25. The PP shall ensure that treated or untreated ETP water be not mixed with STP water and also not being discharged in public sewer without treatment.
 26. The PP shall submit copy of approved Building Plan.
 27. The ETP water shall be re-used for other purposes within project except for gardening purpose.
 28. The PP shall submit details of all the approvals obtained for project site.
 29. The PP shall submit authorisation/NoC letter for the numbers of beds in the hospital.
 30. The PP shall submit justification regarding number of doctors engaged in the hospital.
 31. The PP shall submit detail and procedure of disposal of biomedical waste generated from the hospital.
 32. The PP shall submit duly signed revised and legible plans with correct calculations.
 33. The PP shall submit the clarification regarding the area in zoning.
 34. The PP shall submit the detail of green achieved at the project site.

279.02 EC for Expansion of Group Housing Project at Sector 36A, Gurgaon Manesar Urban Complex, Haryana by M/s Krisumi Corporation Private Limited

Project Proponent : Sh.Akash Khurana
Consultant : Ind Tech House Consult

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/446077/2023 dated 28.09.2023 for obtaining **EC for Expansion** under Category 8(b) of EIA Notification dated



14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.048277 dated 07.09.2023. The auto ToR has been granted to the project on 18.09.2023. The PP has submitted EIA/EMP report.

Table 1 – Basic Detail

Project Name: EC for Expansion of Group Housing Project at Sector 36A, Gurgaon Manesar Urban Complex, Haryana by M/s Krisumi Corporation Private Limited				
Sr. No.	Particulars	Area as per EC	Expansion (m²)	Total Area (m²)
1.	Online Proposal no.	SIA/HR/INFRA2/446077/2023		
2.	Latitude	28°25'13.50" N		
3.	Longitude	76°58'21.40" E		
4.	Gross Plot Area	111213.4966 m ²	11735.658 m ²	122949.155 m ²
5.	Net Plot area	106698.8424 m ²	11735.658 m ²	1,18,434.50 m ²
6.	Area of Pocket Phase wise	38519.74 m ²	48830 m ²	87349.74 m ²
7.	Proposed Ground Coverage Area	8112.68 m ²	11010.19 m ²	19122.87 m ²
8.	Proposed FAR Area	93799.13 m ²	127330.334 m ²	221129.461 m ²
9.	Proposed Non FAR Areas (Basement, Balconies, Mumty Machine Rm,etc,)	83588.01 m ²	148514.827 m ²	232102.84 m ²
10.	Total Built Up area	177387.14 m ²	275845.161 m ²	453232.301 m ²
11.	Total Green Area with Percentage	10860.56 (28.2%)	13770	24630.56 (28.2%)
12.	Rain Water Harvesting Pits	10 pits	12	22 Pits
13.	STP Capacity	375 KLD	520.00 KLD	895 KLD
14.	Total Parking	1255 ECS	1885 ECS	3140 ECS
15.	Total Population	4933 No	6333 No	11266 No
16.	Power Requirement	5514 KW	5676 KW	11190 KW
17.	Power Backup	6561 KVA	6000 KVA	12561 KVA
18.	Total Water Requirement	450.57 KLD	565.62KLD	1016.19 KLD
19.	Fresh Water Requirement	272.19 KLD	361.92 KLD	634.11 KLD
20.	Total treated Water	178.38 KLD	203.70 KLD	382.08 KLD
21.	Waste Water Generated	305.81 KLD	408.19 KLD	714.00 KLD
22.	Solid Waste Generated	2.10 TPD	2.82 TPD	4.92 TPD
23.	Biodegradable waste	1.26 TPD	1.13 TPD	2.39 TPD
24.	OWC waste converter	2	1	3
25.	Maximum height	119.1	159	159
26.	No of Main DU's	779	1049	1828
27.	No of EWS unit	139	185	324
28.	No of Building blocks	7	5	12
29.	No. of Floors	3B+G+35	3B+G+49	3B+G+49
30.	R+U Value of Material used (Glass)			
31.	Total Cost of the project:	275.24 Crore	593.84 Crore	869.08 Crore



32.	EMP Budget	Capital	434.32
		Recurring	104.66
33.	Incremental Load in respect of:	i) PM _{2.5}	0.089µg/m ³
		ii) PM ₁₀	0.149 µg/m ³
		iii) SO ₂	0.579µg/m ³
		iv) NO ₂	2.39µg/m ³
		ii) CO	0.000940mg/m ³
34.	Status of Construction	Project is in construction phase	

The case was taken up in 279th meeting of SEAC held on 27.10.2023. PP presented the case before the committee and submitted the reply dated 27.10.2023 of the observations raised by SEIAA. The committee after discussion raised some observations to which PP replied in the form of an affidavit dated 27.10.2023 mentioning herein as under:

1. That, Earlier EC was obtained under expansion category vide EC Identification no. EC23B038HR172193 and File No. SEIAA/HR/2022/207 dated 05.04.2023 for Gross Plot area 111213.49 m², pocket area (Phase-I & Phase-II) 38519.74m² and built-up area 177387.14m² respectively. Now the project is undergoing for phase –III development with gross plot area 111213.49 m² to 122949.155 m². In Phase-III, pocket area of 48830 m² is proposed to be developed due to which the built-up area increases from 1,77,387.14 m² to 4,53,232.301 m². The Terms of Reference was obtained vide File No. SEIAA/HR/2023/406 dated 18.09.2023 under expansion category.
2. That, As per MoEF&CC OM dated 8th June 2022, self-certified compliance report has been submitted with EC application as the project is under expansion category and the application has submitted within six month after obtaining Environment Clearance.
3. That, we will maintain green area 28.2 % green area of net plot area as per our commitment to SEIAA.
4. That, no Revenue Rasta passing through the project.
5. That, no litigation pending on the proposed pocket.
6. That, no HT line passes through the proposed pocket.
7. That, budgetary provision for wildlife activity plan is attached as **Annexure 1**.
8. That, Aravali and forest NOC is attached as **Annexure 2**.
9. That, we have applied for IGBC for Phase 3 and we have already received GRIHA pre certification for Phase 1 and Phase 2. Copy of the same is attached as **Annexure 3**.
10. That, we have increased solar from 60 kWP to 120 kWP. Revised EMP budget is attached as **Annexure 4**.
11. That, site plan with area statement is attached as **Annexure 5**.

Table 2 – EMP Detail

Environment Budget (Construction Phase)		
Item	Capital / Investment Cost (Rs Lacs)	Recurring / Maintenance Cost per year (Rs Lacs/yr)
BARRICADING OF CONSTRUCTION SITE	96.99	14.5485



DUST MITIGATION MEASURES	1.5	0.25
SITE SANITATION	2	1
MOBILE [TOILETS]	3	1
DISINFECTION/ PEST CONTROL		0.5
LABOUR HEALTH CHECK UP & FIRST AID FACILITY	1	4.5
LABOR WELFARE (CANTEEN, CRECHE, SAFE ACCESS ROAD - WATER POWER, COOKING /GAS)	1	3.354
WHEEL WASHING	0.5	0.3
WASTE STORAGE BINS - LABOUR CAMP/SITE OFFICES	1.5	0.75
TRAFFIC MANAGEMENT SIGNAGES	1.5	0.15
SAFETY TRAINING TO WORKERS		1
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCE REPORT OF EC CONDITIONS		1.5
TOTAL	108.99	28.85

ENVIRONMENT BUDGET (Operation Stage)		
Item	Capital / Investment Cost (Rs Lacs)	Recurring / Maintenance Cost per year (Rs Lacs/yr)
SEWAGE TREATMENT PLANT	156.00	41.60
RAIN WATER HARVESTING SYSTEM	48.00	18.00
SOLID WASTE STORAGE BINS & COMPOSTER (Organic Waste Converter)	19.21	12.68
HORTICULTURE DEVELOPMENT (TREE PLANTATION & LANDSCAPING)	6.12	1.53
ROOF TOP SPV PLANT (60 KWp)	96.0	0.00
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCES OF ENVIRONMENT CLEARANCE CONDITIONS		2.00
TOTAL	325.33	75.81

A detailed discussion was held on the documents submitted by PP such as reply of observations of SEIAA, EMP Budget, previous EC, Certified Compliance Report, ATR, green area, revenue rasta, court case, HT line, Wildlife Activity Plan, Aravali and Forest NOC, IGBC Certificate, solar power, site plan as well as the submissions made by the PP and the documents submitted.

The reply was placed before the committee and committee considered the reply. After deliberations the Committee rated this project with **"Gold Rating"** and was of the unanimous view that this case should be recommended to the SEIAA for granting **Environmental Clearance to M/s Krisumi Corporation Pvt. Ltd. (as per the license issued by DTCP vide letter No LC-4161-JE(SK)-2023/27372 dated 21.08.2023)** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations

A. Specific conditions:-

- The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.**



2. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing, DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
3. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
4. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
5. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
6. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
7. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
8. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
9. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
10. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.



12. The PP shall not carry any construction above or below the Revenue Rasta, if any
13. The PP shall keep the ROW below the HT Line passing through the project, if any.
14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
16. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
17. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
18. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits**.
19. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
20. The PP shall obtain power assurance from the competent authority.
21. The PP may provide electric charging stations to facilitate electric vehicle commuters.
22. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
23. The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
24. The PP shall maintain **24630.56 sqm (28.2%) area for green area development as committed in previous EC granted by SEIAA.**
25. **The PP shall increase Solar power from 60 kWp to 120 kWp.**
26. **22 Rain water harvesting** recharge pits shall be provided for ground water recharging as per the CGWB norms.
27. The PP shall provide required **number of Anti Smog Guns** as per guidelines of HSPCB.

B. Statutory Compliance:

1. The project proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority for ground coverage, FAR and should be in accordance with zoning plan approved by Competent Authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of fire fighting equipment etc as per National Building Code including protection measures from lightning etc.
3. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.



4. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable and shall abide with the conditions imposed in NOC, if any issued by Forest Department and NBWL.
5. The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board.
6. The PP shall obtain the permission for withdrawal of ground/surface water from competent authority before the start of the project and also obtain the CTO from HSPCB after the approval from competent authority.
7. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
9. The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, the Plastics Waste (Management) Rules, 2016 and Batteries Waste (Management Handling) Rules 2001 (as amended in 2020) shall be followed.
10. The project proponent shall follow the ECBC Act/ECBC- Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.

I Air Quality Monitoring and Preservation

- i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
- iv. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra low sulphur diesel shall be ensured for DG sets. The location of the DG sets may be decided with in consultation with State Pollution Control Board
- v. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi. Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
- vii. Wet jet shall be provided for grinding and stone cutting.
- viii. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust
- ix. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.



- x. The diesel generator sets to be used during construction phase shall be ultra low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- xi. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Ultra low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xii. For indoor air quality the ventilation provisions as per National Building Code of India.

II Water Quality Monitoring and Preservation

- i. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
- ii. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- iii. Total fresh water use shall not exceed the proposed requirement as provided in the project details. The per capita supply should adhere to NBC 2016 and CGWA Notification dated 12.12.2018.
- iv. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF& CC along with six monthly Monitoring reports.
- v. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
- vi. At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
- vii. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
- viii. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
- ix. Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
- x. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- xi. The local bye-law provisions on rain water harvesting should be followed. If local bye law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain Water Harvesting pits shall be provided for ground water recharging as per the CGWB norms.
- xii. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for



use. The ground water shall not be withdrawn without approval from the Competent Authority.

- xiii. All recharge should be limited to shallow aquifer.
- xiv. No ground water shall be used during construction phase of the project.
- xv. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
- xvi. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- xvii. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
- xviii. No sewage or untreated effluent water would be discharged through storm water drains.
- xix. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
- xx. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxi. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

III Noise Monitoring and Prevention

- i. Ambient noise levels shall conform to residential area/commercial area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB /SPCB.
- ii. Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
- iii. Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

IV Energy Conservation Measures

- i. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency as per ECBC Act, 2017 read with ECBC Rules, 2018 shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC also which is in no case should be less than 25% as prescribed.
- ii. Outdoor and common area lighting shall be LED.



- iii. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof R & U-values shall be as per ECBC specifications.
- iv. Energy conservation measures like installation of CFLs/ LED for the lighting outside the building should be integral part of the project design and should be in place before project commissioning.
- v. Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
- vi. Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.
- vii. The PP will submit report indicating compliance of each parameter of ECBC requirement and submit quantification saving report for each component.

V Waste Management

- i. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W generated from project shall be obtained.
- ii. Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- iii. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- iv. Organic Waste Converter within the premises with a minimum capacity of 0.5 kg/person/day must be installed. Leaves to be put in earmarked pits for converting them into compost to be used as manure.
- v. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- vi. Any hazardous waste generated during construction phase, shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- vii. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, compressed earth blocks, and other environment friendly materials.
- viii. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
- ix. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- x. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.



VI Green Cover

- i. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
- ii. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
- iii. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
- iv. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
- v. The PP shall ensure that the area marked for greenery and trees will not be rendered impervious by any means like soil, compaction or cement concrete or brick or tiles or rubber or plastic cover or any other impervious material in any manner and the area must be maintained pervious for water infiltration/percolation and air flow in the soil. It must be straight on earth and not on any roof or slab of any tile.

VII Transport

- i. A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
 - a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
 - b) Traffic calming measures.
 - c) Proper design of entry and exit points.
 - d) Parking norms as per local regulation.
- ii. Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
- iii. A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.



VIII Human Health Issues

- i. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
- ii. For indoor air quality the ventilation provisions as per National Building Code of India.
- iii. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
- iv. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- v. Occupational health surveillance of the workers shall be done on a regular basis.
- vi. A First Aid Room shall be provided in the project both during construction and operations of the project.

IX Corporate Environment Responsibility

- i. The project proponent shall comply with the provisions of CER, as applicable.
- ii. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/ violation of the environmental/ forest/ wildlife norms/ conditions and/ or share holders/ stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
- iii. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
- iv. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

X Miscellaneous

- i. The project proponent shall prominently advertise it at least in two local news papers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
- ii. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
- iii. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.



- iv. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
- v. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
- vi. The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
- vii. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- viii. The project proponent shall abide by all the commitments and recommendations made in the form-IA, Conceptual Plan and also that during their presentation to the Expert Appraisal Committee.
- ix. No further expansion or modifications in the plan shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC)/SEIAA, Haryana. The project proponent shall seek fresh environmental clearance under EIA notification 2006 if at any stage there is change of area of this project.
- x. Any change in planning of the approved plan will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance
- xi. The PP should give unambiguous affidavit giving land promoters in accordance with your ownership and possession of land legal the case referred for Environment Clearance to SEIAA.
- xii. Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- xiii. The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- xiv. The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- xv. The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
- xvi. The above conditions shall be enforced, inter-alia under the provisions of the Water(Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Trans boundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

279.03 EC for Proposed Expansion of Production for Boulder, Gravel & Sand Mining Project at Malikpur Khadar Block/YNR B-28 Area 23.20 ha. by Sh. Karaj Singh

Project Proponent : Not present
Consultant : Not present

The Project Proponent submitted online Proposal No. SIA/HR/MIN/445833/2023 dated 26.09.2023 for obtaining **EC for Expansion** under Category 1(a) of EIA Notification dated



14.09.2006. The PP submitted the scrutiny fee of Rs.1,50,000/- vide DD No. 000054 dated 16.08.2023.

The case was taken up in 279th meeting of SEAC held on 27.10.2023. However, PP submitted a letter dated 27.10.2023 to defer their case as they have not been able to receive the Certified Compliance Report from the RO. The committee acceded with the request of PP and deferred their case.

279.04 EC for Proposed Development of Mixed Land Use Colony (95% Residential & 5% commercial) under TOD policy at village Hayatpur, Sector-89, Gurugram, Haryana by M/s Godrej Properties Ltd.

Project Proponent : Sh. Manish Jindal
Consultant : Vardan EnviroNet

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/441903/2023 dated 22.09.2023 for obtaining **EC** under Category 8 (b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.002230 dated 02.06.2023.

Table 1 – Basic Detail

Name of the Project: EC for Proposed Development of Mixed Land Use Colony under TOD policy at village- Hayatpur, Sector-89, Gurugram, Haryana by M/s Godrej Properties Ltd		
Sr. No.	Particulars	
Online Proposal no. SIA/HR/INFRA2/441903/2023		
1.	Latitude	28°24'50.44"N
2.	Longitude	76°57'4.22"E
3.	Plot Area	57,490.705 sq.m (14.20625 Acres)
4.	Net Plot area	57,490.705 sqm
5.	Proposed Ground Coverage	26,008.19 sqm
6.	Proposed FAR	2,06,391.63 sqm
7.	Non FAR Area	2,38, 565.29 sq.m.
8.	Total Built Up area	4,44,956.92 sq.m
9.	Total Green Area with Percentage	11,498.141 sq.m (20% of the net plot area)
10.	Rain Water Harvesting Pits	24 Pits
11.	STP Capacity	1,250 KLD
12.	Maximum Height of the Building	150 m
13.	Power Requirement	11,711 KW
14.	Power Backup	7 Nos. of 1500 KVA,1 No. of 1010 kVA,1 No. of 500 kVA



15.	Total Water Requirement		1,080 KLD	
16.	Fresh Water Requirement		707 KLD	
17.	Treated Water		373 KLD	
18.	Waste Water Generated		923 KLD	
19.	Solid Waste Generated		6,111 kg/day	
20.	Biodegradable Waste		3667kg/day	
21.	Organic Waste capacity		4500 kg/day	
22.	Total Parking		1,142	
23.	Max. No of Floors		G+40 F	
24.	Total Population		17,482 Persons	
25.	Dwelling Units		1,350 nos	
26.	EWS unit		235 nos	
27.	Servant unit		135 Nos	
28.	Total no of towers		12 Nos (9 nos-Residential towers + 1 no EWS + 1 no. Commercial & 1 no. Community Building/Club)	
29.	Basement		2B	
30.	Stories		2B+G+40F	
31.	R+U Value of Material used (Glass)		U value: 1.6 W/m ² .0K, SHGC: 0.31, VLT%: 62	
32.	Total Cost of the project		1,636.175 Crores	
33.	EMP Budget		Total EMP Budget: Rs. 6088.9 lakhs Capital Cost: 4,429.7 lakhs Recurring cost: 1,659.2 Lakhs	
34.	Incremental Load in respect of:	i)	PM 2.5	0.00111 µg/m ³
		ii)	PM 10	0.00249 µg/m ³
		iii)	SO ₂	0.00673 µg/m ³
		iv)	NO ₂	0.01208 µg/m ³
		v)	CO	0.0000004 mg/m ³
35.	Construction Phase:	i)	Power Back-up	Temporary electrical connection and DG Sets of 3-5 nos.
		ii)	Water Requirement & Source	Fresh water – 20 KLD for drinking & sanitation. Treated water 450 KLD for construction purpose. Source: Fresh water – GMDA Construction Water – GMDA



	iii) STP (Modular)	1 Nos
	iv) Anti-Smog Gun	02 Nos of Anti-smog gun

The case was taken up in 279th meeting of SEAC held on 27.10.2023. PP presented the case before the committee. The committee after discussion raised some observation to which PP submitted following reply alongwith an affidavit dated 27.10.2023:

Sr. No.	Observations	Reply
1.	PP shall submit Green belt development plan as per SELAA observation letter vide letter no. SEIAA/HR/2023/669 Dated: 10.10.2023.	Green area development plan along with area breakup of green as per SEIAA observation is enclosed as Annexure-1.
2.	PP shall increase solar panel capacity from 40 KW to 80 KW	Affidavit cum undertaking regarding the same is attached as Annexure-2
3.	Total project cost duly CA certified. is attached as Annexure-3	PP shall submit total project cost duly CA certified.
4.	PP shall submit sewerage assurance from competent Authority	Sewerage assurance is attached as Annexure 4
5.	PP shall submit wildlife activity plan	Wildlife activity plan is attached as Annexure 5
6.	PP shall submit site layout plan along with area statement and number of towers.	Site Layout plan with area calculations and number of towers is attached Annexure 6
7.	PP shall submit clarification regarding details of DG sets which was submitted during online ToR application and EIA submission.	11 number of DG sets were mentioned in the TOR application where as in EIA application submitted online the number of DG sets are reduced to 7 numbers. Same is mentioned in the presentation copy also.
8.	PP shall submit clarification regarding submission of aravalli NOC at the time of EIA application	Corrected Aravalli clearance copy is attached as Annexure 7.
9.	PP shall submit ECBC regarding energy saving with percentage.	Affidavit cum undertaking regarding the same is attached as Annexure-2
10.	PP shall submit affidavit regarding the following point: 1. HT/LT line approval 2. Solar panel capacity to be increased 3. Approach road 4. Revenue rasta permission 5. Corrected Aravalli copy 6. IGBC registration 7. ECBC norms will be followed 8. Clarification on number of DG sets	Affidavit cum undertaking regarding the same is attached as Annexure-2

The contents of Affidavit dated 27.10.2023 are mentioned as under:



- That solar panel capacity will be increased from 40 KW to 80 KW.
- That we have applied for permission of revenue rasta to concerned department. Acknowledgement slip for same is attached as Annexure-A and final permission will be submitted to SEIAA as and when received.
- "That we have submitted the total 11 nos, of DG sets which were mentioned in the TOR application whereas in EIA application submitted online the numbers of DG sets are reduced to 7 numbers. Now there will be total 7 numbers of DG set only at project site.
- That approach road to our project site will be proposed service road of HSVP and the same is marked on the Zoning plan.
- That we have obtained approval for shifting the LT line from concerned department. Copy of approval is attached as Annexure-B and there is no HT line passing through the project site at present.
- That correct copy of aravalli NOC is attached as Annexure-7
- That we have applied for IGBC registration and same is under process.
- That we will follow the required ECBC norms as per the rules and regulation.

PP also submitted EMP details as under:

Table 2 – EMP Details

Description	During Construction Phase		Description	During Operational Phase	
	Capital Cost	Recurring Cost		Capital Cost	Recurring Cost
	(In Lakhs)	(In Lakhs for 5 Year)		(in Lakhs)	(In Lakhs for 10 Year)
Sanitation and Wastewater Management	51	45	Waste Water Management (Sewage Treatment Plant)	325	240
Garbage & Debris disposal	30	75	Solid Waste Management (Dust bins & OWC)	24.7	35
Green Belt Development	75	15	Green Belt Development	350	273
Air (incl PM sensor), Noise, Soil, Water Monitoring	10	5	Monitoring for Air, Water, Noise & Soil	3	10
Rainwater harvesting system	0	0	Rainwater harvesting system	140	75
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	510	110	DG Sets (Dual Kit & RECD) including stack height and acoustics	2520	504
Medical cum First Aid facility (providing medical room & Doctor)	45	30	Energy Saving (Solar Panel System / Capacitor for improving Power Factor)	46	5
Storm Water Management (temporary drains and sedimentation basin)	50	30	Other Waster Management (Used Oil / E-Waste / Battery Waste etc.)	0.00	36



Health & Safety - PPEs	70	17.5	Dual Plumbing (STP water re-use)	150	0
DG Sets (Dual Kit & RECD)	30	153.7			
Total	871	481.2		3558.7	1178

A detailed discussion was held on the documents submitted by PP such as reply of observations of SEIAA, building plan, wildlife activity plan, Aravali and forest NOC, IGBC certificate, green area, revenue rasta, court case, HT line, solar power, ToD, license, ECBC as well as the submissions made by the PP and the documents submitted.

The reply was placed before the committee and committee considered the reply. After deliberations the Committee rated this project with **“Gold Rating”** and was of the unanimous view that this case should be recommended to the SEIAA for granting **Environmental Clearance to M/s Godrej Properties Ltd (as per the license issued by DTCP vide letter No LC-5020/JE(SB)/2023/24138 dated 21.07.2023** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations

A. Specific conditions:-

- 1) The project is **recommended on concept basis** as such in case of any change in planning, the PP will obtain fresh EC
- 2) Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled/reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
- 3) The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
- 4) The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
- 5) The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
- 6) Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within



- the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
- 7) Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
 - 8) The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
 - 9) The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon foot print. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ load by 30% if HSD is used
 - 10) The PP shall install electric charging points for charging of electric vehicles.
 - 11) Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
 - 12) The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
 - 13) That Project Proponent shall ensure that Revenue Rasta shall not be obstructed or transgressed to hamper the public movement in any way. Meaning thereby, Revenue Rasta shall remain open & accessible to public as existed earlier. Any attempt to obstruct/divert the Revenue Rasta, shall invite stern action as deemed appropriate from the Competent Authority.
 - 14) The PP shall not carry any construction below the HT Line passing through the project, if any.
 - 15) The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
 - 16) The PP shall not give occupation or possession before the water supply, sewage connection and electricity connection permitted by the competent authority.
 - 17) The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
 - 18) The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
 - 19) The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits**.
 - 20) The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
 - 21) The PP may provide electric charging stations to facilitate electric vehicle commuters.
 - 22) The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
 - 23) Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.



- 24) The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed **11,498.141 sq.m (20% of the net plot area)** shall be provided for green area development.
- 25) **24 Rain Water Harvesting recharge pits** shall be provided for ground water recharging as per the CGWB norms.
- 26) The PP shall provide required **number of Anti Smog Guns** as per guidelines of HSPCB.
- 27) **The PP shall increase capacity of solar power upto 80 KW of total power demand.**

B. Statutory Compliance:

1. The project proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority for ground coverage, FAR and should be in accordance with zoning plan approved by Competent Authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of fire fighting equipment etc as per National Building Code including protection measures from lightening etc.
3. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
4. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable and shall abide with the conditions imposed in NOC, if any issued by Forest Department and NBWL.
5. The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board.
6. The PP shall obtain the permission for withdrawal of ground/surface water from competent authority before the start of the project and also obtain the CTO from HSPCB after the approval from competent authority.
7. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
9. The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, the Plastics Waste (Management) Rules, 2016 and Batteries Waste (Management Handling) Rules 2001 (as amended in 2020) shall be followed.
10. The project proponent shall follow the ECBC Act/ECBC- Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.



I Air Quality Monitoring and Preservation

- i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
- iv. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra low sulphur diesel shall be ensured for DG sets. The location of the DG sets may be decided with in consultation with State Pollution Control Board
- v. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi. Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
- vii. Wet jet shall be provided for grinding and stone cutting.
- viii. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust
- ix. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- x. The diesel generator sets to be used during construction phase shall be ultra low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- xi. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Ultra low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xii. For indoor air quality the ventilation provisions as per National Building Code of India.

II Water Quality Monitoring and Preservation

- i. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
- ii. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.



- iii. Total fresh water use shall not exceed the proposed requirement as provided in the project details. The per capita supply should adhere to NBC 2016 and CGWA Notification dated 12.12.2018.
- iv. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF& CC along with six monthly Monitoring reports.
- v. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
- vi. At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
- vii. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
- viii. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
- ix. Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
- x. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- xi. The local bye-law provisions on rain water harvesting should be followed. If local bye law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain Water Harvesting pits shall be provided for ground water recharging as per the CGWB norms.
- xii. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for use. The ground water shall not be withdrawn without approval from the Competent Authority.
- xiii. All recharge should be limited to shallow aquifer.
- xiv. No ground water shall be used during construction phase of the project.
- xv. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
- xvi. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- xvii. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
- xviii. No sewage or untreated effluent water would be discharged through storm water drains.



- xix. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
- xx. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxi. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

III Noise Monitoring and Prevention

- i. Ambient noise levels shall conform to residential area/commercial area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB /SPCB.
- ii. Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
- iii. Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

IV Energy Conservation Measures

- i. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency as per ECBC Act, 2017 read with ECBC Rules, 2018 shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC also which is in no case should be less than 25% as prescribed.
- ii. Outdoor and common area lighting shall be LED.
- iii. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof R & U-values shall be as per ECBC specifications.
- iv. Energy conservation measures like installation of CFLs/ LED for the lighting outside the building should be integral part of the project design and should be in place before project commissioning.
- v. Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
- vi. Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws,



whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

- vii. The PP will submit report indicating compliance of each parameter of ECBC requirement and submit quantification saving report for each component.

V Waste Management

- i. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W generated from project shall be obtained.
- ii. Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- iii. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- iv. Organic Waste Converter within the premises with a minimum capacity of 0.5 kg/person/day must be installed. Leaves to be put in earmarked pits for converting them into compost to be used as manure.
- v. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- vi. Any hazardous waste generated during construction phase, shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- vii. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, compressed earth blocks, and other environment friendly materials.
- viii. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
- ix. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- x. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VI Green Cover

- i. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
- ii. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
- iii. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for



every1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut)to species (planted). Area for green belt development shall be provided as per the details provided in the project document.

- iv. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
- v. The PP shall ensure that the area marked for greenery and trees will not be rendered impervious by any means like soil, compaction or cement concrete or brick or tiles or rubber or plastic cover or any other impervious material in any manner and the area must be maintained pervious for water infiltration/percolation and air flow in the soil. It must be straight on earth and not on any roof or slab of any tile.

VII Transport

- i. A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
 - a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
 - b) Traffic calming measures.
 - c) Proper design of entry and exit points.
 - d) Parking norms as per local regulation.
- ii. Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
- iv. A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments..

VIII Human Health Issues

- i. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
- ii. For indoor air quality the ventilation provisions as per National Building Code of India.
- iii. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
- v. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- vi. Occupational health surveillance of the workers shall be done on a regular basis.
- vii. A First Aid Room shall be provided in the project both during construction and operations of the project.



IX Corporate Environment Responsibility

- i. The project proponent shall comply with the provisions of CER, as applicable.
- ii. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/ violation of the environmental/ forest/ wildlife norms/ conditions and/ or share holders/ stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
- iii. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
- iv. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

X Miscellaneous

- i. The project proponent shall prominently advertise it at least in two local news papers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
- ii. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
- iii. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
- iv. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
- v. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
- vi. The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
- vii. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- viii. The project proponent shall abide by all the commitments and recommendations made in the form-IA, Conceptual Plan and also that during their presentation to the Expert Appraisal Committee.
- ix. No further expansion or modifications in the plan shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change



(MoEF&CC)/SEIAA, Haryana. The project proponent shall seek fresh environmental clearance under EIA notification 2006 if at any stage there is change of area of this project.

- x. Any change in planning of the approved plan will leads to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance
- xi. The PP should give unambiguous affidavit giving land promoters in accordance with your ownership and possession of land legal the case referred for Environment Clearance to SEIAA.
- xii. Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- xiii. The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- xiv. The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- xv. The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
- xvi. The above conditions shall be enforced, inter-alia under the provisions of the Water(Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Trans boundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

279.05 EC for Proposed Manufacturing Unit of Phthalocyanine Blue (6 TPD), Alpha-Phthalocyanine Blue (2 TPD), and Beta-Phthalocyanine Blue (6 TPD) at Plot No. 44, Sector 30-D, Phase III, Industrial Model Township, Distt-Rohtak, Haryana by M/s Haryana Polymers Limited

Project Proponent : Sh. Vijaypal
Consultant : Vardan EnviroNet

The Project Proponent submitted online Proposal No. SIA/HR/IND3/441094/2023 dated 14.09.2023 for obtaining **EC** under Category 5(f) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.50,000/- vide DD No.086867 dated 30.06.2023. The auto ToR has been granted to the project on 13.07.2023. The PP has been submitted EIA/EMP Report.

Table 1 – Basic Detail

Name of the Project: Proposed manufacturing unit of Phthalocyanine Blue (6.0 TPD), Alpha-Phthalocyanine Blue (2.0 TPD) and Beta-Phthalocyanine Blue (6.0 TPD) at Plot No. 44, Sector 30-D, Phase III, Industrial Model Township, Distt, Rohtak Haryana by M/s Haryana Polymers Ltd.		
Sr. No.	Particulars	
1.	Online Proposal Number	SIA/HR/IND3/441094/2023
2.	Latitude	28°51'34.55"N
3.	Longitude	76°41'28.99"E
4.	Plot Area	3000 Sq.m.



5.	Proposed Products	Phthalocyanine Blue- 6 TPD α-Phthalocyanine Blue- 2 TPD β-Phthalocyanine Blue- 6 TPD	
6.	Manufacturing and Utilities Areas (Block A, B, C and D)	1002 Sq.m.	
7.	Road and Parking	1008 Sq.m.	
8.	Total Green Area (33.00 %)	990 Sq.m.	
9.	Rain Water Harvesting Pits (with size)	2 no. of rectangular rainwater collection tank is required to collect 68.8 m ³ /day rain water which will be utilized for greenbelt.	
10.	Water Requirement	98 KLD	
11.	Treated Water	33 KLD	
12.	Waste Water Generated	88.6 KLD	
13.	ETP Capacity	90 KLD	
14.	STP Capacity	6.0 KLD	
15.	MEE Capacity	50 KLD	
16.	Sludge from STP	0.1 TPD	
17.	Sludge from ETP	0.1 TPD	
18.	DG Set Capacity	320 kVA (Fuel- HSD)	
19.	Boiler Capacity	3.0 TPH (Fuel-Biomass)	
20.	Thermopack Capacity	10 lakh kilo calories per hour (Fuel-Rice Husk)	
21.	Power Requirement	500 kVA (UHBVN)	
22.	Power Backup	Capacity of DG Sets is 320 kVA	
23.	Manpower	150 Persons	
24.	Solid Waste Generated	37.5 Kg/day	
25.	Total Cost of the project:	Rs. 5.0 crores	
26.	EMP Budget	41.2 lakhs	
27.	Incremental Load in respect of:	i) PM 2.5 (µg/m ³)	49.66
		ii) PM 10(µg/m ³)	79.621
		iii) SO ₂ (µg/m ³)	21.68
		iv) NO ₂ (µg/m ³)	34.14
		v) CO(mg/m ³)	0.9505
28.	Construction Phase	Power Back-up	1 D.G. sets of capacity 30 KVA
		Water Requirement & Source	2 KLD Source RO water supplier

Proposed Products Details

Proposed Products	CAS No.	Production Capacity (TPD)
Phthalocyanine Blue	147-14-8	6.0
α-Phthalocyanine Blue		2.0
β-Phthalocyanine Blue		6.0
Total		14.0
BY- PRODUCTS (Inorganic)		
Aqueous Ammonium Carbonate	506-87-6	3.0
Calcium Sulfate	10101-41-4	2.2



	Total	5.2
Subtotal Products & By-products		19.2

Raw Material/Chemicals/Storage Details

Product	Raw material	CAS No.	State	TPD	Source	Storage
Phthalocyanine Blue	Phthalic Anhydride	85-44-9	Solid	1.1	Delhi	HDPE Bags
	Technical Grade Urea	57-13-6	Solid	1.2	Delhi	HDPE Bags
	Cuprous Chloride	7758-89-6	Solid	0.20	Delhi	HDPE Bags
	Ammonium Molybdate	12054-85-2	Solid	0.003	Mumbai	HDPE Bags
	Solvent(ONT)	88-72-2	Liquid	0.04	Ahmedabad	Drums
	Sulphuric Acid	7664-93-9	Liquid	0.300	Delhi	Steel drums lined with HDPE
	Sodium hydroxide	1310-73-2	Solid	0.050	Delhi	Polypropylene Bags
Alpha Phthalocyanine Blue (15:1)	Sulphuric Acid (98%)	7664-93-9	Liquid	1	Delhi	Steel drums lined with HDPE
	Solvent -111	--	Liquid	0.03	Ahmedabad	Steel Drums
	Copper phthalocyanine blue	147-14-8	Solid	0.15	In- House	Steel Drums
	Dispersing Agent	-	Liquid	0.0015	Delhi	Drums
	O-Xylene	95-47-6	Liquid	0.0023	Delhi	Steel Drums
Beta Phthalocyanine Blue (15:3)	Phthalocyanine Blue	147-14-8	Solid	1.00	In-House	HDPE Bags
	Salt	7647-14-5	Solid	0.15	Delhi	HDPE Bags
	Caustic Flakes-98%	1310-73-2	Solid	0.03	Delhi	HDPE Bags
	Iso butyl alcohol/ Ortho xylene	78-83-1	Liquid	0.005	Delhi	Steel drums lined with HDPE
	Dispersing Agent	-	Liquid	0.01	Delhi	Drums

EQUIPMENT'S LIST

Equipment's List	Nos.
Glass line vessels	4
Filter press	2
Ball Mill	1
SFD	1
MSRL	4
Acid storage tank	1
Pigmentation vessel	1
Compressor	1



SS Tank	1
Rotatryvacuum dryer	2
MS Tank	2
SS Reactor	1
Cooling Tower	30 TR

The case was taken up in 279th meeting of SEAC held on 27.10.2023. PP presented the case before the committee and submitted the reply dated 27.10.2023 of the observations raised by SEIAA. The committee after discussion raised some observations to which PP replied in the form of an affidavit dated 27.10.2023 mentioning herein as under:

- That we have not carried any construction activity at our site.
- That the project site is within the industrial area owned by HSIIDC, therefore, Public Hearing is not applicable to us. EC has been granted to HSIIDC by SEIAA, Haryana dated 13.07.2021.
- That all the by products generated from the manufacturing process will be re-used within our project site.
- That the list of raw material is attached as Annexure-A
- That boiler, storage permission shall be obtained from the concerned department, if required before operation of our project.
- That there will be no discharge in the open ground from our unit.
- That no gases will be out and all will be scrubbed through water scrubber.
- That we will follow all the SOPs issued by CPCB related to this project.

S. No.	Observations	Reply
1.	PP shall submit Green belt development plan.	Green belt plan with calculations is attached as Annexure-1.
2.	Affidavit mentioning following points: Justification for exemption of public hearing List of raw material Usage of By product Storage permission No discharge in ground water Follow SOP as per directions by CPCB	Affidavit regarding all the points is attached as Annexure-2.

Table 2 – EMP Details

S. No.	Component	Budget in Rs (Lakhs)	Recurring Cost (Per year)
1	Stacks with Online Monitoring System	5.0	1.0
2	Air Pollution Control- Scrubber (Stack)	5.0	0.5
3	Water and Waste Water Management-(ETP, STP, MEE)	25.0	5.0
4	Rain Water Collection tank	1.0	0.1
5	Green Belt Development	0.20	0.2
6	Occupational Health and Safety	2.0	0.3
7	Solid and hazardous waste management	1.0	0.2
8	Environment Monitoring of Air, Water, Noise, Soil	-	5.0
9	Solar panels for Energy Conservation-20 kW	2.0	0.5



Total	41.2 lakhs	12.8 Lakhs Per year
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A detailed discussion was held on the documents submitted regarding public hearing, construction activity, raw material, boiler, storage permission, green area as well as the submissions made by the PP.

The reply was placed before the committee and committee considered the reply. After deliberations the Committee was of the unanimous view that this case should be recommended to the SEIAA for granting Environmental Clearance to **M/s Haryana Polymers Ltd (as per the regular letter of allotment issued by HSIIDC vide letter No HSIIDC:RLA2019MAR01628:-5060 dated 08.03.2019** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations:

Specific Conditions:-

1. The PP shall get the mandatory registration of boiler as per the Boiler Act 1923 and rules 1950 from the Chief Boiler Inspector.
2. The PP shall re-use all the by products generated from the manufacturing process within our project site.
3. The PP shall obtain boiler, storage permission from the concerned department, if required before operation of the project.
4. The PP shall not make any discharge in the open ground from the unit.
5. The PP shall make sure that no gases be out and all will be scrubbed through water scrubber.
6. That we will follow all the SOPs issued by CPCB related to this project.
7. The PP shall ensure effective functioning of safety, drain valve, monitoring instruments of critical parameter through regular checks and maintain the record for it.
8. The PP shall ensure the compliance of safety provisions for the transportation of methanol and formaldehyde from the source of procurement and to the sale point
9. The PP shall display the emergency information panel at front and back or both sides of the vehicle while transportation as per the Central motor vehicle rules 1989.
10. The PP shall ensure all the safety measures for the workers at the project site and also ensure that methanol and formaldehyde shall not be misused/consumed by the workers as these chemicals are highly dangerous and could lead to blindness or even death.
11. The PP shall ensure that the underground tanks constructed for the purpose of storage of methanol shall comply with the existing provisions of the safety measures and shall be safely transmitted through full proof method of safety into the reactors.
12. The PP shall ensure that no leakage shall take place from the underground tanks as the leakage destroys the underground water
13. The PP shall obtain authorization for boilers and their renewal from time to time from competent Authority.
14. The PP should install sensors to measure the methanol vapors in the project area and also ensure the installation of online motoring system for fugitive emission i.e. CH₃OH, VOC, CCO, CO₂, NO_x, SO_x etc and connect to server of CPCB/HSPCB. Continuous online (24X7) monitoring system for stack emissions shall be installed for Measurement of flue gas discharge and the pollutants concentration, and the data to be transmitted to the CPCB and SPCB server. For online continuous monitoring of effluent, the unit shall install



- web camera with night vision capability and flow meters in the channel/drain carrying effluent within the premises.
15. The PP agrees that they will shift to the gas based generator set as and when the gas is available and HSD will be used presently in the DG set and appropriate APCM will be used in the generator sets.
 16. The PP shall take the floor wash, chemicals spill etc. of the project to the ETP and shall be properly treated before being used and also ensure that these spills shall not be mixed with rain water. Effluent shall be treated in the ETP and should adhere to the HSPCB/CPCB Guidelines.
 17. The PP shall ensure the zero liquid discharge shall be undertaken and the effluent of ETP shall be used inside the factory, no waste/treated water shall be discharged outside the premises.
 18. Consent to Establish/Operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of Pollution) Act, 1981 and the Water (Prevention and Control of Pollution) Act, 1974.
 19. Necessary authorization required under the Hazardous and Other Wastes (Management and Trans-Boundary Movement) Rules, 2016, Solid Waste Management Rules, 2016 shall be obtained and the provisions contained in the Rules shall be strictly adhered to.
 20. To control source and the fugitive emissions, suitable pollution control devices shall be installed to meet the prescribed norms and/or the NAAQS. The gaseous emissions shall be maintained through stack of adequate height as per CPCB/SPCB guidelines.
 21. Process effluent/any wastewater shall not be allowed to mix with storm water. Storm water drain shall be passed through guard pond.
 22. Hazardous chemicals shall be stored in tanks, tank farms, drums, carboys etc. Flame arresters shall be provided on tank farm and the solvent transfer through pumps.
 23. Used oil will be send to Authorized recyclers. ETP sludge, process inorganic & evaporation salt shall be disposed off to the TSDF. Bottom Ash will be send to Brick/cement industry.
 24. The Company shall strictly comply with the rules and guidelines under Manufacture, Storage and Import of Hazardous Chemicals (MSIHC) Rules, 1989 as amended time to time. All transportation of Hazardous Chemicals shall be as per the Motor Vehicle Act (MVA), 1989.
 25. Separate wet and dry bins must be provided at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
 26. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. **As proposed 990 sqm. (33% of the total plot area) shall be provided for green area development.**
 27. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
 28. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
 29. The company shall undertake waste minimization measures as below:-
 - (a) Metering and control of quantities of active ingredients to minimize waste.



- (b) Reuse of by-products from the process as raw materials or as raw material substitutes in other processes.
 - (c) Use of automated filling to minimize spillage.
 - (d) Use of Close Feed system into batch reactors.
 - (e) Venting equipment through vapour recovery system.
 - (f) Use of high pressure hoses for equipment clearing to reduce wastewater generation.
25. For the DG sets, emission limits and the stack height shall be in conformity with the extant regulations and the CPCB guidelines. Acoustic enclosure shall be provided to DG set for controlling the noise pollution.
26. The unit shall make the arrangement for protection of possible fire hazards during manufacturing process in material handling. Fire fighting system shall be as per the norms.
27. Occupational health surveillance of the workers shall be done on a regular basis and records maintained as per the Factories Act.
28. There shall be adequate space inside the plant premises earmarked for parking of vehicles for raw materials and finished products, and no parking to be allowed outside on public places.
30. Storage of raw materials shall be either stored in silos or in covered areas to prevent dust pollution and other fugitive emissions.
31. **02 Rectangular Rain water tank shall be provided as per the CGWB norms.**
32. The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
33. The PP may provide electric charging stations to facilitate electric vehicle commuters.
32. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

A. Statutory Compliance:

- i. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
- ii. The project proponent shall obtain clearance from the National Board for wildlife, if applicable.
- iii. The Project proponent shall prepare a Site-Specific Conservation Plan & Wildlife Management Plan and approved by the Chief Wildlife Warden. The recommendation of the approved Site Specific Conservation Plan/ Wildlife Management Plan shall be implemented in consultation with the state Forest Department. The implementation report shall be furnished along with the six monthly compliance report (in case of the presence of schedule-1 species in the study area).
- iv. The project proponent shall obtain Consent to establish/operate under the provision of air (Prevention & Control pollution) Act, 1981 and the water (Prevention & control of pollution) Act, 1974 from the concerned State Pollution Control Board/Committee.
- v. The project proponent shall obtain authorization under the Hazardous and other Waste Management Rules, 2016 as attended from time of time.
- vi. The company shall strictly comply with the rules and guidelines under Manufacture, Storage and Import of Hazardous Chemicals (MSIHC) Rules, 1989, as amended time to time. All transportation of Hazardous Chemicals shall be as per the Motor Vehicle Act (MJVA), 1989.



1. Air quality monitoring and preservation:

- i. The project proponent shall install 24x7 continuous emission monitoring system at process stacks to monitor stack emission with respect to standards prescribed in Environment (Protection) Rules 1986 and connected to SPCB and CPCB online servers and calibrate these system from time to time according to equipment supplier specification through labs recognized under Environment (Protection) Act, 1986 or NABL accredited laboratories.
- ii. The project proponent shall monitor fugitive emissions in the plant premises at least once in every quarter through labs recognized under Environment (Protection) Act, 1986.
- iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM25 in reference to PM emission, and SO2 and NOX in reference to SO2 and NOx emissions) within and outside the plant area at least at four locations (one within and three outside the plant area at an angle of 120 each), covering upwind and downwind directions.
- iv. To control source and the fugitive emissions, suitable pollution control devices shall be installed to meet the prescribed norms and/or the NAAQS. Sulphur content should not exceed 0.5% in the coal for use in coal fired boilers to control particulate emissions within Permissible limits (as applicable). The gaseous emissions shall be dispersed through stack of adequate height as per CPCB/SPCB guidelines.
- v. Storage of raw materials, coal etc shall be either stored in silos or in covered areas to prevent dust pollution and other fugitive emissions.
- vi. National Emission Standard for Organic Chemicals Manufacturing Industry issued by the Ministry vide G.S.R. 608 (E) dated 21st July, 2010 and amended form time to time shall be followed.
- vii. The National Ambient Air Quality Emission Standards issued by the Ministry vide G.S.R No. 826 (E) dated 16th November,2009 shall be complied with

2. Water quality monitoring and preservation:

- i. The project proponent shall provide online continuous monitoring of effluent, the unit shall install web camera with night vision capability and flow meters in the channel/drain carrying effluent within the premises (applicable in case of the projects achieving ZLD).
- ii. As already committed by the project proponent. Zero Liquid Discharge shall be ensured and no waste/treated water shall be discharged outside the premises (applicable in case of the projects achieving the ZLD).
- iii. The effluent discharge shall conform to the standards prescribed under the Environment (Protection) Rules, 1986, or as specified by the State Pollution Control Board while granting Consent under the Air/Water Act, whichever is more stringent.
- iv. Total fresh water requirement shall not exceed the proposed quantity or as specified by the Committee. Prior permission shall be obtained from the concerned regulatory authority/CGWA in this regard.
- v. Process effluent/any wastewater shall not be allowed to mix with storm water. The storm water from the premises shall be collected and discharged through a separate conveyance system.
- vi. The Company shall harvest rainwater from the roof tops of the buildings and storm water drains to recharge the ground water and utilize the same for different industrial operations within the plant.



- vii. The DG sets shall be equipped with suitable pollution control devices and the adequate stack height so that the emissions are in conformity with the extant regulations and the guidelines in this regard.

3. Noise monitoring and prevention:

- i. Acoustic enclosure shall be provided to DG set for controlling the noise pollution.
- ii. The overall noise levels in and around the plant areas shall be kept well within the standards by providing noise control measures including acoustic hoods, silencers, enclosures etc. on all sources of noise generation.
- iii. The ambient noise levels should conform to the standards prescribed under E (P) A Rules, 1986, viz. 75dB (A) during day time and 70 dB (A) during night time.

4. Energy Conservation measures

- i. The energy sources for lighting purposes shall preferably be LED based
- ii. The PP will follow guidelines of ECBC required for industrial projects

5. Waste management

- i. Hazardous chemicals shall be stored in tanks, tank farms, drums, carboys etc. Flame arresters shall be provided on tank farm and the solvent transfer through pumps.
- ii. Used oil will be send to Authorized recyclers. ETP sludge, process inorganic & evaporation salt shall be disposed off to the TSDF. Bottom Ash will be send to Brick/cement industry.
- iii. The company shall undertake waste minimization measures as below:-
 - a. Metering and control of quantities of active ingredients to minimize waste.
 - b. Reuse of by-products from the process as raw materials or as raw material substitutes in the other process.
 - c. Use of automated filling to minimize spillage.
 - d. Use of Close Feed system into batch reactors.
 - e. Venting equipment through vapors recovery system.
 - f. Use of high pressure houses for equipment clearing to reduce wastewater generation.

6. Green Belt:

- i. The green belt of 5-10 m width shall be developed in 33% of the total project area, mainly along the plant periphery, in downward wind direction, and along road sides etc. Selection of plant species shall be as per the CPCB guidelines in consultation with the State Forest Department.

7. Safety, Public hearing and Human health issues:

- i. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
- ii. The PP shall carry out heat stress analysis for the workmen who work in high temperature work zone and provide Personal Protection Equipment (PPE) as per the norms of Factory Act.
- iii. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking , mobile toilets, mobile STP , safe drinking water , medical health care, crèche etc. The housing may be in the form of temporary structure to be removed after the completion of the project.



- iv. Occupational health surveillance of the worker shall be done on a regular basis and records maintained as per the Factories Act.

8. Corporate Environment Responsibility:

- i. The project proponent shall comply with the provisions contained in this Ministry's OM vide F.No. 22-65/2017-IA.III dated 1st May 2018, as applicable, regarding Corporate Environment Responsibility.
- ii. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and /or shareholders/stakeholders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of the six-monthly report.
- iii. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization .
- iv. Action plan for implementing EMP and Environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by the competent authority. The Year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted and for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.
- v. Self environmental audit shall be conducted annually. Every three years third party environmental audit shall be carried out.

9. Miscellaneous

- i. The project proponent shall make public the environmental clearance granted for their project along with the environmental conditions and safeguards at their cost by prominently advertising it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days and in addition this shall also be displayed in the project proponent's website permanently.
- ii. The copies of the environmental clearance shall be submitted by the project proponents to the heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
- iii. The project proponent shall upload the status of compliance of the stipulated environmental clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
- iv. The project proponent shall monitor the criteria pollutants level namely: PM10, SO₂, NO_x (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the projects and display the same at a convenient location for disclosure to the public and put on the website of the company.
- v. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
- vi. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under



- the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
- vii. The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
 - viii. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State government.
 - ix. The project proponent shall abide by the all the commitments and recommendations made in the EIA/EMP report, commitment made during Public Hearing and also that during their presentation to the Expert Appraisal Committee.
 - x. No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC).
 - xi. Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (protection) Act, 1986.
 - xii. The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
 - xiii. The Ministry reserves the right to stipulate additional conditions if found necessary. The company in a time bound manner shall implement these conditions.
 - xiv. The Regional Office of this Ministry shall monitor compliance of the stipulate conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data/information/monitoring reports.
 - xv. The above conditions shall be enforced, inter-alia under the provisions of the Water (Presentation & Control of Pollution), Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, The Environment (Protection) Act, 1986. Hazardous and Other Wastes (Management & Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other order passed by the Hon'ble Supreme Court of India/ High Courts and any other Court of Law relating to the subject matter.
 - xvi. Any appeal against this EC 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.

279.06 EC for Proposed Affordable Residential Plotted Colony (Under DDJAY-2016) in the Revenue Estate of Village-Rathdhana, Sector-33, District- Sonipat and Haryana by M/s Eldeco Infracon Realtors Limited and Others

Project Proponent : Not present
Consultant : Not present

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/442209/2023 dated 01.09.2023 for obtaining **EC** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.516666 dated 31.08.2023.

The case was taken up in 279th meeting of SEAC held on 27.10.2023. However, PP requested vide letter dated 27.10.2023 to defer their case as the Revenue Rasta approval is in process. The committee acceded with the request of PP and deferred their case.



279.07 EC for Commercial Colony admeasuring 7.15 acres at Sector-65, Gurugram Manesar Urban Complex, Gurugram, Haryana by M/s Acreage Builders Private Limited

Project Proponent : Sh. Rajendra Singh
Consultant : Ind Tech House Consult

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/446975/2023 dated 05.10.2023 for obtaining EC under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.584447 dated 03.10.2023.

Table 1 – Basic Detail

Name of the Project: EC for Commercial Colony admeasuring 7.15 acres at Sector-65, Gurugram Manesar Urban Complex, Gurugram, Haryana by M/s Acreage Builders Private Limited			
Sr. No.	Particulars		
Online Proposal no. SIA/HR/INFRA2/446975/2023			
1.	Latitude	28°24'37.94" N	
2.	Longitude	77°04'27.36" E	
3.	Plot Area	28936.05 m ²	
4.	Proposed Ground Coverage	8648.90 m ²	
5.	Total FAR area	48539.49 m ²	
6.	Total Non FAR Area	52006.4 m ²	
7.	Total Built Up area	100546 m ²	
8.	Total Green Area with Percentage	5795.96 sq.m (20.03)	
9.	Rain Water Harvesting Pits	08 nos. of Rain Water Harvesting pits	
10.	STP Capacity	325 KLD	
11.	Maximum Height of the Building	53.55 m	
12.	Power Requirement	4607 KW	
13.	Power Backup	8000 (4X2000) kVA	
14.	Total Water Requirement	433 KLD	
15.	Fresh Water Requirement	179 KLD	
16.	Treated Water Recycled	254 KLD	
17.	Waste Water Generated	256 KLD	
18.	Solid Waste Generated	1.7 TPD	
19.	Biodegradable Waste	0.68 TPD	
20.	Organic Waste	0.68 TPD	
21.	Total Parking	1466 ECS	
22.	Max. No of Floors	4B+G+10	
23.	No of Towers	02	
24.	Total Population	7592 Persons	
25.	Total Cost of the project:	487.8 Cr.	
26.	EMP Budget	Capital Cost 407.14 lakh Recurring Cost 48.73 lakh/annum	
27.	Incremental Load in respect of:	i) PM 2.5	0.078µg/m ³
		ii) PM 10	0.131µg/m ³



	iii)	SO2	0.508µg/m3
	iv)	NO2	2.10µg/m3
	v)	CO	0.0015 mg/m3

The case was taken up in 279th meeting of SEAC held on 27.10.2023. PP presented the case before the committee. The committee after discussion raised some observations to which PP replied in the form of an affidavit dated 27.10.2023 mentioning herein as under:

1. That, License no 19 of 2008 dated 4 Feb 2008 ("License") was granted for setting up commercial colony to M/s Garland Estate Pvt. Ltd and M/s Hammock Buildwell Pvt Ltd s C/O Emaar MGF land Pvt. Ltd. vide Endst No. 5DP(III)-2008/2987 dated 04.02.2008. Subsequently, License was transferred to M/s Acreage Builders Pvt. Ltd vide memo No. DS(R)-LC-1034/2011/6715 dated 19/05/2011. Copy of the same is attached as **Annexure 1**.
2. That, Forest NOC for the project has been obtained vide reference no.(SRN) QJR-H4Y-HWRO dated 01.05.2023 for area 2.125 acres and Reference no. (SRN) -TEO-BU8-ECMFdated 01.05.2023 for 4.644 acres. Survey no: 8/2/1: 2K-17M and Survey no. 13/1/2: 0K-4M was acquired so it is not covered in forest NOC. Clarification regarding the same is attached as **Annexure 2**.
3. That, the project site has 21 nos of trees out of which 5 nos of trees will be cut / transplant after getting permission from forest department. Compensatory plantation will be done with consultation with forest department.
4. That, the cost of the project is INR 487.8 Crs. (land cost INR 226.5 Cr. + Construction cost INR 230Crs+ INR 31.3Crs for plant and machinery). CA certificate is attached as **Annexure 3**
5. That, 2 Karam Revenue raasta is passing through the project site, which we will be used for laying of services along /across revenue rasta for which permission has been applied, the receipt is hereby attached as **Annexure 4**
6. That Zoning plan is attached as **Annexure 5**.
7. That, 2 HT lines (220 KV and 11 KV) is passing through the project site but it quite far from zoned area. However we will providing appropriate buffer as per requirement and no building shall be constructed below the HT line.
8. That, Zero liquid discharge shall be maintained in the project.
9. That, Site Plan with area statement is enclosed as **Annexure 6**.
10. That, Landscape Plan is attached as **Annexure 7**.
11. That, Green area shall be developed by 2032.
12. That, No wild life sanctuary is within 15 km radius from the project site
13. That, Energy Saving details are attached as **Annexure 8**
14. That, we will increase solar panel from 230 kwp to 260 kwp. Revised EMP Budget is Attached as **Annexure 9**.

Table 2 – EMP Details

ENVIRONMENT BUDGET (Construction Stage)		
COMPONENT	CAPITAL COST (Rs in Lacs)	RECURRING COST (Rs in Lacs)/Annum
BARRICADING OF CONSTRUCTION SITE	50	3.39
ANTI - SMOG GUN WITH COMPLETE	20	2.4



ASSEMBLY		
DUST MITIGATION MEASURES	1.5	0.25
SITE SANITATION	2	1
MOBILE STP	3	1
DISINFECTION/ PEST CONTROL		0.5
LABOUR HEALTH CHECK UP & FIRST AID FACILITY	1	0.5
LABOR WELFARE (canteen, creche, safeaccess road - water power, cooking kerosene/gas)	2.5	1.5
WHEEL WASHING	1	0.5
WASTE STORAGE BINS - LABOUR CAMP/SITE OFFICES	1.5	0.75
TRAFFIC MANAGEMENT SIGNAGES	1.5	0.15
SAFETY TRAINING TO WORKERS		1
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCE REPORT OF EC CONDITIONS		2
TOTAL	84	14.94

ENVIRONMENT BUDGET (Operation Stage)		
COMPONENT	CAPITAL COST (Rs in Lacs)	RECURRING COST (Rs in Lacs)/Annum
SEWAGE TREATMENT PLANT	65	17.55
RAIN WATER HARVESTING SYSTEM	28	4.20
SOLID WASTE STORAGE BINS & COMPOSTER (Organic Waste Converter)	18	9
HORTICULTURE DEVELOPMENT (TREE PLANTATION & LANDSCAPING)	4.14	1.04
ROOF TOP SPV PLANT	208	0.00
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCES OF ENVIRONMENT CLEARANCE CONDITIONS		2.00
TOTAL	323.14	33.79

A detailed discussion was held on the documents submitted regarding observation of SEIAA, license, Forest NOC, trees, project cost, revenue rasta, HT line, zoning plan, ZLD, site plan, landscape plan, green area, wildlife sanctuary, energy saving, solar power as well as the submissions made by the PP.

The reply was placed before the committee and committee considered the reply. After deliberations the Committee rated this project with **"Gold Rating"** and was of the unanimous view that this case should be recommended to the SEIAA for granting Environmental Clearance to **M/s Acreage Builders Pvt. Ltd (as per the license issued by DTCP vide letter No LC-1034 Vol-II-JE (VA)-2022/11893 dated 04.05.2022** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations:



A. Specific conditions:-

1. **The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.**
2. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening
3. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
4. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
5. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
6. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
7. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
8. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
9. In basements adequate ventilation/Exhaust fans shall be provided so that the polluted basement air shall be recharged from the cut outs located at the ground level.
10. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint
11. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
12. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
13. The PP shall not carry any construction above or below the Revenue Rasta.
14. The PP shall not carry any construction below the HT Line passing through the project.



15. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
16. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
17. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
18. The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
19. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
20. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits.
21. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
22. The PP shall provide the mechanical ladder for use in case of emergency.
23. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
24. The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. **As proposed 5795.96 sq.m (20.03) shall be provided for green area development.**
25. The PP shall cut/transplant **05 nos. of trees out of 21 no. of existing trees** at the project site with permission from Forest department. Without getting permission from forest department, no tree will be cut/transplant and compensatory plantation will be done as per direction of forest department.
26. **The PP shall increase solar power capacity upto 260 kwp of total power demand.**
27. **08 Rain Water Harvesting pits** shall be provided for rainwater usages as per the CGWB norms
28. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB

B. Statutory compliance:

- [1] The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority for ground coverage, FAR and should be in accordance with zoning plan approved by Competent Authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- [2] The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of fire fighting equipment etc as per National Building Code including protection measures from lightening etc.
- [3] The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
- [4] The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.



- [5] The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board.
- [6] The project proponent shall obtain the necessary permission for drawl of ground water /surface water required for the project from the competent authority.
- [7] A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
- [8] All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
- [9] The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
- [10] The project proponent shall follow the ECBC Act/ECBC-Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.

I Air Quality Monitoring and Preservation

- i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM25) covering upwind and downwind directions during the construction period.
- iv. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board
- v. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi. Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
- vii. Wet jet shall be provided for grinding and stone cutting.
- viii. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- ix. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- x. The diesel generator sets to be used during construction phase shall be ultra low



- sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- xi. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Ultra low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
 - xii. For indoor air quality the ventilation provisions as per National Building Code of India.

II Water Quality Monitoring and Preservation

- i. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
- ii. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- iii. Total fresh water use shall not exceed the proposed requirement as provided in the project details. The per capita supply should adhere to NBC 2016 and CGWA Notification dated 12.12.2018.
- iv. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- v. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
- vi. At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
- vii. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
- viii. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
- ix. Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
- x. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- xi. The local bye-law provisions on rain water harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain Water Harvesting pits shall be provided for ground water recharging as per the CGWB norms.
- xii. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In



areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.

- xiii. All recharge should be limited to shallow aquifer.
- xiv. No ground water shall be used during construction phase of the project.
- xv. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
- xvi. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- xvii. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
- xviii. No sewage or untreated effluent water would be discharged through storm water drains.
- xix. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
- xx. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxi. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

III Noise Monitoring and Prevention

- i. Ambient noise levels shall conform to residential area/commercial area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
- ii. Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
- iii. Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

IV Energy Conservation Measures

- i. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency as per ECBC Act, 2017 read with ECBC Rules, 2018 shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC also which is in no case should be less than 25% as prescribed.
- ii. Outdoor and common area lighting shall be LED.



- iii. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof R & U-values shall be as per ECBC specifications.
- iv. Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
- v. Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
- vi. Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.
- vii. The PP will submit report indicating compliance of each parameter of ECBC requirement and submit quantification saving report for each component.

V Waste Management

- i. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
- ii. Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- iii. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- iv. Organic Waste Converter within the premises with a minimum capacity of 0.5 kg /person/day must be installed. Leaves to be put in earmarked pits for converting them into compost to be used as manure.
- v. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- vi. Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- vii. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
- viii. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
- ix. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- x. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.



VI Green Cover

- i. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
- ii. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
- iii. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
- iv. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
- v. The PP shall ensure that the area marked for greenery and trees will not be rendered impervious by any means like soil, compaction or cement concrete or brick or tiles or rubber or plastic cover or any other impervious material in any manner and the area must be maintained pervious for water infiltration/percolation and air flow in the soil. It must be straight on earth and not on any roof or slab of any tile.

VII Transport

- i. A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
 - a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
 - b) Traffic calming measures.
 - c) Proper design of entry and exit points.
 - d) Parking norms as per local regulation.
- ii. Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
- iii. A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

VIII Human Health Issues

- i. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with



- dust pollution shall be provided with dust mask.
- ii. For indoor air quality the ventilation provisions as per National Building Code of India.
- iii. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
- iv. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- v. Occupational health surveillance of the workers shall be done on a regular basis.
- vi. A First Aid Room shall be provided in the project both during construction and operations of the project.

IX Corporate Environment Responsibility

- i. The project proponent shall comply with the provisions contained in this Ministry's OM vide F. No. 22-65/2017-IA.III dated 1st May 2018, as applicable, regarding Corporate Environment Responsibility.
- ii. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/ conditions. The company shall have defined system of reporting infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/ conditions and/ or shareholders/ stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
- iii. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
- iv. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

X Miscellaneous

- i. The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
- ii. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
- iii. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
- iv. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
- v. The project proponent shall submit the environmental statement for each financial



- year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
- vi. The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
 - vii. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
 - viii. The project proponent shall abide by all the commitments and recommendations made in the form-IA, Conceptual Plan and also that during their presentation to the Expert Appraisal Committee.
 - ix. No further expansion or modifications in the plan shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC)/SEIAA, Haryana. The project proponent shall seek fresh environmental clearance under EIA notification 2006 if at any stage there is change of area of this project.
 - x. Any change in planning of the approved plan will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
 - xi. The PP should give unambiguous affidavit giving land promoters in accordance with your ownership and possession of land legal the case referred for Environment Clearance to SEIAA.
 - xii. Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
 - xiii. The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
 - xiv. The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
 - xv. The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
 - xvi. The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

279.08

ToR (under violation category) for Proposed Residential Plotted cum Group Housing Project "Nirvana Country-II" in the revenue estate of Village- Fazilpur Jharsa, Sector 71 & 72, District- Gurugram, Haryana by M/s Unitech Limited

Project Proponent : Sh. Nadeem Khan
Consultant : Vardan EnviroNet

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/446130/2023 dated 30.09.2023 for obtaining **ToR (under violation category)** under Category 8(b) of EIA



Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.150570 dated 16.08.2023.

Table 1 – Basic Detail

Name of the Project: ToR (under violation category) for Proposed Residential Plotted cum Group Housing Project "Nirvana Country-II" in the revenue estate of Village- Fazilpur Jharsa, Sector 71 & 72, District- Gurugram, Haryana by M/s Unitech Limited		
Sr. No.	Particulars	
Online Proposal no. SIA/HR/INFRA2/446130/2023		
1.	Latitude	28°24'18.24"N
2.	Longitude	77° 1'32.67"E
3.	Plot Area	411144.382 m2 (101.596 acres)
4.	Net Plot area	3,94,647.37 m2
5.	Total FAR area	289935.103 m2
6.	Total Non FAR Area	44,634.15 m2
7.	Total Built Up area	334569.25 m2
8.	Total Green Area with Percentage	78929.47 m2 (20% of the net plot area)
9.	Rain Water Harvesting Pits	475 pits will be provided in residential plots, 08 in Group Housing, 03 Commercial 06 in Open Area of Plots
10.	STP Capacity	1000 KLD
11.	Maximum Height of the Building in Plots	6.8 m
12.	Maximum Height of the Building in Group Housing	44 m
13.	Power Requirement	4500 KW
14.	Power Backup	2804 KW
15.	Total Water Requirement	1282 KLD
16.	Fresh Water Requirement	643 KLD
17.	Treated Water Recycled	639 KLD
18.	Waste Water Generated	759 KLD
19.	Solid Waste Generated	5,439 Kg/day
20.	Biodegradable Waste	3263 kg/day
21.	Organic Waste	Total 2 nos. of Organic waste converters of capacity 3920 Kg/day (2×1960 Kg/day)
22.	Total Parking	1233 ECS
23.	Total No. of Residential Plots	475 nos



24.	EWS Plots	124 nos
25.	Group housing (Dwelling unit)	312
26.	EWS (Dwelling unit)	55
27.	Domestic Servant unit	36
28.	Community FAR area	5,780.312 sqm
29.	Commercial FAR area	12,548.526 sqm
30.	No of Floors of group housing	G+13
31.	No of floor for Residential plot	G+2
32.	No of tower for Group housing	6
33.	No. of Basements of Group Housing & EWS Blocks	2
34.	No. of Basements of Commercial	3
35.	Total Population	13160 Persons
36.	R+U Value of Material used (Glass)	U Value: 5.5 w/sqm k SHGC: 0.9
37.	Total Cost of the project:	Rs.343.4 Crore

The case was taken up in 279th meeting of SEAC held on 27.10.2023. PP presented the case before the committee. The committee after discussion raised some observations to which PP replied in the form of an affidavit dated 27.10.2023 mentioning herein as under:

1. That the company has proposed Residential Plotted cum Group Housing Project, Nirvana Country II in the revenue estate of Village Fazilpur Jharsa, Sector 71 &72, District- Gurugram, Haryana.
2. That SEIAA, Haryana had already accorded Environmental Clearance to our project vide **letter No. SEIAA/HR/2010/949 dated: 09.11.2010 for a built up area of 97,789.55 square meter.**
3. That the erstwhile management have constructed 1, 40,467.3 sqm of built up area so far which was increased due to construction of plots at project site.
4. That the construction has been done as per the approved building plan Drg. No. D.T.C.P-1952 dated 27.10.2009.
5. That there is no change in approved building plan as submitted earlier.
6. That green area will be developed @ 20% of the net plot area after six months obtaining occupancy certificate

A detailed discussion was held by the Committee on the documents produced by the PP. After due deliberations, the Committee discussed the case under violation category and the committee after detailed deliberations on the information presented by the project proponent, unanimously decided to **recommend** the case to SEIAA for Grant of Terms of Reference (**under violation**) for undertaking EIA and preparation of Environment Management Plan (EMP):-



1. The State Government/SPCB to take action against the project proponent under the provisions of the Section 15 read with Section 19 of the Environment (Protection) Act, 1986, and no OC, Consent to Operate or Consent to Establish shall be granted for violation part of the project.
2. The PP shall submit a realistic, scientific, quantified and tangible mentioning damage assessment keeping in view the orders passed by Hon'ble NGT in case IA 02/2023 titled as VSR Mall Vs. State of Haryana dated 22.02.2023 and OA No.215 of 2022 titled as Ashish Sardana Vs. Vatika dated 24.04.2023 and also keeping in view of SoP dated 07.07.2021 regarding grant of EC to violation cases to be considered the action on merits.
3. The PP should submit compliance report of existing building from the Competent Authority.

Standard Terms of References (ToR)

1. Project site details (location, toposheet of the study area of 10 km, coordinates, Google map, layout map, land use, geological features and geo-hydrological status of the study area, drainage).
2. Land use as per the approved Master Plan of the area, Permission/approvals required from the land owning agencies, Development Authorities, Local Body, Water Supply & Sewerage Board, etc.
3. Land acquisition status, R & R details.
4. Forest and Wildlife and eco-sensitive zones, if any in the study area of 10 km – Clearances required under the Forest (Conservation) Act, 1980, the Wildlife (Protection) Act, 1972 and/or the Environment (Protection) Act, 1986.
5. Baseline environmental study for ambient air (PM₁₀, PM_{2.5}, SoZ, NO_x& CO), water (both surface and ground), noise and soil for one month (except monsoon period) as per MoEF&CC/CPCB guidelines at Minimum 5 locations in the study area of 10 km.
6. Details on flora and fauna and socio-economic aspects in the study area. Likely impact of the project on the environmental parameters (ambient air, surface and ground water, land, flora and fauna and socio-economic, etc).
7. Source of water for different identified purposes with the permissions required from the concerned authorities, both for surface water and the ground water (by CGWA) as the case may be, Rain water harvesting, etc.
8. Waste water management (treatment, reuse and disposal) for the project and also the study area.
9. Management of solid waste and the construction & demolition waste for the project vis-à-vis. the Solid Waste Management Rules, 2016 and the Construction & Demolition Rules, 2016.
10. Energy efficient measures (LED lights, solar power, etc.) during construction as well as during operational phase of the project as per ECBC Act read with rules made there under.
11. Assessment of ecological damage with respect to air, water, land and other environmental attributes. The collection and analysis of data shall be done by an environmental laboratory duly notified under the Environment (Protection) Act, 1986, or an environmental laboratory accredited by NABL, or a laboratory of a Council of Scientific and Industrial Research (CSIR) institution working in the field of environment.
12. Preparation of EMP comprising remediation plan and natural and community resource augmentation plan corresponding to the ecological damage assessed and economic benefits derived due to violation.
13. The remediation plan and the natural and community resource augmentation plan to be prepared as an independent chapter in the EIA report by the accredited



consultants.

Additional Terms of Reference in addition to conditions no.1, 2 & 3 above:

1. The PP shall submit the history and chronology of the project as to when they have apply under violation category for hospital.
2. The Project Proponent shall submit assessment of ecological damage, remediation plan and natural and community resource augmentation plan since its construction being violation case which shall be later incorporated as an independent chapter in the environment impact assessment report as follows:
 - a. Ecological Damage
 - b. Remediation plan
 - c. Natural and community resource augmentation plan with quantification
3. The PP should submit key plan of sampling locations, primary micromet data, DG/Vehicular data, DAT files (input and output), dispersion models (isopleths) of PM10, PM2.5, SO₂, NO₂, CO vis a vis wind rose diagram
4. The PP should submit incremental load statement with respect to existing approved capacity.
5. The PP should submit proper solid waste management plan with respect to provision of new waste management rules for all types of waste generated with details of provisions of organic waste converter within the project site.
6. The PP should submit Land use cover map of site and surrounding study area based on satellite images.
7. The PP should submit energy saving details from the project and detailed ECBC compliance with percentage energy savings.
8. The PP should submit Traffic circulation management plan.
9. The PP should submit tangible EMP provisions and compliance thereof.
10. The PP should enclose all analysis reports of Air, Water, Soil, Noise etc. from MoEF&CC/NABL Laboratory with scope of accreditation along with range of testing. All original reports should be available during approval of project.
11. The PP in EIA/EMP report should enclosed credible legal action u/s 19 read with section 15 of EPA initiated against the owned by State Govt./SPCB.
12. The PP should submit the status report from RO, MoEF&CC/HSPCB Chandigarh of the earlier EC granted.
13. The PP should submit contour plan indicating level of proposed site in terms of drainage pattern.
14. The Hydraulic design with dimensions of each components of STP (MBBR technology), MLSS maintained on the basis of retention time.
15. The PP shall submit the Seasonal data of air, water (ground & surface) soil, noise along with test reports from accredited laboratory.
16. The PP shall submit the sun simulation path study for building orientation.
17. The PP shall submit the Traffic study and incremental load analysis with current status of connecting roads.
18. The PP shall submit the Design and location of lighting arrestors for multi storied buildings.
19. The PP shall submit the Geo Technical studies of project area.
20. The PP shall submit time schedule of completion of RWH and STP.
21. The PP shall submit affidavit regarding pendency/non pendency of any Court Case.
22. The PP shall submit the Geo Tech pictures of the green area.



279.09 Extension of Validity EC for Mining of Boulder Gravel & Sand (Minor Mineral) at Charnia Block/PKL B-4, Mining Lease Area, 29.65 ha. at Village Karanpur, Johluwala, Charnia, Kiratpur, Tehsil Pinjore, District Panchkula, Haryana by M/s Ganesh Royalty Co.

Project Proponent : Not present
Consultant : Not present

The Project Proponent submitted online Proposal No. SIA/HR/MIN/305219/2023 dated 03.10.2023 for obtaining **Extension of Validity EC** under Category 1(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.1,50,000/- vide DD No.319970 dated 28.09.2023.

The case was taken up in 279th meeting of SEAC held on 27.10.2023. However PP requested vide letter dated 27.10.2023 to defer their case for consideration in the next meeting. The committee acceded with the request of PP and deferred their case.

279.10 EC for Commercial Complex "JMD The Regent" at village Nangli Umarpur, Sector-62, Gurugram, Haryana by M/s JMD Limited

Project Proponent : Not present
Consultant : Not present

The Project Proponent submitted online Proposal No.SIA/HR/NCP/28642/2018 for obtaining **Environment Clearance** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.1,50,000/- vide DD No. 147056 dated 01.12.2022.

The case was taken up in 261st meeting held on 28.02.2023. The sub-committee submitted the site inspection report during the meeting. The report was circulated to all members present in the meeting.

In its site visit report, the sub-committee concluded that the sub-committee has the view that the construction at project site begun without obtaining EC for a building plan approved initially on 30 Mach 2010 for a total built up area of 22894.619m² which include G+6 floor construction approval for both Block A and Block B. The PP continued the construction of both Block A and Block B.

The sub-committee further observed that from the satellite images as viewed on Google Earth (Annexure-III) that the PP raised the building structure of Block A up to G+7 floors upto 2014-15 which is against the approved building plan of 2010 where construction of G+6 floor for Block A was approved. In this regard, the PP need to provide a clarification also on the construction area details of the basement of Block A done till 2014-15 which was altered in the later building plans. It has also been observed by the sub-committee that at present there is no STP installed. The status of STP installation need to be submitted by the PP as Block B is



operational. The current status of tree plantation, schedule of further tree plantation as per the plan of the project needs to be submitted by the PP.

After detailed discussion, the committee decided to send the case to SEIAA with the recommendation that the request of project proponent for withdrawal of ToR under violation category be rejected as the project is under violation category of environment clearance.

The case was taken up in 165th Meeting of SEIAA held on 05.09.2023. Upon perusing the relevant record and details placed on file, besides considering the recommendations of the Expert Appraisal Committee (SEAC), Report of the Sub-committee dated 21.07.2023 having observations of Senior Town Planner, office of the Town & Country Planning Department, Haryana; the Authority observed apparent & discernable contradictions, therefore, the Authority decided to refer back the case to the Expert Appraisal Committee (SEAC) for comments and views on the reports placed on the file.

The case was taken up in 277th meeting held on 04.10.2023. During the meeting, it was decided that report of committee consisting of Member Secretary, SEIAA, Member Secretary, HSPCB/through representative and concerned RO, HSPCB (to assist the sub-committee) formed by SEIAA vide letter dated 12.04.2023, be circulated to all members of SEAC including members of sub-committee consisting of Dr.Vivek Saxena, Member, SEAC and Dr.Sandeep Gupta, Member, SEAC (which was also constituted by SEIAA vide letter dated 19.12.2022) to give their comments/reports as their report is discernable contradictions to the report submitted by the above referred committee. The Member Secretary, SEIAA has also sought report on this issue vide letter dated 03.08.2023 from Senior Town Planner/District Town Planner, Gurugram. The Senior Town Planner, Gurugram, submitted their report alongwith enclosures to Member Secretary, SEIAA vide letter dated 07.08.2023.

After due deliberation, the committee decided to circulate both the reports report to all members of SEAC as well as Dr.Vivek Saxena, Member, SEAC and Dr.Sandeep Gupta, Member, SEAC (which was also constituted by SEIAA) to give their comments/report as there are contradictions in their report and the report of Senior Town Planner, Gurugram. The case shall be taken up for discussion in next meeting of SEAC.

The case was taken up in 279th meeting of SEAC held on 27.10.2023. However PP requested vide email dated 26.10.2023 to defer their case as they could not attend the meeting due to some urgent family affair. The committee acceded with the request of PP and deferred their case.



279.11 Expansion cum modification of EC of Residential Plotted Colony “Emerald Hills” at Village- Badshahpur, Maidawas, Nangli Umarpur, Sector-62 & 65, Gurugram, Haryana by M/s Emaar India Limited (Formerly Emaar MGF Land Limited)

Project Proponent : Sh. Shishir Lal
Consultant : Vardan EnviroNet

The Project was submitted online Proposal No. SIA/HR/INFRA2/415562/2023 on dated 16.02.2023 for obtaining **Expansion cum modification of Environmental Clearance** under Category 8(b) of EIA Notification 14.09.2006. The PP submitted requisite scrutiny fee of Rs.2,00,000/- vide DD No.297294 dated 14.10.2022.

The said case was taken up in 262nd meeting of SEAC held on 14.03.2023 and SEAC recommended the Project to SEIAA for Grant of Environment Clearance to the Project.

The recommendations of SEAC were taken up during 155th Meeting of SEIAA held on 29.03.2023

After having gone through the details & record placed on the file alongwith perusing the recommendations of SEAC, the Authority observed the followings:

1. Total Land Parcel for the Project	:	<u>213.43 Acres</u>
i. <u>License No. 10 of 2009</u>	:	102.7412 Acres
ii. <u>License No.113 of 2011</u>	:	95.29505 Acres
<i>(De-licensed 2.79505 Acres)</i>		
iii. <u>License No. 117 of 2022</u>	:	15.39375 Acres
2. Land available after de-licensing	:	<u>(210.63495 Acres)</u>
i. Land Migrated under NILP	:	31.9875 Acres
ii. Land claimed to be de-licensed	:	0.78675 Acres
Net Plot Area of the Project	:	177.8606 Acres.

Upon perusal of the claim made by the Project Proponent with regard to the size of the Project /Land, no details have been placed on the record. Project size continues to indicate/reflect the size at 210.63495 Acres. This facts needs to be clarified.

3. Claim regarding Zero Liquid Discharged (ZLD) at the Project site, during the summer season, needs to be clarified.
4. Green Area PROPOSED TO BE reduced from 278901.05 Sqmtr (as per the earlier EC dated 05.01.2015) to 252240.56 Sqmtr. This is not a Environment friendly proposal and needs clarification & justification.
5. PP has not responded clearly to Para No. 4 of the observations raised in the Certified Compliance Report dated 20.12.2022 of RO, MOEF & CC, GOI, Chandigarh. Rather PP has placed an illegible / unsigned document, indicating nothing about the compliance as ATR.
6. Response to observations raised in the RO, MOEF & CC, GOI, Chandigarh report dated 20.12.2022 is incomplete and inadequate, therefore, RO,



HSPCB to visit the site and report regarding the status of compliances as indicated in the Action Taken Report.

7. Reduction of Built up area in the Expansion cum Modification, needs justification.
8. Further, the Authority gathered that more than 33 Court Cases are pending before the Hon'ble Courts. Therefore, it is more than necessary to understand, whether is there any direction / order / observation regarding, development activities to be carried out relating to the said Project.
9. Permission regarding Building height, i.e. 100 meter, requires to be obtained from the Competent Authority.
10. Revised proposed Layout plan requires authentication, signature, stamping of the Competent Authority i.e. DTCP, Haryana.

The case was taken up in 266th meeting held on 28.04.2023. PP submitted the reply vide letter dated 24.04.2023 of observations raised in 155th meeting of SEIAA. However, the committee found the reply as incomplete. The committee asked the PP to submit the reply of following observations:

1. The PP shall submit report of Regional Officer, HSPCB regarding the status of compliances as indicated in the action taken report with regard to observations raised in the RO, MoEF& CC, GOI, Chandigarh report dated 20.12.2022 as observation raised by SEIAA Haryana while sending the case back to SEAC.
2. The PP shall submit copy of permission regarding building height issued by the Competent Authority as observation raised by SEIAA Haryana while sending the case back to SEAC.
3. The PP shall submit permission of Right of Way (RoW) duly issued by the Competent Authority as observation raised by SEIAA Haryana while sending the case back to SEAC.

The case was taken up in 268th meeting held on 31.05.2023. However the case was deferred on request of PP.

The case was taken up in 276th meeting held on 07.09.2023. However, PP/Consultant requested through email dated 31.09.2023 to defer their case as they are in process of getting permission of revenue rasta and the site visit of Regional Office, HSPCB (as directed in 155th Meeting of SEIAA) is still pending. The committee acceded with the request of PP/Consultant and deferred their case.

The case was taken up in 279th meeting of SEAC held on 27.10.2023. PP submitted the remaining reply of observation raised by SEIAA vide letter dated 16.10.2023 which is as under:

S. No.	Observations	Reply
1.	The PP shall submit report of Regional Officer, HSPCB regarding the status of compliances as indicated in the action taken report with regard to observations raised in	The report of Regional Officer, HSPCB regarding the status of compliances as indicated in the action taken report with regard to observations raised in the RO,



	the RO, MoEF& CC, GOI, Chandigarh report dated 20.12.2022.	MoEF& CC, GOI, has been submitted directly to SEIAA/SEAC Haryana by Regional Officer, HSPCB.
2.	The PP shall submit copy of permission regarding building height issued by the Competent Authority.	AAI NOC has been obtained from competent authority; copy of permission regarding building height is attached as Annexure 1.
3.	The PP shall submit permission of Right of Way (RoW) duly issued by the Competent Authority.	We have obtained permission of Right of Way (RoW) vide memo no. MCG/EE-HQ/2023/31748 dated: 29.09.2023 for crossing services through revenue rasta. Copy of the same is attached as Annexure 2.

After due deliberation on the reply as well as supporting documents submitted by the PP, the committee was of the unanimous view that this case be sent to SEIAA alongwith the report received from concerned RO, HSPCB and further reiterated the recommendations conveyed vide 262nd MoM.

279.12 ToR for Expansion of Manufacturing Capacity of Avtar Steel Limited Unit-IV from 29600 MTPA to 80000 MTPA, Village Mohana, Tehsil & District Sonipat, Haryana by M/s Avtar Steel Ltd.

Project Proponent : Not Present

The present proposal was submitted to the SEIAA vide No. SIA/HR/IND1/411161/2023 for approval of Terms of Reference, within the scope and meaning of Category 3(a) of EIA Notification dated 14.09.2006. The Project Proponent has deposited scrutiny fee of Rs.1,50,000/- vide DD No.442024 dated 17.12.2023 in compliance of Haryana Government, Environment & Climate Change Department Notification No. DE&CCH/3060 dated 14.10.2021.

The case was taken up during 167th Meeting of SEIAA held on 30.09.2023.

The Authority observed that the instant proposal was submitted to the Authority for Approval of Terms of Reference (TOR) for Expansion of Manufacturing capacity of Avtar Steel Limited Unit-IV from 29600 MTPA to 80000 MTPA, Village Mohana, Tehsil & District Sonipat, Harvana. Accordingly, the Standard Terms of Reference (TOR) were approved by the Authority on 13.01.2023. Further, it was also observed by Authority that the Project Proponent has already applied for withdrawal of the same through PARIVESH Web Portal.

The Authority after deliberations and discussions, decided to refer the proposal to the State Expert Appraisal Committee (SEAC) to examine whether Office Memorandum (OM) No. F.No. IA3-22/6/2023-IA.III [E-204444] dated 20.04.2023 issued by the MOEF & CC, Gol; regarding



applicability of EIA Notification dated 14.09.2006 for manufacturing of welded pipes and seamless tubes etc is applicable/justifiable & appropriate, in the present proposal.

The case was taken up in 279th meeting of SEAC held on 27.10.2023. However, neither PP nor any representative on his behalf has appeared before the Committee. The committee after discussion, decided to defer the case for next meeting.

279.13 EC for Proposed Affordable Residential Plotted Colony under DDJAY Scheme at Sector 106, Daultabad, Gurugram, Haryana by M/s Magic Eye Developers Pvt Ltd.

Project Proponent : Sh. Manoj Tiwari

The Proposal for the said project was submitted to the SEIAA vide online Proposal No.SIA/HR/MIS/261584/2022 dated 14.03.2022 for Grant of Environmental Clearance (EC) under Category 8(a) of EIA Notification dated 14.09.2006.

The case was considered during 237th, 242nd, 251st, 259th and 262nd meeting of SEAC held on various dates but neither PP, nor any representative on his behalf has appeared before the committee on the one pretext or the other.

The committee has taken a serious view in this regard, and decided that PP may be given one more opportunity to appear before the SEAC to represent their project either themselves or through their authorized representative and shall also submit the relevant documents in support of their case, otherwise, their case will be referred to SEIAA for further necessary action as per OM dated 18.11.2020.

The committee further decided to communicate the decision of committee to PP on their official email as well as speed post and deferred the case for next meeting.

The case was taken up during 266th meeting held on 28.04.2023. However, still neither PP nor consultant appeared in the meeting. It is observed by the committee that the case has been fixed in several meetings of SEAC but neither PP nor Consultant appeared before the committee to represent their case. Moreover, it was informed to the Committee that the consultant engaged in this case has expired in a road side accident and the case is pending since long for procuring appearance of PP/consultant. In this regard, the instructions issued by MOEF & CC vide OM dated 18.11.2020 also brought to the notice of the Committee which reads as under:

- e) *"in case a Project Proponent or his consultant did not attend the meeting or does not reply to the queries raised for more than six month, the MS should write to the Regional Office of the Ministry to carry out a site inspection so as to check if construction/operation of the project has started"*



The committee after having a detailed discussion on the circumstances of the case as well as keeping in view the above mentioned instructions issued by the MOEF & CC, unanimously decided to send the case to SEIAA for taking further necessary action.

The recommendations of SEAC were taken up during 157th Meeting of SEIAA held on 11.05.2023.

After having gone through the details & record placed on the file along with considering the recommendations of SEAC, the Authority decided to call for a report from Haryana State Pollution Control Board, Panchkula through the concerned Regional Officer to verify the actual status of construction at the project site, before proceeding to conclude the proceedings as per OM dated 18.11.2020 issued by MOEF & CC, GOI. Accordingly, case was deferred by SEIAA.

The matter was taken up during 161st Meeting of SEIAA held on 11.07.2023.

After perusal of relevant record and details placed on file alongwith considering the recommendations of the State Expert Appraisal Committee (SEAC), the Authority upon having seen the Site Inspection Report dated 12.07.2023 of Regional Officer, Gurugram (North), HSPCB, deemed it appropriate to initiate action for the violations and non-compliances made on the part of Project Proponent. Accordingly, the Authority has decided to issue a Show-Cause Notice under Section 5 of Environment (Protection) Act, 1986 within the scope & meaning of EIA Notification dated 14.09.2006. Whereas, the Authority is satisfied that due to violation and non-compliances, PP is required to apply for Grant of Environment Clearance for the said project under Violation Category. Accordingly, the instant proposal was de-listed. However, proceedings under Section 5 of the Environment (Protection) Act, 1986 within the scope & meaning of EIA Notification dated 14.09.2006, were continued to be relevant.

In compliance of notice dated 14.07.2023, the PP appeared before the Authority on 19.07.2023 and a detailed order was passed in the present case which was conveyed vide letter dated 21.08.2023 to SEAC for taking necessary action and strict compliance.

The case was taken up in 279th meeting of SEAC, Haryana held on 27.10.2023.

The PP vide letter dated 18.09.2023 submitted that their environmental consultant has suggested to apply to obtain "Environmental Clearance". Whereas upon scrutiny while representing the case to the Hon'ble Committee, it was observed that the project is ineligible and not falling under the preview of under section 8-A & 8-B according to the act and rules laid out for the same. In the meanwhile, they have applied for withdrawal also subsequently. Accordingly, the proposal has been de-listed.

A report dated 12.07.2023 submitted by Regional Officer, HSPCB has also been perused. The relevant portion of report is reproduced as under:



XXXXXXXXXXXX.....

“work of construction for plotted colony is undergoing at site, roads are being constructed, plumbing and electrical work has been done completed, underground Tank & STP are yet to be constructed”

It has been submitted by the project proponent that they will develop the infrastructure, road and other services and will develop service rooms like Sewerage Treatment Plant Room, Underground Water Tanks for storage & Electrical Panel Room. The project is a DDJAY project under the scheme launched by state government which is intended to introduce low-cost development project of its kind in favor of public at large. The PP also submitted recent site photographs as to show infrastructures were under development and no plots was being developed or started yet. The PP also submitted that they have not made any violations rather they are a law-abiding company. Moreover, the project has already been de-listed for the Environment Clearance and submitted that their application may be closed considering the fact the project is a plotted development under DDJAY scheme and not as construction project.

A discussion was held on the submissions of PP as well as documents submitted in support of his contention. The report of concerned Regional Officer, HSPCB was also gone through and discussed. The report of concerned Regional Officer shows that no construction has been done on the project site except laying of roads, plumbing and electrical work.

The PP in his affidavit dated 18.09.2023 has also submitted that since it is a plotted colony, hence, all the construction shall be done by individual plot owners and before construction they have to obtain requisite permission/approval from the concerned department. The PP has only developed essential services like electric penal rooms, underground water tanks and STP and built up for the said services is less than 20,000 sqms. Therefore, condition of taking prior EC is not applicable on the said project. The photographs regarding present status of the project site have also been submitted by PP. Further, the project is registered with RERA and CTE has also been obtained from HSPCB. It has also been brought to the notice of Committee that the project has already been de-listed

After due deliberation and keeping in view the facts and circumstances of the case as well as documents produced by the PP in support of his case, the committee decided that the case be sent to SEIAA for filing as the case proposal has already been de-listed.



279.14 EC for Affordable Group Housing Colony Project located at Village Nuna Majra, Sector-37, Bahadurgarh, District- Jhajjar, Haryana by M/s HL Residency Pvt Ltd

Project Proponent : Sh. Shankul Choudhary
Consultant : Grass Roots Research & Creation India (P) Ltd.

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/447192/2023 dated 09.10.2023 for obtaining EC under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.188558 dated 11.09.2023.

Table 1 – Basic Detail

Name of the Project: Affordable Group Housing Colony Project located at Village Nuna Majra, Sector-37, Bahadurgarh, District- Jhajjar, Haryana by M/s HL Residency		
Sr. No.	Particulars	
Online Proposal no. SIA/HR/INFRA2/447192/2023		
1.	Latitude	28° 40' 25.15" N
2.	Longitude	76° 53' 29.79" E
3.	Plot Area	16895.598 sqm
4.	Net Planned area	16,067.006 sqm
5.	Net Plot area	12,165.294 sqm
6.	Proposed Ground Coverage	5,143.407 sqm
7.	Total FAR area	40598.685 sqm
8.	Total Non FAR Area	9,283.561 sqm
9.	Total Built Up area	49882.246 sqm
10.	Total Green Area with Percentage	2533.361 m ² (20.82% of net plot area)
11.	Rain Water Harvesting tanks	Total 4 nos. of RWH tanks
12.	STP Capacity	285 KLD
13.	Maximum Height of the Building	53.30 (S+14)
14.	Power Requirement	1800 kVA
15.	Power Backup	1 no. of DG sets of total capacity 320 kVA
16.	Total Water Requirement	274 KLD
17.	Fresh Water Requirement	197 KLD
18.	Domestic water Requirement	266 KLD
19.	Treated Water Recycled	204 KLD
20.	Waste Water Generated	227 KLD



21.	Solid Waste Generated		1652kg/day
22.	Biodegradable Waste		991.2 kg/day
23.	Organic Waste converter		01 no.
24.	Total Parking		The proposed parking will be 279 ECS (4 wheelers) and 553 ECS (2 wheelers)
25.	Stories		S+14
26.	No of Towers		03
27.	Basement		01
28.	Total Population		4218
29.	R+U Value of Material used (Glass)		2.67 W/m ² deg C
30.	Total Cost of the project:		109.49 Crores.
31.	EMP Budget	i) Capital Cost	164 Lakhs
		ii) Recurring Cost	54.75 Lakhs
32.	Incremental Load in respect of:	i) PM _{2.5}	0.004µg/m ³
		ii) PM ₁₀	0.006µg/m ³
		iii) SO ₂	0.00125µg/m ³
		iv) NO ₂	0.057µg/m ³
		v) CO	0.00132µg/m ³
33.	Status of Construction		No Construction is done at the project site
34.	Construction Phase:	Power Back-up	100 kVA
		Water Requirement & Source	100 ML & Private water tankers
		STP (Modular)	1
		Anti-Smoge Gun	1

The case was taken up in 279th meeting of SEAC held on 27.10.2023. PP presented the case before the committee and submitted the reply dated 27.10.2023 of the observations raised by SEIAA. The committee after discussion raised some observations to which PP submitted following reply alongwith an affidavit dated 28.10.2023:

S.No	Queries	Reply
1.	PP shall submit affidavit w.r.t. AAI NOC.	Affidavit w.r.t AAI NOC is enclosed as Annexure-I.
2.	PP shall submit affidavit for Wildlife	Affidavit w.r.t Wildlife Sanctuary is enclosed as



	Sanctuary	Annexure-I.
3.	PP shall submit CA certificate.	CA certificate is enclosed as Annexure- II.
4.	PP shall submit sewer permission.	The Sewer Permission is enclosed as Annexure-III.
5.	PP shall submit area details as per approved Building plan.	Area details are as per the approved Building plan. Copy of Building Plan approval is enclosed as Annexure-IV.
6.	PP shall submit Revenue Rasta permission.	Permission from Deputy Commissioner, Jhajjar is enclosed as Annexure-V.
7.	PP shall submit 20% landscape area.	Total Plot Area (A) = 16,895.598 sqm Area under road widening (B)= 376.350 sqm Area under 30 M Green Belt (C) = 1,280.820 sqm Area under 24 M road widening (D) = 3,073.134 sqm Total Net Plot Area = A – (B + C + D) = 12,165.294 sqm Therefore, the total landscape area is 2,533.361 sqm which is 20.82% of the net plot area i.e. 12,165.294 sqm. Landscape plan is enclosed as Annexure-VI.
8.	PP shall submit affidavit w.r.t IGBC certificate.	Affidavit w.r.t IGBC is enclosed as Annexure-II. Copy of IGBC precertification is enclosed as Annexure-VII.
9.	PP shall submit affidavit w.r.t. solar.	Affidavit w.r.t. to solar is enclosed Annexure-II.
10.	PP shall submit proof for TDR.	The Building plan approval is enclosed as Annexure-IV.
11.	PP shall submit revised EMP.	The Revised EMP is enclosed as Annexure-VIII.

The contents of affidavit are as under:

1. That we M/s HL Residency have planned for Affordable Group Housing project is to be developed located at Village Nuna Majra, Sector 37, Bahadurgarh, District Jhajjar, Haryana and having its Corporate office at Unit 8 Commercial complex HL city sector-37, Bahadurgarh (hereinafter referred to as "Company")
2. That, the Airport Authority of India certificate is not applicable for the proposed project as the site is located beyond 20 KM of the VFR civil airport of 56 KM of IFR civil airport and if the height of the desired structure is below 150 M above ground level.
3. That, there is no Wildlife Sanctuary within 15 km buffer of the project
4. That, we have already awarded with Pre-certified Gold certificate for the Proposed project in September 2021 from IGBC
5. That, we will provide adequate saving through solar as per various statutory norms and provisions.

Table 2 – EMP Detail

DURING CONSTRUCTION PHASE		
COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)



Labor Sanitation & Waste water Management	5	2.5
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	10	3.75
Storm Water Management (temporary drains and sedimentation basin)	5	2.75
Solid Waste Management	5	1.25
TOTAL	25	10.25

DURING OPERATION PHASE		
COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
Sewage Treatment Plant	40	12
Rain Water Harvesting System	30	10
Solid Waste Management	9	3.0
Environmental Monitoring	0	12
Green Area/ Landscape Area	10	2.5
Others (Energy saving devices, miscellaneous)	10	5
Socio-Economic		
Setting up solar lighting facilities in Nuna Majra, Nayagaon & Lawa Khurd villages	20	---
Plantation in Nuna Majra, Nayagaon & Lawa Khurd villages	10	---
Providing sanitation facility in Nuna Majra, Nayagaon & Lawa Khurd villages	10	---
TOTAL	139	44.5

TOTAL EMP BUDGET		
COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
During Construction Phase	25	10.25
During Operation Phase	139	44.5
TOTAL	164	54.75

A detailed discussion was held on the documents submitted by PP such as reply of observations of SEIAA, green area, revenue rasta, court case, HT line, wildlife sanctuary, aravali



and forest NOC, IGBC certificate, solar power, sewer, TDR, building plan as well as the submissions made by the PP and the documents submitted.

The reply was placed before the committee and committee considered the reply. After deliberations the Committee rated this project with **"Gold Rating"** and was of the unanimous view that this case should be recommended to the SEIAA for granting **Environmental Clearance to M/s HL Residency (Partnership firm) through Prop. Smt. Shailaja (as per the license issued by DTCP vide letter No LC-5011-JE(MK)-2023/2957 dated 02.02.2023)** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations

A. Specific conditions:-

1. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing, DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
2. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
3. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
4. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
5. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
6. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
7. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
8. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.



9. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
10. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
11. The PP shall not carry any construction above or below the Revenue Rasta, if any
12. The PP shall keep the ROW below the HT Line passing through the project, if any.
13. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
14. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
15. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
16. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
17. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits**.
18. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
19. The PP shall obtain power assurance from the competent authority.
20. The PP may provide electric charging stations to facilitate electric vehicle commuters.
21. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
22. The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. **As proposed 2533.361 m² (20.82% of net plot area) shall be provided for green area development.**
23. **The PP shall provide adequate solar power as per HAREDA norms.**
24. **04 Rain water harvesting** tanks shall be provided for ground water recharging as per the CGWB norms.
25. The PP shall provide required **number of Anti Smog Guns** as per guidelines of HSPCB.

B. Statutory Compliance:

1. The project proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority for ground coverage, FAR and should be in accordance with zoning plan approved by Competent Authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of fire fighting equipment etc as per National Building Code including protection measures from lightening etc.
3. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.



4. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable and shall abide with the conditions imposed in NOC, if any issued by Forest Department and NBWL.
5. The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board.
6. The PP shall obtain the permission for withdrawal of ground/surface water from competent authority before the start of the project and also obtain the CTO from HSPCB after the approval from competent authority.
7. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
9. The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, the Plastics Waste (Management) Rules, 2016 and Batteries Waste (Management Handling) Rules 2001 (as amended in 2020) shall be followed.
10. The project proponent shall follow the ECBC Act/ECBC- Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.

I Air Quality Monitoring and Preservation

- i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
- iv. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra low sulphur diesel shall be ensured for DG sets. The location of the DG sets may be decided with in consultation with State Pollution Control Board
- v. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi. Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
- vii. Wet jet shall be provided for grinding and stone cutting.
- viii. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust
- ix. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.



- x. The diesel generator sets to be used during construction phase shall be ultra low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- xi. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Ultra low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xii. For indoor air quality the ventilation provisions as per National Building Code of India.

II Water Quality Monitoring and Preservation

- i. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
- ii. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- iii. Total fresh water use shall not exceed the proposed requirement as provided in the project details. The per capita supply should adhere to NBC 2016 and CGWA Notification dated 12.12.2018.
- iv. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF& CC along with six monthly Monitoring reports.
- v. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
- vi. At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
- vii. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
- viii. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
- ix. Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
- x. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- xi. The local bye-law provisions on rain water harvesting should be followed. If local bye law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain Water Harvesting pits shall be provided for ground water recharging as per the CGWB norms.
- xii. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for



use. The ground water shall not be withdrawn without approval from the Competent Authority.

- xiii. All recharge should be limited to shallow aquifer.
- xiv. No ground water shall be used during construction phase of the project.
- xv. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
- xvi. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- xvii. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
- xviii. No sewage or untreated effluent water would be discharged through storm water drains.
- xix. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
- xx. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxi. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

III Noise Monitoring and Prevention

- i. Ambient noise levels shall conform to residential area/commercial area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB /SPCB.
- ii. Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
- iii. Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

IV Energy Conservation Measures

- i. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency as per ECBC Act, 2017 read with ECBC Rules, 2018 shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC also which is in no case should be less than 25% as prescribed.
- ii. Outdoor and common area lighting shall be LED.



- iii. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof R & U-values shall be as per ECBC specifications.
- iv. Energy conservation measures like installation of CFLs/ LED for the lighting outside the building should be integral part of the project design and should be in place before project commissioning.
- v. Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
- vi. Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.
- vii. The PP will submit report indicating compliance of each parameter of ECBC requirement and submit quantification saving report for each component.

V Waste Management

- i. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W generated from project shall be obtained.
- ii. Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- iii. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- iv. Organic Waste Converter within the premises with a minimum capacity of 0.5 kg/person/day must be installed. Leaves to be put in earmarked pits for converting them into compost to be used as manure.
- v. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- vi. Any hazardous waste generated during construction phase, shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- vii. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, compressed earth blocks, and other environment friendly materials.
- viii. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
- ix. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- x. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.



VI Green Cover

- i. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
- ii. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
- iii. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
- iv. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
- v. The PP shall ensure that the area marked for greenery and trees will not be rendered impervious by any means like soil, compaction or cement concrete or brick or tiles or rubber or plastic cover or any other impervious material in any manner and the area must be maintained pervious for water infiltration/percolation and air flow in the soil. It must be straight on earth and not on any roof or slab of any tile.

VII Transport

- i. A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
 - a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
 - b) Traffic calming measures.
 - c) Proper design of entry and exit points.
 - d) Parking norms as per local regulation.
- ii. Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
- iii. A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.



VIII Human Health Issues

- i. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
- ii. For indoor air quality the ventilation provisions as per National Building Code of India.
- iii. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
- iv. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- v. Occupational health surveillance of the workers shall be done on a regular basis.
- vi. A First Aid Room shall be provided in the project both during construction and operations of the project.

IX Corporate Environment Responsibility

- i. The project proponent shall comply with the provisions of CER, as applicable.
- ii. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/ violation of the environmental/ forest/ wildlife norms/ conditions and/ or share holders/ stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
- iii. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
- iv. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

X Miscellaneous

- i. The project proponent shall prominently advertise it at least in two local news papers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
- ii. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
- iii. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.



- iv. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
- v. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
- vi. The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
- vii. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- viii. The project proponent shall abide by all the commitments and recommendations made in the form-IA, Conceptual Plan and also that during their presentation to the Expert Appraisal Committee.
- ix. No further expansion or modifications in the plan shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC)/SEIAA, Haryana. The project proponent shall seek fresh environmental clearance under EIA notification 2006 if at any stage there is change of area of this project.
- x. Any change in planning of the approved plan will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance
- xi. The PP should give unambiguous affidavit giving land promoters in accordance with your ownership and possession of land legal the case referred for Environment Clearance to SEIAA.
- xii. Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- xiii. The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- xiv. The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- xv. The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
- xvi. The above conditions shall be enforced, inter-alia under the provisions of the Water(Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Trans boundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
