Minutes of the 213th Meeting of the State Expert Appraisal Committee (SEAC), Haryana constituted for considering Environmental Clearance of Projects (B Category) under Government of India Notification dated 14.09.2006 held on 19.04.2021 and 20.04.2021 under the Chairmanship of Sh. V. K. Gupta, Chairman, SEAC, through Video Conferencing (VC).

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Agenda Item No.	Minuting
212.11	Specific condition to be added that "The PP shall submit the Wildlife Activity Plan"
212.38	Specific condition to be added that "The PP shall submit the Affidavit of Sukhana Wildlife Sanctuary distance from the project"
212.27	The specific condition is added that the PP shall establish oxygen plant of full capacity of beds instead of capacity of ICU beds.

At the outset the Chairman, SEAC welcomed the Members of the SEAC and advised the Secretary to give brief background of this meeting. The minutes of the 212th Meeting were discussed and approved without any modification except as given as correction. In the meeting 23 numbers of projects received from SEIAA, were taken up for scoping, appraisal and grading as per agenda circulated.

In the wake of recent crises of COVID-19, lockdown situation, Committee took a decision to scope and appraises the EC cases as per the guidelines issued by MoEF & CC from time to time by video conferencing. It was decided that before the commencement of online video conferencing the agenda is required to be mailed beforehand. Accordingly the agenda of the present meeting was mailed to SEAC members in advance and a video conference meeting was organized in this regard, on 19.04.2021 and 20.04.2021.

The 213th meeting of SEAC Haryana was held online by video conferencing on 19.04.2021 and 20.04.2021 and following members joined the meeting:

Sr. No.	Name	Designation
1.	Shri Prabhakar Verma	Member
2.	Dr. S. N. Mishra	Member
3.	Dr. Vivek Saxena	Member
4.	Shri Raj Kumar Sapra	Member
5.	Dr. Mehar Chand	Member
6.	Ar. Hitender Singh	Member
7.	Dr. Surinder Kumar Mehta	Member
8.	Sh. Anil Kumar Mehta	Member
9.	Shri R. S. Thakran (Mining Project) 20.04.2021	Mining Engineer
10.	Dr. R. K. Chauhan, Joint Director, Environment & Climate Change Department, Haryana	Secretary

213.01 EC for Expansion of Commercial Complex "Baani City Centre' at Sector 63, Village Medawas, District Gurgaon, Haryana by M/s Aaliyah Real Estates Pvt. Ltd.

Project Proponent :Shri Parveen Yadav
Consultant :M/s Perfact Enviro

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/184758/2020 on dated 03.12.2020 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006.

Thereafter, the Case was taken up in 213rd meeting of SEAC Haryana held on 19.04.2021. The Project Proponent and the accredited Consultant made a detailed presentation on the salient features of the project.

The discussion was held on FAR 12%, license validity, building plans, dual plumbing plan, Certified Compliance Report from MoEF&CC, Action Taken Report on non-compliance points, basement services, STP Feasibility Report, RWH, OWC location, organic waste, AAI clearance, CTE, CTO, OC, stack height, solar water heater, affidavit of status of construction, no construction after expiry of EC, Extension of validity of EC, Environment Audit, Modular MBR, Zero discharge, solar panel, parking details, audited CER, EMP, Fly ash, wildlife activity plan, green plan presently, underground storage tank for diesel storage, etc. and certain observation were raised as given below.

1. The PP shall submit the self-contained note mentioning justification for not in operation of STP during site visit by MOEF&CC, maintenance schedule of STP, CTE, CTO, OC of the project building along with adequacy report and the STP is in operation after occupation. The adequacy report shall be obtained from the approved agency of MoEF&CC, CPCB, HSPCB etc.
2. The PP shall submit the details of stack height along with details of plantation to cater the GLC of DG pollution
3. The PP shall submit the details of RWH existing and their maintenance schedule.
4. The PP shall submit the details of existing OWC, make, area earmarked on plan and the details of OWC for complete project to be installed as per the total biodegradable waste. also the details of biodegradable waste for the existing part and its disposal proof and schedule of disposal and agreement with the service
5. The PP shall submit the details of solar water heater to be provided in the project.
6. The PP shall submit the affidavit that their validity of EC expired in September 2020 and may be extended in view of COVID-19 instruction for one year.
7. The PP shall submit the affidavit that they will submit the Environment Audit report regularly.
8. The PP shall submit the proof of submission of half yearly progress report of Earlier EC.
9. The PP shall submit the affidavit regarding MBR STP, Zero Liquid Discharge,
10. The PP shall submit the details of solar power for existing and proposed part of the project as per HAREDA norms and affidavit that they will compile with HAREDA norms.
11. The PP shall submit the details of revised parking for existing and proposed project and shall not deviate from existing one.
12. The PP shall submit the audited CER details along with 40 lakh spent tangible details.
13. The PP shall submit the wild life activity plan for wild life sanctuary within 10 km.
14. The PP shall submit the proof of use of fly ash in existing project.
15. The PP shall submit the compliance of existing green plan as per earlier EC and details of plants with age and girth and mark on plan
16. The PP shall submit the location of underground storage tank for diesel.
17. The PP shall submit the extended accredited certificate

18. The PP shall submit the large traffic circulation plan, parking plan, location of STP, OWC, RWH,
19. The PP shall submit the elevation plan of G=13 expansion portion
20. The PP shall submit the Dual plumbing plan
21. The PP shall submit the copy of CTO, OC from competent authority
22. The PP shall submit the copy of valid license as present is valid upto 14.10.2020
23. The PP shall submit the details of population for expansion part for service apartment, hotel, guest faculty etc.
24. The PP shall submit the revised water calculation as per revised population details. And comparison with existing
25. The PP shall submit the details of services in basement and parking details in basement.
26. The PP shall submit an affidavit for installing additional 300 KLD modular STP using MBR technology in addition to 100 KLD STP using SAFF technology with achieving zero discharge from project.
27. The PP shall submit incremental load statement of expansion project w.r.t. existing approved capacity.
28. The PP shall submit design and location of lighting arrestors.
29. The PP shall submit Fire Fighting Plan showing location of external fire hydrants/Fire rescue plan.
30. The PP shall submit contours plan indicating level of proposed site in terms of drainage pattern.

The PP shall submit the required information as detailed above within 30 days and it was also made clear to the PP that his project will be considered as received only after the receipt of complete information. In case of non-receipt of information in time; the case shall be recommended for rejection/ filing.

213.02 EC for proposed Commercial Colony (Retail, Food Court & Office) planned at Village Maidawas, Sector 66, Gurugram, Haryana by M/s Emaar India Limited and developed by M/s Elan City LLP.

Project Proponent :Shri Arvinder Dhingra
Consultant :M/s Vardan EnviroNet

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/202823/2021 on dated 15.03.2021 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006.

Thereafter, the case was taken up in 213rd meeting of SEAC Haryana held on 19.04.2021. The Project Proponent and the accredited Consultant made a detailed presentation on the salient features of the project and informed that:

- The proposed project is commercial colony (Retail, Food Court & Office) planned at village Maidawas, Sector-66, Gurugram, Haryana by M/s Emaar India Limited and developed by Elan City LLP.
- The project is appraised on **concept basis** as Building Plans are not approved by competent authority.
- The land falls under the residential zone as per the Gurugram Master Plan 2031. The project has been granted license No. 97 of 2020 dated 31.10.2020, & 41 of 1996 dated 30.04.1996.
- This is a proposed commercial colony and there are 21 numbers of trees present at the site. In case, trees needed to be cut PP will take prior permission from concerned department.

- The highest building of the project will be erected up to 9 floors above the lower ground floor & basements will be excavated up to 2 levels under the earth.
- Total water requirement of proposed project will be 101 KLD, which include 38 KLD for fresh water requirement and about 63 KLD treated water shall be reused for the various purposes like horticulture, HVAC & DG Set Cooling make-up and flushing the fresh water source shall be supplied by GMDA/HSVP. Waste water generated will be 70 KLD which will be treated in STP having capacity of 90 KLD. During construction phase, water demand for construction activity will be fulfilled from GMDA/HSVP
- The expected power demand of 1,943 KVA will be supplied by DHBVN. Power backup for the proposed project will be through 2 nos. DG sets of total capacity of 2,100 KVA i.e. 1x1100 KVA+1x1000 KVA.
- 100 Local laborers from nearby area will be employed during the construction phase. In the operation phase, there will be an influx of 3,201 persons in the form of staff & visitors. No alien species will be involved.
- The total municipal solid waste to be generated is approximately 599 Kg/day. The inorganic non-biodegradable wastes will be sold to authorized vendors for recycling and the biodegradable wastes will be treated in OWC within the project according to Solid Waste Management Rules, 2016. Approx. 5.26 kg/day sludge waste will be generated. Sludge generated from the STP plant will be dried and later will be used as manure for green belt development.
- Sultanpur National Park 17.4 km towards NW Asola Bhatti Wildlife Sanctuary 9 km towards ENE

The details of the project, as per the documents submitted by the project proponent, and also as informed during the presentation in the meeting are as under:-

Table1: Basic Details

Name of the Project: Proposed Commercial Colony "Retail, Office & Food Court" at Village Maidawas, Sector-66, Gurugram, Haryana by M/s Emaar India Ltd & being Developed by M/s Elan City LLP		
Sr. No.	**Particulars**	
1.	Online Proposal Number	SIA/HR/MIS/202823/2021
2.	Latitude	28º 24' 2.5" N
3.	Longitude	77º 3' 42.0" E
4.	Plot Area	5,916.495 m^2/ 1.4625 Acres
5.	Proposed Ground Coverage	3,527.970 m^2 (59.63 %)
6.	Proposed FAR	15,501.216 m^2
7.	Non FAR Area	8,680.152 m^2
8.	Total Built Up area	24,181.368 m^2
9.	Total Green Area with %	1,183.299 m^2 (20%)
10.	Rain Water Harvesting Pits (with size)	2 Pits (Dia. 5m & Dep. 4 m)
11.	STP Capacity	90 KLD
12.	Total Parking	313 ECS
13.	Organic Waste Converter	Total 3 nos. of OWC of capacity 390 Kg/day (1×250+1×100+1×40Kg/day).
14.	Maximum Height of the Building (m)	41.25 m
15.	Power Requirement	1,943 KVA (DHBVN)
16.	Power Backup	2 nos. of DG Set having total capacity of 2,100 KVA (1 x 1100 KVA+1 x 1000 KVA)
17.	Water Requirement	101 KLD
18.	Domestic Water Requirement	38 KLD
19.	Fresh Water Requirement	38 KLD

20.	Treated Water			63 KLD
21.	Waste Water Generated			70 KLD
22.	Solid Waste Generated			599 Kg/day
23.	Biodegradable Waste			359 Kg/day
24.	Basement			2 Nos.
25.	No. of stories			LGF+UGF+8
26.	R+U Value of Material used (Glass)			U Value:1.61 w/sqm k SHGC: 0.23
27.	Total Cost of the project:	i) Land Cost		Total Cost of Project: 150 Cr.
		ii) Construction Cost		
28.	EMP Budget			EMP Budget: Rs.750 Lakhs Capital Cost: Rs.300 Lakhs Recurring Cost: Rs.450 Lakhs
29.	Incremental Load in respect of:		i) PM 2.5	0.0032µg/m^3
			ii) PM 10	0.006µg/m^3
			iii) SO_2	0.0962µg/m^3
			iv) NO_2	0.126µg/m^3
			v) CO	0.0000815µg/m^3
30.	Construction Phase:	i) Power Back-up		Temporary electrical connection of 19 KW & 01 DG of 125 KVA
		ii) Water Requirement & Source		Fresh water – 10 KLD for drinking & sanitation. Treated wastewater 30 KLD for construction Source: Fresh water – HSVP Construction Water – HSVP
		iii) STP (Modular)		1 (5 KLD)
		iv) Anti-Smoke Gun		01 Nos of Anti-smoke gun

Table 2: EMP Budget

During Construction Phase			During Operation Phase		
Description	**Capital Cost (In Lakhs)**	**Recurring Cost (In Lakhs for 5 Year)**	**Description**	**Capital Cost (in Lakhs)**	**Recurring Cost (In Lakhs for 10 Year)**
Sanitation and Wastewater Management (Modular STP)	6.00	13.00	Waste Water Management (Sewage Treatment Plant)	113.00	180.00
Garbage & Debris disposal	0.00	8.00	Solid Waste Management (Dust bins & OWC)	35.00	75.00
Green Belt Development	10.00	13.00	Green Belt Development	30.00	76.00
Air, Noise, Soil, Water Monitoring	0.00	5.00	Monitoring for Air, Water, Noise & Soil	00.00	10.00
Rainwater harvesting system	8.00	4.00	Rainwater harvesting	00.00	15.00

(2 pits)			system		
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	15.00	9.00	DG Sets including stack height and acoustics	20.00	10.00
Medical cum First Aid facility (providing medical room & Doctor	5.00	22.00	Energy Saving (Solar Panel system)	30.00	5.00
Storm Water Management (temporary drains and sedimentation basin)	3.00	5.00	Providing Desktop in the nearby existing village.	25.00	0.00
Total	**47 Lakhs**	**79 Lakhs**	**Total**	**253 Lakhs**	**371 Lakhs**

The discussion was held on FAR granted under TOD, IGBC certification, license, ZLD, Activity plan, reports of soil, air, water, soil, Air dispersion, parking plan, location of STP on plan, water assurance, power assurance, STP, RWH, OWC etc. and certain observation were raised as given below:

1. The PP shall submit the affidavit for wildlife distance from the project site.
2. The PP shall submit the details of land and ownership
3. The PP shall submit the ZLD affidavit
4. The PP shall submit the application to appraise the project on concept plan
5. The PP shall submit the Parking plan and STP, RWH , OWC on plan
6. The PP shall submit the power assurance from competent authority
7. Proof of FAR for TOD and IGBC
8. Reports of air, water, soil etc.
9. Air dispersion modeling data
10. Self-contained note on ownership

- The PP submitted the reply of observation on 20.04.2021 mentioning that they have achieved zero liquid discharge, have applied with DTCP and fee also deposited for TOD and Pre-certification for IGBC has been obtained.
- The PP also submitted that Rs.5 Lakhs will be spent on various wildlife conservation activities like artificial nests on the trees, digging of ponds and construction of feeding platforms through Environment Management Plan.
- The PP submitted that the said land is part of plotted colony having an area of 107.919 acres being developed by Emaar India Limited (formerly known as Emaar MGF Land Limited). The licenses for development of Residential plotted colony over an area of 107.919 acres was issued by DTCP as per following details:
  i. License number 97 of 2010 dated 18.11.2010 for an area of 108.006 acres issued to Tanmay Developers Pvt. Ltd. And other C/o Emaar MGF Land Limited. Further DTCP through their order dated 14.02.2017 de-licensed the license by reducing 1.15 acres. Thus total land in this license is 106.856 acres.
  ii. License number 41 of 2011 dated 03.05.2011 for an area of 1.063 acres issued to Foyer Propbuild Pvt. Ltd., Toff Builders Pvt Ltd C/o Emaar MGF Land Limited.
- Emaar India Limited (formerly known as Emaar MGF Land Limited) has already obtained Environment clearance from SEIAA, Haryana for development of residential plotted colony on 24.12.2013 and same was extended further for three years on 15.09.2020 till 23.12.2023.
- The commercial colony measuring 1.4625 acre is falling under the license 97 of 2010 dated 18.11.2010 issued to Tanmay Developers Pvt. Ltd. and other C/o Emaar India

Limited (formerly known as Emaar MGF Land Limited) but the same is being developed by Elan City LLP.

- Elan city LLP has purchased the land of commercial colony having area 1.4625 acre situated at Sector 66, Gurgaon. Conveyance deed as proof of ownership is attached along with application.
- The PP also submitted the affidavit and undertaking mentioning that no development structure is present at the site.

The documents were placed before the committee and committee after discussion considered the reply and after deliberations the Committee rated this project with **"Gold Rating"** and was of the unanimous view that this case for granting Environmental Clearance under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India should be recommended to the SEIAA with the following specific and general stipulations:

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
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 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2% amount. 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 PP shall not carry out any construction above and below revenue rasta passing through the project and ensure that permission of the competent authority shall be obtained before carry out any construction above or below the revenue rasta. The PP shall put notice board on the revenue rasta for usages of the passer byes.
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 solid waste dumping site through authorized vender.
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 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
9) There exists 21 trees at the project site and PP shall take prior permission for cutting/translocation and plant 10 times the no. of trees cut in the project in addition to green plan plants.

10) 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 1,183.299 m^2 (20%) shall be provided for Green Area development for whole project.

11) 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.

12) The PP shall spent Rs.5 Lakh on various wildlife conservation activities like artificial nests on the trees, digging of ponds and construction of feeding platforms through Environment Management Plan and 1.25 lakh as recurring cost per year

13) 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.

14) 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.

15) The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.

16) 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 SO^2 load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency

17) The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.

18) The PP shall not give occupation or possession before the electricity connection permitted by the Competent Authority.

19) The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtain the CTO from HSPCB after the approval from CGWA, if required.

20) The PP shall carry out the quarterly awareness programs for the stakeholders of the project.

21) 2 Rain water harvesting recharge pits shall be provided for ground water recharging as per the CGWB norms.

22) The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 2RWH pits.

23) The PP shall provide the Anti-smog gun mounted on vehicle in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.

24) The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.

25) The PP shall provide the mechanical ladder for use in case of emergency.

26) Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

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 firefighting 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, the Plastics Waste (Management) Rules, 2016 and Batteries waste (Management Handling Rules2001 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 ultralow-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, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

vi. Sand, murram, 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 ultralow-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. Ultralow-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 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.

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 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 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 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.

213.03 Modification/Amendment in EC for construction of Commercial Complex at Village Hayatpur, Sector-84, Gurugram, Haryana by M/s Bajaj Motors Limited

Project Proponent :Shri Arvinder Dhingra
Consultant :M/s Vardan EnviroNet

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/204543/2021 on dated 19.03.2021 as per check list approved by the SEIAA/SEAC for obtaining amendment in Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006.

Thereafter, the Case was taken up in 213rd meeting of SEAC Haryana held on 19.04.2021. The Project Proponent and the accredited Consultant made a detailed presentation on the salient features of the project and informed that:

- The project is modification/amendment of commercial complex planned at Village Hayatpur, Sector-84, Gurugram, Haryana by M/s Bajaj Motors Limited & Others. The company is having its registered office at 39-40 KM Stone, Delhi Jaipur Highway, Narsingpur Gurugram, Haryana-122001.
- The company has already acquired the land measuring 5.91875 acres/ 23952.293m2 as License no.34 of 2014 dated 12.06.2014 on the name of M/s Bajaj Motors Limited & Others which is renewed up to dated 11.06.2024.
- The project is appraised for amendment/modification on the **concept basis** as the building plans are not approved from the competent authority.
- The project has already obtained Environment clearance issued vide letter no. SEIAA/HR/2017/857 dated 18.12.2017 for plot area 23,952.293 m2 (5.91875 Acres) and built-up area 86,655.976 m2.
- CTE has been obtained vide letter no. HSPCB/ Consent/ 329962318/ GUSOCTE/ 4867771 dated 04.01.2018

The details of the project, as per the documents submitted by the project proponent, and also as informed during the presentation in the meeting are as under:-

Table 1

Name of the Project: Modification/amendment in Environment Clearance for the construction of Commercial Complex at Village Hayatpur, Sector-84, Gurugram, Haryana by M/s Bajaj Motors Limited & Others.				
Sr. No.	**Particulars**	**Existing**	**Modification/ Amendment**	**Total Area**
1.	Proposed Ground Coverage	9,217.363 m^2	3,039.187 m^2	12,256.550 m^2
2.	Proposed FAR	35,611.860 m^2	9,178.926 m^2	44,790.786 m^2
3.	Non FAR Area	51,044.115 m^2	-19,048.929 m^2	31,995.186 m^2
4.	Total Built Up area	86,655.976 m^2	-9,870.004 m^2	76,785.972 m^2
5.	STP Capacity	248 KLD	122 KLD	370 KLD
6.	Organic Waste Converter	750 Kg/day (1×500 Kg/day+ 1×250 Kg/day)	640 Kg/day	1390 Kg/day (1×1250 Kg/day+ 1×100 Kg/day+ 1×40Kg/day)
7.	Maximum Height of the Building (till terrace)	34.5 meter	1.3 meter	35.80 meter
8.	Power Requirement	5659 KW	-859 KW	4800 KW
9.	Power Backup	4 Nos. 4×1000 KVA,	500 KVA	3 Nos. 1×2000 KVA, 1× 1500 KVA & 1× 1000KVA
10.	Total Water Requirement	273 KLD	168 KLD	441 KLD
11.	Domestic Water Requirement	74 KLD	101 KLD	175 KLD
12.	Fresh Water Requirement	74 KLD	101 KLD	175 KLD

13.	Treated Water		199 KLD	67 KLD	266 KLD
14.	Waste Water Generated		207 KLD	88 KLD	295 KLD
15.	Solid Waste Generated		1153 kg/day	1120 kg/day	2273 kg/day
16.	Biodegradable Waste		692 kg/day	672 Kg/day	1364 kg/day
17.	Stories		GF+6	LF+2	LF+GF+8
18.	Basement		3	-1	2
19.	R+U Value of Material used (Glass)		--	U value of Glass :1.5 W/m^2K SGHC-0.31	U value of Glass :1.5 W/m^2K SGHC-0.31
20.	Total Cost of the project:	i) Land Cost ii) Construction Cost	180 Cr.	20 Cr.	200 Cr.
21.	EMP Cost/Budget		900 Lakh Capital Cost-360 L. Recurring Cost-540 L.	100 Lakh Capital Cost-40 L. Recurring Cost-60 L.	1000 Lakh Capital Cost-400 L. Recurring Cost-600 L.
22.	Incremental Load in respect of:	i) PM 2.5 $\mu g/m^3$	0.25824	0.0308	0.28904 $\mu g/m^3$
		ii) PM 10 $\mu g/m^3$	0.43041	0.101	0.53141 $\mu g/m^3$
		iii) SO_2 $\mu g/m^3$	0.73169	0.251	0.98269 $\mu g/m^3$
		iv) NO_2 $\mu g/m^3$	0.2800	0.069	0.349 $\mu g/m^3$
23.	Construction Phase:	i) Power Back-up	--	Temporary Connection	Temporary Connection
		ii) Water Requirement & Source	--	HSVP+ STP WATER(STP PLANT)	HSVP+ STP WATER (STP PLANT)
		iii) STP (Modular)	--	2 KLD	2 KLD
		iv) Anti-Smoke Gun	--	1	1

Table 2: EMP

During Construction Phase			**During Operation Phase**		
Description	**Capital Cost (In Lakhs)**	**Recurring Cost (In Lakhs for 5 Year)**	**Description**	**Capital Cost (in Lakhs)**	**Recurring Cost (In Lakhs for 10Year)**
Sanitation and Wastewater Management (Modular STP)	8.00	25.00	Waste Water Management (Sewage Treatment Plant)	140.00	220.00
Garbage & Debris disposal	0.00	20.00	Solid Waste Management (Dust bins & OWC)	45.00	82.00
Green Belt Development	22.00	6.00	Green Belt Development	40.00	94.00
Air, Noise, Soil, Water Monitoring	0.00	5.00	Monitoring for Air, Water, Noise & Soil	00.00	15.00
Rainwater harvesting system (6 pits)	15.00	8.00	Rainwater harvesting system	00.00	20.00
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	10.00	25.00	DG Sets including stack height and acoustics	30.00	20.00
Medical cum First Aid facility (providing medical room & Doctor	5.00	40.00	Energy Saving (Solar Panel system)	55.00	15.00
Storm Water Management (temporary drains and sedimentation basin)	5.00	5.00	Providing Desktop in the nearby existing village.	25.00	0.00
Total	**65 Lakhs**	**134 Lakhs**	**Total**	**335 Lakhs**	**466 Lakhs**

Discussion was held on amendments required, parking, components of earlier EC, EMP, ZLD, Socio-economic component and time line to implement, Green plan in the exiting part, IGBC certification, earlier EC, Mosaic plan, affidavit of status of construction, justification in increase in population, basement, details of green plan, power load and certain observation were observed as below

1. The PP shall submit the self-contained note for reason for amendments required in view of building plan details
2. The PP shall submit the Affidavit for the status of construction at present and status of CTE,CTO, OC
3. The PP shall submit the EMP for the project
4. The PP shall submit the details of services in the basement
5. The PP shall submit the details of revised parking plan as per discussion
6. The PP shall submit the details of population as per earlier EC and required change in population as per existing mandate and increase in population.
7. The PP shall submit the IGBC approval for extra FAR
8. The PP shall the details of green area remains the same as the ground coverage is increased
9. The PP shall submit the mosaic plan for increased area i.e. ground coverage
10. The PP shall submit the recalculated requirement of power back up as the overall power demand is reduced
11. The PP shall submit the details of construction in new FAR allowed
12. The PP shall submit the self-contained note on the required amendment and their consequences on the environment and measure to counter the effects on air, water, soil etc. along with increased GLC due to DG, traffic etc.
13. The PP shall submit the plans for location of STP, OWC, DG set, Diesel storage, Elevation for new construction, dual plumbing for new construction etc.

The PP submitted the reply of observation along with affidavit mentioning that

- That they have constructed as per present EC dated 18.12.2017.
- That they have obtained CTE from pollution control board
- That no CTO and OC as the project is under construction
- That the distance of Asola Wildlife Sanctuary is 8.6 km
- The PP also submitted that Rs.5 Lakhs will be spent on various wildlife conservation activities like artificial nests on the trees, digging of ponds and construction of feeding platforms through Environment Management Plan.

The documents were placed before the committee and committee after discussion considered the reply and the committee discussed the issue of amendment of Environment clearance issued vide letter dated 18.12.2017 for plot area 23,952.293 m^2 (5.91875 Acres) and built-up area 86,655.976 m^2.

- The detailed discussion was held on the project whether it is to be considered as amendment or expansion and it is pointed out by members that as the built up area is not increased and due to change in planning the no. of floors have been increased whereas the built up area is decreased. Now the PP has requested that due to modification of project, change in population the water requirement is increased and thus the waste water and STP capacity subsequently enhanced. The project shall be appraised as amendment on **concept basis**. The committee deliberated that the case is of amendment as the built up and plot area is same in the case.
- The committee further, deliberated that there is no change in plot area however, due to change in planning there is an increase in the ground coverage and FAR, however the built up area has marginally decreased. The maximum height of the building will be 35.80 mtr. The water requirement and other parameters are proposed for amendment due to change in planning as informed by the PP. The PP proposed for decrease in parking but

committee decided not to grant change in parking and shall remain the same as granted vide earlier EC letter dated 18.12.2017.

- The project was appraised as amendment and discussion was held on Water assurance, STP, waste water, fresh water requirement. Population, License, Earlier EC, cost, EMP etc. and certain observations were raised which were replied by PP along with Environment Management Plan budget for enhanced cost.
- The reply was placed before the committee and after discussion committee considered the reply.

Sh. A.K. Mehta, Member raised a point along with dissent note that in the earlier issued EC of 18/12/2017 in condition XVIII says that "The PP has to seek fresh environment clearance in case any modification/revision is required due to change in any plan".

In the present case ground coverage increased from 9217.363 sq meters to 12256.55 sq meters, FAR increased from 35611.86 sq meters to 44790.786 sq meters, water requirement increased from 273 KLD to 413 KLD, fresh water requirement increased from 74 KLD to 175 KLD, waste water generation from 207 KLD to 295 KLD, STP capacity increased from 248 KLD to 370 KLD, solid waste generation increased from 1153 kg/day to 2381 kg/day. Population of project increased from 8735 to 13751, height of Building increased from 34.5 M to 35.8 M, no of floors increased from 3B+GF+6 to 2B+LGF+GF+8, Power backup increased from 4000 kVA to 4500 kVA. The details envisage increase in pollution load and require expansion of earlier EC or fresh EC in view of the details and conditions imposed in earlier environment clearance.

The points of member were considered and deliberated that in view of change in planning by the PP as per the market demand the amendment is sought in granted EC dated 18.12.2017 to the project. After that the committee decided by majority that as the plot area has not been increased however built up area has been decreased marginally and due to revised planning, the planning has been changed and consequently the population and related parameters got changed which is to be appraised as amendment in the EC granted to the project dated 18.12.2017. The P has also submitted the incremental load for various parameters in view of amendment/modification.

After detailed deliberations on the above said issues the Committee decided with majority view that this case be recommended for the amendments in the earlier EC issued vide (vide letter no.SEIAA/HR/2017/857dated18.12.2017) to SEIAA with the following additional stipulations and other conditions will remain the same as per earlier Environment clearance dated 18.12.2017.

Additional Stipulations:-

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
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 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.

4. The PP shall ensure that total 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2% amount. 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.
5. 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 SO_2 load by 30% if HSD is used by installing wet scrubbers/ other Air Pollution Control Measures (APCM).
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 solid waste dumping site through authorized vender.
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. 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.
10. 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.
11. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building in regards to increase of beds.
12. 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.
13. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority for amendment part.
14. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority for amendment part.
15. 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, if required.
16. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
17. The PP shall provide the mechanical ladder for use in case of emergency.
18. The PP shall take CTE from HSPCB for amendment part, if applicable. And follow all the conditions laid down in CTE/CTO for amended part along with already granted.
19. The PP shall spent Rs.5 Lakhs on various wildlife conservation activities like artificial nests on the trees, digging of ponds and construction of feeding platforms through Environment Management Plan, Rs.1.25 lakh per year as recurring cost
20. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

213.04 EC for Proposed Mix used Development project (MUD) located at measuring plot area of 39780.6 m^2, adjacent to Bhaktawar Chowk Junction of Netaji Subhash Marg Road and Satpaul Mittal Marg Road Sector 47, Gurugram, Haryana by M/s IKEA India Pvt Ltd

Project Proponent :Shri Suman Rishab Goel
Consultant :M/s Ascenso Enviro Pvt. Ltd

The project was submitted to the SEIAA vide online proposal no. SIA/HR/NCP/54971/2020 on dated 10.03.2021 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(b) of EIA Notification 14.09.2006.

Thereafter, the Case was taken up in 213rd meeting of SEAC Haryana held on 19.04.2021. The Project Proponent and the accredited Consultant made a detailed presentation on the salient features of the project and informed that:

- M/s IKEA India Pvt. Ltd. has Proposed Mix used Development project (MUD) located at adjacent to Bhaktawar Chowk Junction of Netaji Subhash Marg Road and Satpaul Mittal Marg Road Sector 47, Gurugram, Haryana.
- The project is appraised on **concept basis** as the building plans are not approved from competent authority
- The development is to be done in accordance with Gurugram Master Plan 2031.
- ToR was issued vide letter No. SEIAA(126)/HR/2021/04 Dated 05.01.2021
- Baseline Study carried during Period : October to December 2020
- Schedule 1 species peacock found in the area, Wildlife Conservation Plan
- Total waste water to be generated is 881 KLD, which will be treated in the onsite STP of capacity higher than the waste water generation i.e. 1100 KLD. The total treated water is 793 KLD and it will be recycled and re-used for flushing, DG cooling and landscaping. During the non-monsoon season, treated water will be used in Flushing.
- 700 KW solar power production has been proposed in the project.
- PP submitted that HUDA City Centre Metro Station is planned to be extended till Gurgaon Railway Station by HMRTC. An interchange is proposed at Sector 47 station where the HMRTC and DMICDC line would be split. The DMICDC will line go up to Manesar/Bawal. The station location at Bakhtawar Chowk is one of the important parameters to design cross section elements, site access points and service road openings. As per the secondary data collected in Jan 2019, the station is shifted before Bakhtawar Chowk (earlier it was in front of site). The metro extension is expected to reduce the traffic at the network level for the people destined towards Sector 48 and beyond, which are at present taking last mile connectivity (auto/taxi) or using private modes.

The details of the project, as per the documents submitted by the project proponent, and also as informed during the presentation in the meeting are as under:-

Table 1:

Name of the Project: Mix Used Development Project (MUD) located at measuring plot area of 39800.25 m^2, adjacent to Bhaktawar Chowk Junction of Netaji Subhash Marg Road and Satpaul Mittal Marg Road Sector 47, Gurugram, Haryana by IKEA India Pvt. Ltd.				
S. No.	**Particulars**			
1.	Online Proposal Number	SIA/HR/NCP/54971/2020		
2.	Latitude	Corner	Latitude	Longitude
3.	Longitude	1	$28^0$26’03.129”N	$77^0$02’58.00”E
		2	$28^0$26’01.75”N	$77^0$02’59.91”E
		3	$28^0$26’00.16”N	$77^0$03’02.06”E
		4	$28^0$25’57.92”N	$77^0$02’59.96”E
		5	$28^0$25’55.95”N	$77^0$02’57.99”E
		6	$28^0$25’53..42”N	$77^0$02’55.63”E
		7	$28^0$25’55.60”N	$77^0$02’52.70”E

		8	28^{0}25’56.63”N	77^{0}02’53.63”E	
		9	28^{0}25’57.56”N	77^{0}02’52.54”E	
		10	28^{0}25’59.12”N	77^{0}02’54.14”E	
		11	28^{0}26’00.99”N	77^{0}02’55.89”E	
4.	Plot Area		39800.25 m^2		
5.	Net Plot Area		39800.25 m^2		
6.	Proposed Ground Coverage		23323 m^2		
7.	Proposed FAR		Total FAR Area= 144075 m^2		
8.	Non FAR Area		Total Non-FAR Area = 135371 m^2		
9.	Total Built Up area		Total Built Up area = 279446 m^2		
10.	Total Green Area with %		6019 m^2 (Approx.15 % of total plot area)		
11.	Rain Water Harvesting Pits (with size)		9 pits (49.60 m^3 each pit)		
12.	STP Capacity		1100 KLD (367 KLD x 3 Stream)		
13.	Total Parking		2603 (Proposed)		
14.	Organic Waste Converter/Biodigester		750 kg / day		
15.	Maximum Height of the Building (m)		64.4 m		
16.	Power Requirement		13.8 MW		
17.	Power Backup		18000 KVA (9*2000 KVA each DG sets)		
18.	Total Water Requirement		Total Water Requirement = 1498 KLD		
19.	Domestic Water Requirement		Total Domestic Water Requirement = 573 KLD		
20.	Fresh Water Requirement		Total Fresh Water = 666 KLD Domestic Fresh Water = 573 KLD Fresh Water for HVAC & DG Cooling = 93 KLD		
21.	Treated Water		Total Treated Water = 793 KLD		
22.	Waste Water Generated		Total Waste Water generated = 881 KLD		
23.	Solid Waste Generated		6725.2 kg/day		
24.	Biodegradable Waste		492 kg / day		
25.	Number of Towers		1 Nos.		
26.	Dwelling Units/ EWS		**Nil**		
27.	Basement		04 basements total area 113369 m^2		
28.	Community Centre		Nil		
29.	Stories		4 Basement + G + 12		
30.	R+U Value of Material used (Glass)		U – factor = 0.28 Btu/hr.ft². F (1.58 W/sqm K)		
31.	Total Cost of the project:	i) Land Cost	842.38 Crores		
		ii)Construction cost	1057.62 Crores		
32.	EMP Budget **(per year)**	i) Capital Cost	38 Crores		
		ii) Recurring Cost	9.4 Crores		
33.	Incremental Load in respect of:	i) PM 2.5	1.369 µg/m^3		
		ii) PM 10	2.023 µg/m^3		
		iii) SO_2	4.227 µg/m^3		
		iv) NO_2	4.869 µg/m^3		
		v) CO	1.472 mg/m^3		
34	Status of Construction		Not started		
35.	Construction Phase:	Power Back-up	3 No’s of 500 KVA DG Set		
		Water Requirement & Source	45 KLD water requirement will be met primarily through treated water from STP/Private water tankers arranged by the contractor		
		STP (Modular)	1		
		Anti-Smoke Gun	1		

Table 2: EMP

TABLE 1: ENVIRONMENTAL MANAGEMENT COST (CONSTRUCTION PHASE)

COMPONENT	CAPITAL COST (IN LAKH)	RECURRING COST/YR (IN LAKH)
Solid Waste Management	6.50	3.00
Construction and demolition waste management (Construction waste)	--	12.00
Dust suppression (Water sprinkling, Anti-smog gun- 4 Nos.)	100.00	45.00
Drinking water facility for labour	3.00	1.50
Sanitation facility for labour	6.00	3.50
Occupational & Health Safety	5.00	2.00
Environmental Monitoring	--	15.00
TOTAL	**120.5**	**82.00**

TABLE 3: ENVIRONMENTAL MANAGEMENT COST (OPERATION PHASE)

COMPONENT	CAPITAL COST (IN RS.)	RECURRING COST (IN RS.)
Installation and Operation and maintenance of 03 STP	2,41,42,500	1,25,00,000
Construction of Rain Water Harvesting System	75,00,000	25,00,000
Solid Waste Management at Project Site • (Organic Waste Convertor, Waste Collection Bins, Balers)	1,25,00,000	50,00,000
Installation of DG Stack	1,40,00,000	1,00, 00,000
CO detection system	2,40,00,000	1,25,00,000
Filtration system for HVAC & Indoor Air Quality Management	6,92,18,425	2,75,00,000
Installation of Solar Power	3,80,00,00	1,12,00,000
Water Sprinkling System	70,00,000	20,00,000
Installation of Electrical Vehicle Charging points	35,00,000	17,00,000
Development of Landscape Area	10,25,00,000	55,00,000
Development Programmes and other Initiatives for neighboring Community	4,00,00,000	35,00,000
Urban Farming	25,00,000	2,00,000
Battery Operated Vehicles for Operations	3,50,00,000	--
Low flow Efficient Water Fixtures	2,50,00,000	--
BMS System for Energy Management	7,30,00,000	--
Total	**38,00,00,000**	**94100000**

The discussion was held on concept plan, zoning plan, components as per HUDA license, form 1 and IA, vertical forest, catalytic convertor for conversion of CO. transplantation of trees, exiting trees, revised water calculation, STP capacity, solid waste management's online system, revised solid waste management plan, revised EMP, Fire plan, parking plan, traffic circulation plan, green plan, STP location, Forest NOC, Aravalli NOC, elevation plan etc. and certain observation were observed as given below:

1. The PP shall submit the Green Plan.
2. The PP shall submit the Traffic Circulation Plan, Parking Plan.
3. The PP shall submit the location of STP on the plan.
4. The PP shall submit the location of revised RWH on the plan

5. The PP shall submit the Elevation Plan for the project
6. The PP shall submit the Forest NoC from the Forest Department.
7. The PP shall submit the final approval from the TOD from the concerned department
8. The PP shall submit the IGBC Certification for extra FAR
9. The PP shall submit the provisions made in the four basements.
10. The PP shall submit the details of storage in the warehouse provided in the basement
11. The PP shall submit the revised water calculation diagram as per the guidelines application by calculating 80% waste water instead of 85%.
12. The PP shall submit the authorized waste management details
13. The PP shall submit an affidavit not to construct service apartment, staff rooms and hotel within premises as was submitted during presentation but as shown in the zoning plan.
14. The PP shall submit the primary micro met data, DG/Vehicular emission data, DAT files (input and output), Isopleths viz-a-vz wind rose.
15. The PP shall submit the tangible EMP for the capital and recurring cost
16. The PP shall submit the online CO monitoring in basement areas with precautionary measures from any mishap/ disaster in basement areas.
17. The PP shall submit the revised hydraulic design and dimensions of each component with retention time based on dimensions and MLSS to be maintained.
18. The PP shall submit the design and location of lightening and arrestors.
19. The PP shall submit the fire-fighting plan showing location of external fire hydrant/fire rescue plan.
20. The PP shall submit the contour plan indicating level of proposed site in terms of drainage pattern
21. The PP shall submit the drawings showing area calculation and floor plan of each floor separately.

The PP submitted the reply of observation along with mentioning that:

- Warehouse in the basement is a part of the FAR and is meant for storage of Furniture and Home Furnishing. No hazardous material is being stored and relevant NBC Part 4 requirements are being followed to ensure Fire and Life Safety. Warehouse location plan provided in the basement is placed in record.
- Online monitoring system as well as the technology for continuous CO measurement has been proposed. CO monitoring data collection plan will be submitted along with the six-monthly compliance report in due course of time.
- LEED Gold rating pre certification has been obtained

The PP submitted the affidavit mentioning that

- That they are not proposing any Hotel component as per current building plan
- That the project area is 39800.25 m^2 as per revised zoning plan

The documents were placed before the committee and committee after discussion considered the reply and after deliberations the Committee rated this project with **"Gold Rating"** and was of the unanimous view that this case for granting Environmental Clearance under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India should be recommended to the SEIAA with the following specific and general stipulations:

Specific Conditions:-

1. The PP shall obtain the wild life conservation plan from competent authority before the start of the project
2. Online monitoring system as well as the technology for continuous CO measurement shall be installed as has been proposed. CO management shall be efficiently implemented through latest technology. CO monitoring data collection

plan shall be submitted along with the six-monthly compliance report in due course of time.

3. 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
4. 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.
5. The PP shall ensure that total 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2% amount. 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.
6. 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.
7. 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.
8. 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 solid waste dumping site through authorized vender.
9. 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
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 6019 m^2 (Approx.15 % of total plot area) shall be provided for Green Area development for whole project.
11. 4 trees exist in the project site and PP shall take permission from competent authority for cutting and translocation. 10 times trees to be planted for each tree proposed to be cut in addition to green plan proposed.
12. 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.
13. 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.

14. 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.
15. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
16. 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 SO_2 load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
17. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
18. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
19. 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, if required.
20. The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
21. 9Rain water harvesting recharge pits shall be provided for ground water recharging as per the CGWB norms.
22. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 9RWH pits.
23. The PP shall provide the Anti smog gun mounted on vehicle in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.
24. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
25. The PP shall provide the mechanical ladder for use in case of emergency.
26. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

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 firefighting 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, 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 lowsulphur 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, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

vi. Sand, murram, 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 lowsulphur 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 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.

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 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 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.

213.05 ToR for Expansion of "Medicity Project-Institute of Integrated Medical Science and Holistic Therapies" in Sector-38, Gurgaon, Haryana by M/s Global Health Private Limited

Project Proponent :Shri Sanjay Batra
Consultant :M/s Vardan EnviroNet

The project was submitted to the SEIAA vide online proposal no.SIA/HR/MIS/61753/2021 on dated -15.03.2021 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(b) of EIA Notification 14.09.2006.

The case was taken up in 212th meeting of SEAC held on 27.03.2021 but the PP requested vide letter dated 26.03.2021 for the deferment of the case which was considered and acceded by the SEAC.

Thereafter, the Case was again taken up in 213rd meeting of SEAC Haryana held on 19.04.2021. The Project Proponent and the accredited Consultant made a detailed presentation on the salient features of the project and informed that:

- The proposed project is Expansion of "Medicity Project-Institute of Integrated Medical Science and Holistic Therapies" in Sector-38, Gurgaon, Haryana and will be developed by M/s Global Health Private Limited.
- The project has been granted allotment letter by Haryana Urban Development Authority (HUDA) for the total land of 1,74,015 m^2 (43 Acres) for construction of Hospital & Medical Education, Support area, Guest Houses and Residential & accommodation by vide letter memo no. 1704 dated 29.10.2004.
- The project has already been granted Environment Clearance vide letter number 21-262/2006-IA.III dated 11.09.2006 for the plot area of 174015 m^2 (43Acres) for the development of Hospital & Medical Education, Support area, Guest Houses and Residential and accommodation. At present Hospital and support area is already being constructed at the site with total built-up area of 2,50,421.801 m^2
- The project has been granted allotment letter by Haryana Urban Development Authority (HUDA) for the total land of 1,74,015 m^2 (43 Acres) for construction of Hospital & Medical Education, Support area, Guest Houses and Residential & accommodation by vide letter memo no.1,704 dated 29.10.2004.
- The ToR is granted on the **concept basis** of documents and coordinates submitted by the PP.
- The project is the Expansion of "Medicity Project-Institute of Integrated Medical Science and Holistic Therapies". In the existing site Hospital & Support Area is already in operation phase and below building will be constructed in expansion phase:-
    i. Medical College
    ii. Service apartment and Guest Houses
    iii. Residential & accommodation.

The details of the project, as per the documents submitted by the project proponent, and also as informed during the presentation in the meeting are as under:-

Table 1: Basic Details

Name of the Project: Expansion of "Medicity Project-Institute of Integrated Medical Science and Holistic Therapies" in Sector-38, Gurgaon, Haryana by M/s Global Health Private Limited.				
Sr. No.	**Particulars**	**Existing**	**Expansion**	**Total Area (in m^2)**
	Online Project Proposal Number	**SIA/HR/MIS/61753/2021, dated 12.03.2021**		
1.	Latitude	28º 26' 30.7" N	-	28º 26' 30.7" N
2.	Longitude	77º 2' 21.8" E	-	77º 2' 21.8" E
3.	Plot Area	1,74,015 m^2 (43 Acres)	Nil	1,74,015 m^2 (43 Acres)
4.	Net Plot Area	1,74,015 m^2 (43 Acres)	Nil	1,74,015 m^2 (43 Acres)
5.	Proposed Ground Coverage	23,351.07	15,432.13	38,783.20
6.	Proposed FAR	1,79,579.580	1,67,338.06	3,46,917.64
7.	Non FAR Area	70,842.221	89657.27	1,60,499.491
8.	Total Built Up area	2,50,421.801	2,56,995.33	5,07,417.131
9.	Total Green Area with Percentage	55,684.8 (32% of Plot Area)	Nil	55,684.8 (32% of Plot Area)
10.	Rain Water Harvesting Pits	13 Nos.	30 Nos.	43 Nos.
11.	STP Capacity	--	--	STP Capacity-2030 KLD ETP Capacity-140 KLD
12.	Total Parking	---	--	5914 ECS

13.	Organic Waste Converter	--	--	10 no. (10×500 Kg/day)
14.	Power Requirement	30 MW	-17.61MW	12.39 MW
15.	Power Backup	--	--	16 no's. DG Sets with total capacity = 22,240 kVA.
16.	Total Water Requirement	2300 KLD	+336	2636 KLD
17.	Domestic Water Requirement	--	--	1312 KLD
18.	Fresh Water Requirement	--	--	1312 KLD
19.	Treated Water	--	--	1324 KLD
20.	Waste Water Generated	--	--	1573 KLD
21.	Solid Waste Generated	--	--	6696 kg/day
22.	Biodegradable Waste	--	--	4018 kg/day
23.	Basement	3	--	3
24.	Community Center	1	--	1

Discussion was held on details of area constructed, earlier EC dated 2006, expiry of EC dated 2011, approved building plans, construction status, STP, ETP, OWC, dual plumbing plan, existing infrastructure, power requirement, parking, hostel, service apartment, license etc. and After detailed deliberations it was decided by the committee to recommend the case to SEIAA for approval of ToR and the project proponent will prepare the EIA by using Model Terms of Reference of MoEF&CC with following additional Terms of Reference:

Standard ToR:

1) Examine details of land use as per Master Plan and land use around 10 km radius of the project site. Analysis should be made based on latest satellite imagery for land use with raw images. Check on flood plain of any river.
2) Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/villages and present status of such activities.
3) Examine baseline environmental quality along with projected incremental load due to the project.
4) Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio-economic and health.
5) Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area. Any obstruction of the same by the project
6) Submit the details of the trees to be felled for the project.
7) Submit the present land use and permission required for any conversion such as forest, agriculture etc.
8) Submit Roles and responsibility of the developer etc. for compliance of environmental regulations under the provisions of EP Act.
9) Ground water classification as per the Central Ground Water Authority.
10) Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart.
11) Rain water harvesting proposals should be made with due safeguards for ground water quality. Maximize recycling of water and utilization of rain water. Examine details.
12) Examine soil characteristics and depth of ground water table for rainwater harvesting.
13) Examine details of solid waste generation treatment and its disposal.
14) Examine and submit details of use of solar energy and alternative source of energy to reduce the fossil energy consumption, energy conservation and energy efficiency.

15) DG sets are likely to be used during construction and operational phase of the project. Emissions from DG sets must be taken into consideration while estimating the impacts on air environment. Examine and submit details.
16) Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analyzed with measures for preventing traffic congestion and providing faster trouble free system to reach different destinations in the city.
17) A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.
18) Examine the details of transport of materials for construction which should include source and availability.
19) Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.
20) Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.
21) Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.
22) The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.
23) Any further clarification on carrying out the above studies including anticipated impacts due to the project and mitigative measure, project proponent can refer to the model ToR available on Ministry website "http://moef.nic.in/Manual/Townships".

Additional TOR

1. The PP shall submit the details of already constructed area of 250421 sqm on various components
2. The PP shall submit the Mosaic plan for expansion and existing part indicating medical collage, residential, service apartments etc. in accordance with allotment letter.
3. The PP shall submit the earlier EC letter issued vide MoEF letter dated 2006.
4. The PP shall submit the proof of No contraction has been carried out after 2011.
5. The PP shall submit the earlier 2 approved building plans for the existing area
6. The PP shall submit the proof that no construction has been carried out and committee may get verified the status through a sub-committee constituted.
7. The PP shall submit the activity wise break up area of 1,74,015 m^2 (43 Acres) i.e. built up area, roads, medical safety plan, community built up area , Green area, fire safety area
8. The PP shall submit the duly approved plan 43 Acres.
9. The PP shall submit the drainage map with contour of each area of the project
10. The PP shall submit the position of existing and proposed area of the project.
11. The PP shall submit the hydraulic design details of STP/ETP proposed at the site.
12. The PP shall submit the FAR for each component as per approved plan.
13. The PP shall submit the affidavit that no legal case is pending against the PP regarding land or any other issues of the project.
14. The PP shall submit the KLM file of the project site
15. The PP shall submit the land use details of the project
16. The PP shall submit the Geo Technical Studies
17. The PP shall submit the Population calculations as per NBC norms.
18. The PP shall submit the water requirement details in view of conservation measures.
19. The PP shall submit the seasonal testing reports of water, air, soil and noise
20. The PP shall submit the technology of water treatment, hydraulic design, dimensions of each component of each STP, MLSS standards to be achieved in each STP
21. The PP shall submit the Solid waste calculations and its management plan
22. The PP shall submit the traffic study incremental load analysis w.r.t. current roads/status of connecting roads and up-gradation plan.

23. The PP shall submit the air dispersion modeling, sampling locations, wind rose, DG/vehicular emission data, AAQ data of seven locations.
24. The PP shall submit the ECBC Compliance with Energy saving
25. The PP shall submit the RWH details based on calculation @90 mm rain fall and double bore well for better sustainable RWH
26. The PP shall submit the parking calculations along with Map
27. The PP shall submit the Proper management details regarding various components of the project
28. The PP shall submit the tangible EMP Capital and recurring cost for the project
29. The PP shall submit the biodegradable waste management plan of the project along with organic waste convertor. The schematic diagram for the management of organic waste and calculation along with mode of collection, segregation, transportation and disposal of complete Biodegrade waste.
30. The PP shall submit the details of licence, CTE, CTO and OC for the project.
31. The PP shall submit the details of Court case pending in any court of India.
32. The PP shall submit the details of any show cause issued by HSPCB or any other agency.
33. The PP shall submit the copy of approved building plan.
34. The PP shall get the original file from MoEF&CC as it is not available in SEIAA.
35. The PP shall submit the chronological detail of land, licence and OC obtained, CET and CTO.
36. The PP shall submit the land use detail as per licence.
37. The PP shall submit all the approved building plans of earlier area.
38. The Committee get inspected the site through sub-committee of SEAC for actual status of site construction and facility.
39. The PP shall submit the details of ICU beds, total beds, status of oxygen plan and emergency storage of oxygen plan

213.06 EC for Expansion of Affordable Group Housing Colony Project to be developed at Village Hayatpur, Sector 89, Gurugram, Haryana by M/s Signature Infrabuild Private Ltd

Project Proponent :Shri Vineet Kumar
Consultant :M/s Grass Root Research & Creation India (P) Ltd.

The project was submitted to the SEIAA vide online proposal no.SIA/HR/MIS/201002/2021 on dated 08.03.2021 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006.

Thereafter, the Case was taken up in 213rd meeting of SEAC Haryana held on 19.04.2021. The Project Proponent and the accredited Consultant made a detailed presentation on the salient features of the project and informed that:

- Expansion of Affordable Group Housing Colony Project is to be developed by M/s Signature Infrabuild Pvt. Ltd. The project site is located at Village Hayatpur, Sector-89, Gurugram, Haryana on a land measuring 5.056 acres.
- EC has been granted for existing site by the State Environment Impact Assessment Authority Haryana (File No. SEIAA/HR/2020/108 dated - 13/02/2020) for Gross Plot area 19,146.659 m 2 & Total Built Up area 48,027.132 m^2.
- CTE has been obtained by M/s Signature Infra build Pvt. Ltd. from Haryana State Pollution Control Board (No. HSPCB/Consent/: 329962320GUSOCTE7388916 dated – 27/02/2020).
- 12 % extra FAR is claimed on the basis of IGBC
- The project is appraised on **concept basis** as building plans for expansion part is not approved from the competent authority.
- Bashirpur RF - 13.5 km (WNW) from the project site. Sultanpur National Park -6.2 km (NW) from the project site.

- Ground water - Pre-monsoon depth to water level: 3.3-79.70 mbgl Post-monsoon depth to water level: 3.05-77.5 mbgl
- The project generating a total of approximately 14 KW from the solar panels
- The PP submitted the compliance report issued by HSPCB vide letter no.HSPCB/GRS/I/34651/2021 dated 19.04.2021

The details of the project, as per the documents submitted by the project proponent, and also as informed during the presentation in the meeting are as under:-

Table 1:

Name of the Project: Expansion of Affordable Group Housing Colony Project at Village Hayatpur, Sector-89, Gurugram, Haryana by M/s Signature Infrabuild Pvt. Ltd.				
Sr. No.	**Particulars**	**Existing**	**Expansion**	**Total Area (in M^2)**
	Online Project Proposal Number	SIA/HR/MIS/201002/2021		
1.	Latitude	28°25'30.77"N	-	28°25'30.77"N
2.	Longitude	76°56'52.57"E	-	76°56'52.57"E
3.	Plot Area	19,146.659m^2	1,314.215 m^2	20,460.874m^2
4.	Net Plot Area	19,146.659m^2	1,314.215 m^2	20,460.874m^2
5.	Proposed Ground Coverage	4,026.530m^2	565.457 m^2	4,591.987m^2
6.	Proposed FAR	44,960.295m^2	3,074.115 m^2	48,034.41m^2
7.	Non FAR Area	3,066.837m^2	991.447 m^2	4,058.284m^2
8.	Total Built Up area	48,027.132m^2	4,065.562 m^2	52,092.694m^2
9.	Total Green Area with Percentage	3,860.114m^2	256.606 m^2	4,116.72m^2 (@20.12 % of Plot Area)
10.	Rain Water Harvesting Pits	5 nos.	-	5 nos.
11.	STP Capacity	330 KLD	30 KLD	360 KLD
12.	Total Parking	351 ECS	17 ECS	368 ECS
13.	Organic Waste Converter	1	-	1
14.	Maximum Height of the Building (m)	45	-	45
15.	Power Requirement	2700 KVA	200 KVA	2900 KVA
16.	Power Backup	3 DG sets of total capacity 750 KVA(3 x 250 KVA)	-	3 DG sets of total capacity 750 KVA(3 x 250 KVA)
17.	Total Water Requirement	333 KLD	21 KLD	354 KLD
18.	Domestic Water Requirement	318 KLD	20 KLD	338 KLD
19.	Fresh Water Requirement	236 KLD	14 KLD	250 KLD
20.	Treated Water	252 KLD	7 KLD	259 KLD
21.	Waste Water Generated	271 KLD	17 KLD	288 KLD
22.	Solid Waste Generated	1,912 kg/day	125 kg/day	2,037 kg/day
23.	Biodegradable Waste	1,147 kg/day	75.2 kg/day	1,222.2 kg/day
24.	Number of Towers	7 Towers (T1-T7) 2 Commercial I Community	-	7 Towers (T1-T7) 2 Commercial I Community
25.	Dwelling Units/ EWS	DUs= 690	DUs= 45	DUs = 735
26.	Community Center	216.063 m^2	-	216.063 m^2
27.	Stories	G+14	-	G+14
28.	R+U Value of Material used (Glass)	3.11w/m^2 ^oC	-	3.11w/$m^2{}^oC$

29.	Total Cost of the project:	Land Cost	78 Crores	103 Crores	181 Crores
		Construction Cost			
30.	EMP Budget (per year)	Capital Cost	-	-	203. 5 Lakhs
		Recurring Cost			27.5 Lakhs
31.	Incremental Load in respect of:			i) PM 2.5	0.04 µg/m^3
				ii) PM 10	0.08 µg/m^3
				iii) SO_2	0.44 µg/m^3
				iv) NO_2	0.377 µg/m^3
				v) CO	0.143 µg/m^3
32.	Construction Phase:		Power Back-up	-	62.5 KVA
			Water Requirement & Source	-	104 ML (Private water tankers)
			STP (Modular)	-	1
			Anti-Smoke Gun	-	1

Table 2: <u>EMP Budget</u>

COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
Sewage Treatment Plant	36	9
Rain Water Harvesting System	7.5	2
Solid Waste Management	4	1
Environmental Monitoring	Nil	9
Green Area Development	2.5	1
Others (Energy saving devices, miscellaneous)	10	2.5
Socio Economic • Providing laptops to students of nearby Govt. schools • Providing Water Coolers in local Govt. School • Setting up solar lighting facilities in nearby villages • Plantation in nearby villages	35 20 50 30	--
Fund allocated for Wild Life Conservation ➢ Plantation of tress ➢ Digging of Ponds ➢ Construction of feeding Platforms and enclosure ➢ Awareness Generation ➢ Putting artificial nests on tress	 3 2.5 1 1.5 0.50	 1.5 0.25 0.25 0.50 0.50
TOTAL	**203.5**	**27.5**

Discussion was held on STP, Micro Met data, Status of construction, Mozaic Plan, RWH, Aravali Clearance, Forest NOC, No. of existing trees, Earlier EC, distance of Sultanpur National Park, Compliance report, Wildlife activity plan and certain observations were raised as below :-

1. The PP shall submit the Aravali NOC for the new area for expansion
2. The PP shall submit the Forest NOC for the new area for expansion
3. The PP shall submit the Wildlife Activity Plan.
4. The PP shall submit the affidavit for the status of construction
5. The PP shall submit the Mosaic Plan (activity wise)
6. The PP shall submit the location of STP on legible Plan
7. The PP shall submit the location of RWH on legible plan
8. The PP shall submit the no. of existing trees girth species
9. The PP shall submit the affidavit of 360 KLD modular STP using MBR technology.
10. The PP shall submit the primary micro met data, data sheet, isopleths via-a-viz wind rose.
11. The PP shall submit the application for appraisal of project on concept basis
12. The PP shall submit the revised EMP for the new and expansion part.
13. The PP shall submit the IGBC Certificate for extra FAR.
14. The PP shall submit the revised green plan

The PP submitted the reply along with affidavit mentioning that

- The process of obtaining Aravali NOC and will be submitted before the SEIAA meeting.
- The Sultanpur National Park is at a distance of 6.20 kms in NW from the project site.
- Till now, only foundation work of 7 towers (T1-17) has been done at the project site.
- The modular STP of MBR Technology during operation phase will be installed.

The PP also submitted that Rs.8 Lakhs will be spent on various wildlife conservation activities like artificial nests on the trees, digging of ponds and construction of feeding platforms through Environment Management Plan and 2.75 lakh per year as recurring cost will be spent.

The documents were placed before the committee and committee after discussion considered the reply.

After deliberations the Committee rated this project with **"Gold Rating"** and was of the unanimous view that this case for granting Environmental Clearance under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India should be recommended to the SEIAA with the following specific and general stipulations:

Specific conditions:-

1. The PP shall submit the Aravalli NOC for khasra no. 6 before the meeting of SEIAA and copy to SEAC. The Arravali NOC for expansion part also to be submitted to SEIAA and copy to SEAC.
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 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2% amount. 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 PP shall not carry out any construct above and below through the project and ensure that permission of the competent authority shall be obtained before carry out any construction above or below the revenue rasta. The PP shall put notice board on the revenue rasta for the passersby.
6. The PP shall not carry any construction below 66 KV line passing through the project except the green area development.
7. 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.
8. The PP shall spent Rs.8 Lakhs on various wildlife conservation activities like artificial nests on the trees, digging of ponds and construction of feeding platforms through Environment Management Plan. and 2.75 lakh per year as recurring cost shall be spent.
9. 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.
10. 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 solid waste dumping site through authorized vender.
11. 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 05 kms radius of the site in different scenarios of space and time
12. 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 4,116.72m^2 (@20.12% of Plot Area) shall be provided for Green Area development for whole project.
13. 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.
14. 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.
15. 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.
16. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.

17. 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
18. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
19. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
20. 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.
21. The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
22. 5 Rain water harvesting recharge pits already provided for ground water recharging as per the CGWB norms.
23. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 5RWH pits.
24. The PP shall provide the Anti smog gun mounted on vehicle in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.
25. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
26. The PP shall provide the mechanical ladder for use in case of emergency.
27. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

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 firefighting 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, the Plastics Waste (Management) Rules, 2016 and Batteries waste (Management Handling Rules2001 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

1. 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.
2. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
3. 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.
4. 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 lowsulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board
5. 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, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
6. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
7. Wet jet shall be provided for grinding and stone cutting.
8. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
9. 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.
10. The diesel generator sets to be used during construction phase shall be ultra lowsulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
11. 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.
12. 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 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.

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 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 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.

213.07 EC for Revision & Expansion of Affordable Group Housing Project located at Village Dhorka, Sector 95, Gurugram, Haryana by M/s SA Propcon Pvt. Ltd. In Collaboration with M/s Signature Infrabuild Pvt. Ltd

Project Proponent :Shri Vineet Kumar
Consultant :M/s Grass Root Research & Creation India (P) Ltd.

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/201941/2021 on dated 09.03.2021 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006.

Thereafter, the case was taken up in 213rd meeting of SEAC Haryana held on 19.04.2021. The Project Proponent and the accredited Consultant made a detailed presentation on the salient features of the project and informed that:

- Revision and Expansion of Affordable Group Housing Project Village Dhorka, Sector-95 Gurugram, Haryana by M/s SA Propcon Pvt. Ltd. in collaboration with M/s Signature Infrabuild Pvt. Ltd.
- The project site is located in the revenue estate of Village Dhorka, Sector-95, Gurugram, Haryana on a land measuring 5.688 acres or 2.3 ha.
- The project is appraised on **concept basis** as the building plan is not approved for expansion part from competent authority.
- Land falls in Residential area as per land use (Gurugram-Manesar Urban Complex-2031 A.D). So there is no permanent change in land use, LoI has been issued vide memo no. LC-3714-B/JE(MK)/2020/19048 dated 29/10/2020 for an additional area measuring 0.575 acres and Licence no. 73 of 2019 also has been granted for an area 5.115 acres to M/s S.A. Propcon Pvt. Ltd. in collaboration with M/s Signature Infrabuild Pvt. Ltd.
- The project was earlier granted Environmental clearance as per the EIA notification 2006 vide no SEIAA/HR/2019/496 dated 20/12/2019 from SEIAA, Haryana. Earlier total plot area was 20,689.52 m 2 and Built-up area was 59,601.00 m^2.
- The project has also granted Consent to Establish vide letter no.HSPCB/Consent/: 329962320-GUSOCTE-7265 dated 02/02/2020 from HSPCB, Haryana which is valid up to 29/01/2025.

- There are total 5 towers i. e. A, B, C, D & E. First floor of Tower A, foundation of Tower B, First to Third Floor of Tower C, Ground Floor of Tower D have been completed. There is no excavation in Tower E & Commercial block.
- There is revision in Commercial block in existing plot area and Expansion in additional plot area which will have Tower F with 70 Dwelling Units. Now, the total plot area will be 23,016.459 sqm and total Built up area will be 65,373.015 sqm
- After revision and expansion of the project. Site Location and surrounding: The project site is located in the revenue estate of Village- Dhorka, Sector-95, Gurugram, Haryana. The geographical co-ordinates of project site are 28°25'1.47" N and 76°54'31.14" E.
- The total estimated cost of the project is INR 193 Crores which includes the cost of the land as well as the development cost.
- Sultanpur National Park-Approx.4.4 km-NNW Bashirpur RF-Approx.10.2 km-WNW
- Ground water-Pre monsoon water level varies from 3.30 mbgl to 79.70 mbgl. Post monsoon water level varies from 3.05 mbgl to 77.55 mbgl.
- PP submitted the compliance report issued by HSPCB vide letter no.HSPCB/GRS/I/34648/2021 dated 19.04.2021.

The details of the project, as per the documents submitted by the project proponent, and also as informed during the presentation in the meeting are as under:-

Table 1

Name of the Project: Revision & Expansion of Affordable Group Housing Colony Project at Village Dhorka, Sector-95, Gurugram, Haryana by M/s Signature Infrabuild Pvt. Ltd.				
Sr. No.	**Particulars**	**Existing**	**Revision & Expansion**	**Total Area (in M^2)**
	Online Project Proposal Number	SIA/HR/MIS/201941/2021		
1.	Latitude	28°23‘41.76"N	-	28°23‘41.76"N
2.	Longitude	76°54'31.14" E	-	76°54'31.14" E
3.	Plot Area	20,689.52 m^2	2326.939 m^2	23016.459 m^2
4.	Net Plot Area	20,689.52 m^2	2326.939 m^2	23016.459 m^2
5.	Proposed Ground Coverage	3,466.521 m^2	432.215 m^2	3898.736 m^2
6.	Proposed FAR	48,601.531 m^2	5,391.375 m^2	53,992.906 m^2
7.	Non FAR Area	10,999.469 m^2	-	10,999.469 m^2
8.	Total Built Up area	59,601.00 m^2	5772.015 m^2	65,373.015 m^2
9.	Total Green Area with Percentage	4,948.673 m^2	370.00 m^2	5,546.0 m^2 (23.92% of plot area)
10.	Rain Water Harvesting Pits	6 nos.	-	6 nos.
11.	STP Capacity	340 KLD	60 KLD	400 KLD
12.	Total Parking	370 ECS	35 ECS	405 ECS
13.	Organic Waste Converter	1	-	1
14.	Maximum Height of the Building (m)	80.250	-	80.250
15.	Power Requirement	2622 kW	350 kW	2972 kW
16.	Power Backup	750 kVA (3*250 kVA)	-	750 kVA (3*250 kVA)
17.	Total Water Requirement	352 KLD	35 KLD	387 KLD
18.	Domestic Water Requirement	332 KLD	39 KLD	371 KLD
19.	Fresh Water Requirement	249 KLD	24 KLD	273 KLD

20.	Treated Water		254 KLD	30 KLD	284 KLD
21.	Waste Water Generated		282 KLD	34 KLD	316 KLD
22.	Solid Waste Generated		2001 kg/day	246 kg/day	2247 kg/day
23.	Biodegradable Waste		1201 kg/day	147 kg/day	1348 kg/day
24.	Number of Towers		5 Towers (Tower A-Tower E) 1 Commercial	Tower-F 1 Community	6 Towers (Tower A-Tower F) 1 Commercial 1 Community
25.	Dwelling Units/ EWS		DUs= 738	-	DUs= 808
26.	Community Center		-	190.320 m^2	190.320 m^2
27.	Stories		G+24	-	G+24
28.	R+U Value of Material used (Glass)		3.11 $w/m^2\,^oC$	-	3.11 $w/m^2\,^oC$
29.	Total Cost of the project:	Land Cost	175 Crores	18 Crores	193 Crores
		Construction Cost			
30.	EMP Budget (per year)	Capital Cost	-	-	88 Lakhs
		Recurring Cost	-	-	28.45 Lakhs
31.	Incremental Load in respect of:			i) PM 2.5	0.47 $\mu g/m^3$
				ii) PM 10	0.143 $\mu g/m^3$
				iii) SO_2	0.478 $\mu g/m^3$
				iv) NO_2	0.4068 $\mu g/m^3$
				v) CO	0.1483 $\mu g/m^3$
32.	Status of Construction		Tower A		Slab completed upto 3rd Floor
			Tower B		Foundation work completed
			Tower C		Slab completed upto 5^{th} Floor
			Tower D		Slab completed upto 1^{st} Floor
			Tower E, F and Community Hall Commercial		Not started yet Foundation work completed
33.	Construction Phase:		Power Back-up	-	62.5 KVA
			Water Requirement & Source	-	131 ML (Private water tankers)
			STP (Modular)	-	1
			Anti-Smoke Gun	-	1

Table2: <u>EMP Budget</u>

COMPONENT	**CAPITAL COST (INR LAKH)**	**RECURRING COST (INR LAKH/YR)**
Sewage Treatment Plant	40.0	10.0
Rain Water Harvesting System	9.0	2.5
Solid Waste Management	5.0	1.2
Environmental Monitoring	NIL	9.0

Green Area Development	1.0	2.0
Others (Energy saving devices, miscellaneous)	10.0	2.5
Socio Economic • Providing laptops to students of nearby Govt. schools • Providing Water Coolers in local Govt. School • Setting up solar lighting facilities in nearby villages	8.0 5.0 5.0	-
Fund allocated for Wild Life Conservation ➢ Plantation of tress ➢ Digging of Ponds ➢ Construction of feeding Platforms and enclosure ➢ Awareness Generation ➢ Putting artificial nests on tress	 1.5 1.0 1.0 1.0 0.50	 0.38 0.25 0.25 0.25 0.12
TOTAL	**88.0**	**28.45**

Table No.3

Status of Construction

Tower A	Slab completed upto 3rd Floor
Tower B	Foundation work completed
Tower C	Slab completed upto 5th Floor
Tower D	Slab completed upto 1st Floor
Tower E, F and Community Hall	Not started yet
Commercial	Foundation work completed

Discussion was held on building plan, traffic circulation plan, parking plan, Aravali NoC, Forest NOC, Geo Technical Report, Traffic Study, Earlier EC, CTE, Combined Zoning plan, distance of Sultanpur National Park, compliance report, 66 KVA, elevation plan for the additional building and certain observations were raised :-

1. The PP shall submit the affidavit for setting up 400 KLD modular STP using MBR technology.
2. The PP shall submit the air sampling testing reports of 3 locations instead of 2 locations
3. The PP shall submit the primary Micro met data, data sheet, isopleths, viz-aviz wind rose.
4. The PP shall submit the status of wildlife conservation plan from the NBWL
5. The PP shall submit the revised green plan
6. The PP shall submit the wildlife activity plan
7. The PP shall submit the revised EMP
8. The PP shall submit the details of license in the name of different persons and submit the copy of collaboration.
9. The PP shall submit the application for appraisal of project on concept basis
10. The PP shall submit the Elevation plan for new constructed area

The PP submitted the reply of observation on dated 19.04.2021 along with affidavit mentioning

- That they will provide STP (MBR) technology for operation phase.
- That the Sultanpur National Park is at a distance of 4.40 km from the project site
- The PP also submitted that Rs.5 Lakhs will be spent on various Wildlife Conservation Activities like artificial nests on the trees, digging of ponds and construction of feeding platforms through Environment Management Plan.
- The PP submitted that the wild life conservation plan is pending with the Wildlife Warden, Gurugram (screen shot dated 28.12.2020)
- The PP submitted the collaboration agreement

The documents were placed before the committee and committee after discussion considered the reply.

After deliberations the Committee rated this project with **"Gold Rating"** and was of the unanimous view that this case for granting Environmental Clearance under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India should be recommended to the SEIAA with the following specific and general stipulations:

Specific conditions:-

1. The PP shall obtain the NBWL clearance before the start of the project.
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 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2% amount. 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 PP also spent Rs.5 Lakhs on various wildlife conservation activities like artificial nests on the trees, digging of ponds and construction of feeding platforms through Environment Management Plan.
6. The PP shall not carry out any construct above and below the 24 meter road passing through the project and ensure that permission of the competent authority shall be obtained before carry out any construction above or below the 24 meter rasta. The PP shall put notice board on the revenue rasta for the passersby.
7. The PP shall not carry any construction below 66 KV line passing through the project except the green area development.
8. 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.
9. 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.
10. 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 solid waste dumping site through authorized vender.

11. 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
12. 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 5,546.0 m^2 (23.92% of plot area) shall be provided for Green Area development for whole project.
13. 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.
14. 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.
15. 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.
16. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
17. 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
18. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
19. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
20. 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.
21. The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
22. 6Rain water harvesting recharge pits already provided for ground water recharging as per the CGWB norms.
23. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 6RWH pits.
24. The PP shall provide the Anti-smog gun mounted on vehicle in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.
25. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
26. The PP shall provide the mechanical ladder for use in case of emergency.
27. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

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 firefighting 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, the Plastics Waste (Management) Rules, 2016 and Batteries waste (Management Handling Rules2001 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 lowsulphur 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, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

vi. Sand, murram, 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 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.

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 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 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.

213.08 EC for Warehouse and Industrial Shed Project on a land measuring 2,19,466.28 m2 (21.95 Ha) at Village Durina, Tehsil & District Jhajjar, Haryana by M/s Aaravalli Logistics Park Pvt. Ltd.

Project Proponent :Shri Amrendra Ravindra Deshpande
Consultant :M/s Grass Root Research & Creation India (P) Ltd.

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/208109/2021 on dated 07.04.2021 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006.

Thereafter, the Case was taken up in 213rd meeting of SEAC Haryana held on 19.04.2021. The Project Proponent and the accredited Consultant made a detailed presentation on the salient features of the project and informed that:

- M/s Aaravalli Logistics Park Pvt. Ltd proposed for Warehouse and Industrial Shed Project on a land measuring 2,19,461.28 m2 (21.95 Ha) at Village-Durina, Tehsil & District-Jhajjar, Haryana.
- The project is appraised on **concept basis** as CLU and building plans are not approved from competent authority. PP applied for CLU vide diary no.TCP-OFA/6833/2021.
- The Co-ordinates of the project site are 28°33'15.08"N & 76°42'52.21"E.
- Total land available is 21.95 Ha and will be get diverted for the industrial purpose from Directorate of Town & Country Planning, Haryana.
- The nearest national highway is NH-71 approx. 4.0 km (W), SH-22 is approx. 8.5 km towards WNW, SH-20 is approx. 9.5 km towards NW direction and SH-15A is adjacent to project site while the nearest railway station is Jhajjar railway station approx. 8.0 km towards WNW. Indira Gandhi International Airport, New Delhi is approx. 36.0 km (East).
- Total Project cost is INR 290 Cr including Land, Development and Machinery Cost.
- Products related to food & beverage industry, textile products, apparel, leather and related products Tobacco products, Furniture, fittings & Artifact Products, Glass and Related products. Automobiles products, ancillaries and allied products will be stored.
- During the operation phase, the total population of the proposed project is estimated to be 5,352 Persons including staff.
- During the construction water supply will be provided through private water tankers and during the operation phase the source of water will be Groundwater. Total water requirement is approx. 330 KLD, out of which total domestic water requirement is 228 KLD. The project will generate approx. 203 KLD of waste water. Waste water will be treated in an onsite STP of 250 KL capacity and Treated effluent 183 KLD will be reused in flushing and horticulture. Excess waste water will be supply to nearby farmers.
- Total of 56 Rain Water Harvesting pits are proposed for artificial ground water recharge.
- Proposed Parking Area is 35,113.80 m^2 (16.0 % of Plot Area)
- The power supply will be supplied by Dakshin Haryana Bijli Vitran Nigam (UHBVN). The total connected load for Warehouse Project will be approx. 3 MVA. There will be a provision of 6 DG sets of total capacity of 4,085 kVA (2 X 1010, 2 X 600, 1 X 500 kVA and 1 x 365 kVA).
- During the operation phase, the solid waste generated from the project shall be approx. 1,550 kg per day

The details of the project, as per the documents submitted by the project proponent, and also as informed during the presentation in the meeting are as under:-

Table 1: Basic Details

Name of the Project: Warehouse & Industrial Shed Project at Village Durina, Tehsil & District Jhajjar, Haryana by M/s Aaravalli Logistics Park Pvt. Ltd.			
S. No.	**Particulars**		
1.	Online Proposal Number		SIA/HR/MIS/208109/2021
2.	Latitude		28°33'15.08"N
3.	Longitude		76°42'52.21"E
4.	Plot Area		2,19,461.28 sqm
5.	Net Plot Area		--
6.	Proposed Ground Coverage		1,30,467 sqm
7.	Proposed FAR		1,45,945 sqm
8.	Non FAR Area		1100 sqm
9.	Total Built Up area		1,47,045 sqm
10.	Total Green Area with %		34,016.49 sqm (15.499%)
11.	Rain Water Harvesting Pits (with size)		56 Nos.
12.	STP Capacity		250 KLD
13.	Total Parking		35,113.80 m^2
14.	Organic Waste Converter		1
15.	Maximum Height of the Building (m)		14.80
16.	Power Requirement		3 MVA
17.	Power Backup		6 DG sets of total capacity of 4,085 kVA (2 X 1010, 2 X 600, 1 X 500 kVA and 1 x 365 kVA)
18.	Total Water Requirement		330 KLD
19.	Domestic Water Requirement		228 KLD
20.	Fresh Water Requirement		125 KLD
21.	Treated Water		183 KLD
22.	Waste Water Generated		203 KLD
23.	Solid Waste Generated		1550 kg/day
24.	Biodegradable Waste		620 kg/day
25.	Number of Towers		5 sheds
26.	R+U Value of Material used (Glass)		3.11 w/m^2-°C
27.	Total Cost of the project:	i) Land Cost	290 Cr
		ii) Construction Cost	
28.	EMP Budget **(per year)**	Capital Cost	186 Lakhs
		Recurring Cost	44.65 Lakhs
29.	Incremental Load in respect of:	PM 2.5	0.58 µg/m^3
		PM 10	0.122 µg/m^3
		SO_2	1.75 µg/m^3
		NO_2	2.83 µg/m^3
		CO	0.73 µg/m^3
30	Status of Construction		Not constructed
31.	Construction Phase:	Power Back-up	100 KVA
		Water Requirement & Source	STP Treated water
		STP (Modular)	1

		Anti-Smoke Gun	1

Table 2: EMP

EMP Budget

COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
Sewage Treatment Plant	36	9
Rain Water Harvesting System	7.5	2
Solid Waste Management	4	1
Environmental Monitoring	Nil	9
Green Area Development	2.5	1
Others (Energy saving devices, miscellaneous)	10	2.5
Socio Economic • Providing laptops to students of nearby Govt. schools • Providing Water Coolers in local Govt. School • Setting up solar lighting facilities in nearby villages • Plantation in nearby villages	 35 20 50 30	 --
Fund allocated for Wild Life Conservation ➢ Plantation of tress ➢ Digging of Ponds ➢ Construction of feeding Platforms and enclosure ➢ Awareness Generation ➢ Putting artificial nests on tress	 3 2.5 1 1.5 0.50	 1.5 0.25 0.25 0.50 0.50
TOTAL	**203.5**	**27.5**

Discussion was held on Forest NOC, Fresh water assurance, RWH , details of existing trees, ownership, concept basis, dual plumbing plan, waste water to be used in horticulture, list of items to be stored, safety data code, traffic circulation plan, parking plan, location of STP, RWH on the site plan, wind rose, GEO technical Study, power assurance, entrance from the highway, Green plan, Schedule II and III chemicals, MSHIC rules, PESO, plastic management rules, CFL, underground storage tank, source of treated water, Public liability act, Wildlife Sanctuary, Solar panel, Depth of water table, Threshold limit, Drug and cosmetics Act, 1940 etc. and certain observations were raised and certain observations were raised which are as below:-

1. The PP shall submit the Forest NOC.
2. The PP shall submit the Fresh Water assurance.
3. The PP shall submit the power assurance.
4. The PP shall submit the GEO technical study.
5. The PP shall submit the revised RWH Plan viz-a-viz water table.
6. The PP shall submit the details of existing trees.
7. The PP shall submit the application for appraisal of project on concept basis.
8. The PP shall submit the dual plumbing plan.
9. The PP shall submit the affidavit regarding storage of pharmaceutical products.
10. The PP shall submit the safety data code for the products to be stored.

11. The PP shall submit the details of ownership of the land.
12. The PP shall submit the affidavit giving the provisions of MHISC rules to be complied.
13. The PP shall submit the drug and cosmetics /rules will be complied, hazardous waste management and handling and OHSAS applicability.
14. The PP shall submit the affidavit for adoption of management storage hazardous chemical rules in addition MSGS for drug and cosmetics to be stored need to be submitted along with their CAS number.
15. The PP shall submit the traffic circulation plan, parking plan.
16. The PP shall submit the details of entrance of national highway.
17. The PP shall submit the valid license.
18. The PP shall submit the zoning plan

The PP submitted the reply of observation. The PP submitted that they will obtain the permission of water Authority Haryana before the start of the project. The documents were placed before the committee and committee after discussion considered the reply.

- Will follow the MSIHC Rules 2000 and amended thereof, in case of storage of Hazardous Chemicals and the chemicals will be stored under the threshold limits.
- Will store the health care products suck like creams, face wash, powder etc. in the proposed warehouse, as per Drug and Cosmetics Act 1945, and amended to date.
- Will be providing the solar panels of capacity 40KW in the proposed project as per HAREDA norms.
- The Parking will be provided as per Parking Plan submitted to SEAC Haryana and no parking will be allowed on the road outside the project premises.
- That the Public Liability Act will be complied with
- That the OHSAS system along with Occupational safety, health and working conditions code 2019 will be complied with.

The PP requested that the forest NOC have not been obtained from competent authority and will submit before the meeting of SEIAA as they are in the process of obtaining the same. The committee consider the request and pp shall submit the NOC forest before SEIAA along with copy to SEAc.and after deliberations the Committee rated this project with **"Gold Rating"** and was of the unanimous view that this case for granting Environmental Clearance under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India should be recommended to the SEIAA with the following specific and general stipulations:

A: Specific Conditions:

1. The PP shall submit the forest NOC from competent authority before the meeting of SEIAA and shall submit the copy of NOC forest to SEAC
2. The PP shall take the necessary approval from PESO, if applicable
3. The PP shall follow the compliance of Public Liability Insurance Act, 1991
4. The PP shall carry the isolated storage of each chemical to be stored with the existing precautions as per the MSHIC Rules, 1989 and abide by all conditions of MSDS.
5. The PP shall ensure that total 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2% amount. 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.
6. The PP and consultant agree to display the First Aid measure, Fire Fighting Measure, Accidental Release measure, Exposure and control (Personal Measure) at the site.
7. 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.

8. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration. The Treated effluent from STP shall be recycled/reused for flushing. DG cooling, Gardening and HVAC.
9. The PP shall comply with provisions of Occupational Safety health and working conditions Code 2019.
10. 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.
11. 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.
12. Separate wet and dry bins must be provided 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 solid waste dumping site through authorized vender.
13. The PP shall implement the EMP and assess that the implemented EMP is adequate and periodic environmental audits shall be conducted and maintained the records of audit. These audits shall be followed by Corrective action plan to correct the various measures identified during the audits (CAP).
14. 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 km 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
15. 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 34016.49 m^2 (15.499% of plot area) of net plot area shall be provided for green area development.
16. The PP shall provide the Anti-smog gun mounted on vehicle in the project for suppression of dust during construction phase and shall use the treated water, if feasible.
17. 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 SO_2 load by 30% if HSD is used.
18. The PP shall not carry any construction below the HT Line passing through the project.
19. The PP shall not carry any construction above or below the Revenue Rasta.
20. The PP shall obtain the permission regarding withdrawal of ground water from CGWA/ State water Authority, Haryana before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
21. The PP shall not allow parking of the vehicles on the roads or revenue Rasta outside the project area.
22. The PP shall store Schedule-II and Schedule-III chemicals below threshold limits as per MSIHC Rules, 1989 in the proposed project
23. The PP shall develop the onsite and offsite emergency plan in consultation with the regulatory authority.
24. 56 Rain water harvesting recharge pits shall be provided for ground water recharging as per the CGWB norms.

25. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 56 RWH pits.
26. The PP shall not allow establishment of any category A or B type industry in the project area.
27. The PP shall carry out the quarterly awareness programs for the staff.
28. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
29. The PP shall comply with provisions of Manufacturing storage and import of Hazardous chemical rules.
30. The PP shall comply the requirements of drugs and cosmetics Rules 1954 as amended from time

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 firefighting 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 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. 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, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

vi) Sand, Murram, 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. <u>Water Quality Monitoring and Preservation</u>

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.

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 recharge 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. <u>Noise Monitoring and Prevention</u>

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. <u>Energy Conservation measures</u>

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 no case shall 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.

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 as applicable, regarding Corporate Environment Responsibility for expansion and existing parts.

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 MoEF&CC/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 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.

213.09 ToR for Warehouse and Industrial Shed Project on land measuring 4,56,973.11 m2 (54.70 Ha) at Village Rathiwas, Bhudka & Bhodakalan, Gurugram, Haryana by M/s Crystal City Developers Pvt. Ltd.

Project Proponent :Shri Sukhbir Sharma
Consultant :M/s Grass Root Research & Creation India (P) Ltd.

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/62518/2021 on dated 07.04.2021 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(b) of EIA Notification 14.09.2006.

Thereafter, the Case was taken up in 213rd meeting of SEAC Haryana held on 19.04.2021. The Project Proponent and the accredited Consultant made a detailed presentation on the salient features of the project and informed that:

- M/s Crystal City Developers Pvt. Ltd., Ltd has planned for Warehouse and Industrial Shed Project on a land measuring 5,46,973.11 m2 (54.70 Ha) at Village-Rathiwas, Bhudka & Bhodakalan, Gurugram, Haryana.
- Total land available is 54.70 Ha and land will be diverted for industrial purpose from Directorate of Town & Country Planning, Haryana.
- The project is granted ToR on **concept basis** as CLU, Building plan/zoning plan not approved from competent authority

The details of the project, as per the documents submitted by the project proponent, and also as informed during the presentation in the meeting are as under:-

Table 1: Basic Details

Name of the Project: Warehouse and Industrial Shed Project at Village-Rathiwas, Bhudka & Bhodakalan, Gurugram, Haryana by M/s Crystal City Developers Pvt. Ltd.		
S. No.	**Particulars**	
1.	Online Proposal Number	SIA/HR/MIS/62518/2021
2.	Latitude	28°16'24.14"N
3.	Longitude	76°51'29.26"E
4.	Plot Area	5,46,973.11 sqm
5.	Net Plot Area	--

6.	Proposed Ground Coverage		2,47,487.85 sqm
7.	Proposed FAR		2,47,487.85 sqm
8.	Non FAR Area		1,34,966.55 sqm
9.	Total Built Up area		3,82,454.40 sqm
10.	Total Green Area with %		82,100.66 sqm
11.	Rain Water Harvesting Pits (with size)		134
12.	STP Capacity		820 KL
13.	Total Parking		82811.72m^2
14.	Organic Waste Converter		1
15.	Maximum Height of the Building (m)		8-15
16.	Power Requirement		15,026 KVA
17.	Power Backup		8 DG sets of total capacity of 751 KVA (1 x 20 KVA, 1 x 131 KVA, 1 x 90 KVA, 1 x 81 KVA, 1 x 23 KVA, 1 x 81 KVA, 1 x 165 KVA, and 1 x 160 KVA)
18.	Total Water Requirement		1012 KLD
19.	Domestic Water Requirement		766 KLD
20.	Fresh Water Requirement		420 KLD
21.	Treated Water		614 KLD
22.	Waste Water Generated		682 KLD
23.	Solid Waste Generated		5025 kg/day
24.	Biodegradable Waste		2010 kg/day
25.	Number of Towers		8 sheds
26.	R+U Value of Material used (Glass)		3.11w/m^2-^oC
27.	Total Cost of the project:	i) Land Cost ii) Construction status	INR 514.0373 Cr
28.	EMP Budget **(per year)**	Capital Cost	305 Lakhs
		Recurring Cost	60.5 Lakhs
29	Status of Construction		Not constructed
30.	Construction Phase:	Power Back-up	100 KVA
		Water Requirement & Source	STP Treated water
		STP (Modular)	1
		Anti-Smoke Gun	1

Table 2: EMP

COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
Sewage Treatment Plant	80	20
Rain Water Harvesting System	200	25
Solid Waste Management	10	2.5
Environmental Monitoring	Nil	9
Green Area/ Landscape Area	5	1.5
Others (Energy saving devices,	10	2.5

miscellaneous)		
SOCIO-ECONOMIC		
Providing laptops to students of nearby Govt. schools	1.5	---
Providing Water Coolers in local Govt. School	1.14	---
Setting up solar lighting facilities in nearby villages	2.5	---
TOTAL	**310.14**	**60.5**

The Discussion was held on Forest NOC, Fresh water assurance, RWH , details of existing trees, ownership, concept basis, dual plumbing plan, waste water to be used in horticulture, list of items to be stored, safety data code, traffic circulation plan, parking plan, location of STP, RWH on the Site Plan, wind rose, GEO technical Study, power assurance, entrance from the highway, Green plan, Schedule II and III chemicals, MSHIC rules, PESO, Plastic Management Rules, CFL, underground storage tank, source of treated water, Public liability act, Wildlife Sanctuary, Solar panel, Depth of water table, and decided by the committee to recommend the case to SEIAA for approval of ToR and the project proponent will prepare the EIA by using Model Terms of Reference of MoEF&CC with following additional Terms of Reference:

Standard ToR

[1] Examine details of land use as per Master Plan and land use around 10 km radius of the project site. Analysis should be made based on latest satellite imagery for land use with raw images. Check on flood plain of any river.
[2] Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/villages and present status of such activities.
[3] Examine baseline environmental quality along with projected incremental load due to the project.
[4] Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic and health.
[5] Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area. Any obstruction of the same by the project.
[6] Submit the details of the trees to be felled for the project.
[7] Submit the present land use and permission required for any conversion such as forest, agriculture etc.
[8] Submit Roles and responsibility of the developer etc. for compliance of environmental regulations under the provisions of EP Act.
[9] Ground water classification as per the Central Ground Water Authority.
[10] Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart.
[11] Rain water harvesting proposals should be made with due safeguards for ground water quality. Maximize recycling of water and utilization of rain water. Examine details.
[12] Examine soil characteristics and depth of ground water table for rainwater harvesting.
[13] Examine details of solid waste generation treatment and its disposal.
[14] Examine and submit details of use of solar energy and alternative source of energy to reduce the fossil energy consumption, energy conservation and energy efficiency.

[15] DG sets are likely to be used during construction and operational phase of the project. Emissions from DG sets must be taken into consideration while estimating the impacts on air environment. Examine and submit details.

[16] Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analyzed with measures for preventing traffic congestion and providing faster trouble free system to reach different destinations in the city.

[17] A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.

[18] Examine the details of transport of materials for construction which should include source and availability.

[19] Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.

[20] Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.

[21] Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.

[22] The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.

[23] Any further clarification on carrying out the above studies including anticipated impacts due to the project and mitigative measure, project proponent can refer to the model ToR available on Ministry website "http://moef.nic.in/Manual/Townships".

Additional ToR:

i. The PP shall comply with on-site and off-site emergency plan.
ii. The PP shall submit Environment Impact Assessment of vehicles during peak hours in and around the project area.
iii. The PP shall submit the CLU from the Competent Authority
iv. The PP shall submit the list of chemicals to be stored along with MSDS sheet
v. The PP shall submit the compliance of OSHA, Safety norms, PESO, storage norms plan along with safety data sheets.
vi. The PP shall submit the traffic circulation and parking management plan
vii. The PP shall submit the ECBC Compliance Report along with percentage of energy savings.
viii. The PP shall submit the revised water assurance from the Competent Authority
ix. The PP shall submit the details of amount, threshold level along with MSDS sheet of chemicals to be stored in the project.
x. The PP shall submit the Arravali NOC issued by the Deputy Commissioner, Gurugram
xi. The PP shall submit the approved Wildlife conservation plan from Chief Wildlife Warden after getting the study conducted
xii. The PP shall submit the quantity and location of Diesel storage and approval of Competent Authority for storage of diesel above the threshold level.
xiii. The PP shall submit the updated Form I & IA
xiv. The PP shall submit the Rain Water Harvesting Plan (double well housing structure) with recent rainfall and run-off data including digital water level recorder.
xv. The PP shall submit the Environment Impact Assessment of Rain water harvesting on the water level in the region, along with total availability of underground water.
xvi. The project proponent should submit Air Quality Modeling isopleths of DG Sets with Air mode Software version details along with pollution remedial measures.
xvii. The PP shall submit the details of existing trees in the project area.
xviii. 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.
xix. The PP should give detailed back up data of Ambient Air Quality, monitoring, height of stack, details of DG stack etc. along with air quality modeling with dispersion of distance
xx. The PP shall submit hydrological study for the project area.

xxi. The PP shall submit the details of STP along with its location, area covered, design and structure.

xxii. The PP shall submit the land ownership details

xxiii. The PP shall submit the details of interlinked projects

xxiv. The PP shall submit the details of the existing Panchayat or revenue roads passing through the project

xxv. The PP shall submit energy saving details of the project and detailed ECBC compliance with percentage energy savings.

xxvi. 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

xxvii. The PP should submit approved zoning plan, elevation plan, floor plan, sector plan along with EIA/EMP report.

213.10 EC for Proposed Affordable Group Housing project will be developed at Village Baselwa, Sector 88, Faridabad, Haryana by M/s Sudarshan Builtech Pvt. Ltd

Project Proponent :Shri Kiranpal Singh
Consultant :Paramarsh Servicing Environment & Development)

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/200050/2021 on dated 07.04.2021 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006.

Thereafter, the Case was taken up in 213rd meeting of SEAC Haryana held on 19.04.2021. The Project Proponent and the accredited Consultant made a detailed presentation on the salient features of the project and informed that:

- M/s Sudarshan Buildtech Pvt. Ltd is planning for development of Affordable Group Housing Project located in Revenue estate of Village Baselwa, Sector-88, District Faridabad, Haryana.
- The project is appraised on the **concept basis** as the building plans are not approved from the competent Authority.
- The project site lies in the residential zone as per the Faridabad Draft Development Plan-2031. The land has been granted by Department of Town & Country planning, Haryana vide Land License no.116 of 2019 dated 12/9/2019.
- Land License no. 116 of 2019 dated 12/9/2019 has been granted for setting up the Affordable Group Housing Project over an area measuring 5.0625 acres.
- The proposed Affordable Group Housing Project measures on a total plot area of 20487.18 sq.m (5.0625acres)as per the land license. The net planned area is 20247.84 sqm with built-up area of61082.56sq.m. Development of greenbelt has been planned over an area of3039.86sq. m
- During the operation phase, waste will comprise domestic as well as horticulture waste. The solid waste generated from the project shall be mainly domestic waste and estimated quantity of the waste shall be approx.1874.85kg per day (@0.50kg per capita per day for residents, @0.15 kg per capita perday for the visitor, @0.25 kg per capita per day for the staff members and landscape wastes @ 0.2kg/acre/day). Following arrangements will be made at the site in accordance to Solid Wastes Management Rules, 2016
- The Affordable Group Housing Project will be consisting of 12 Residential Towers, Aanganwadi/creche, Community Hall, and Commercial Shops
- There is no existing structure present on project site. Few trees are present at the project site which will be retained and included in the landscape development
- Rajpur RF - 7.4 Km; E Shikargarh RF - 9.4 Km; E Asola Wild Life Sanctuary - 10.0 Km; W Jahanpanah City PF - 14.5 km; NW Okhla Bird Sanctuary - 14.3 km; NNW

The details of the project, as per the documents submitted by the project proponent, and also as informed during the presentation in the meeting are as under:-

Table 1: Basic Details

Name of the Project: Affordable Group Housing Project located in Revenue estate of Village Baselwa, Sector-88, District Faridabad, Haryana			
Sr. No.	**Particulars**		
1.	Online Proposal Number		SIA/HR/MIS/200050/2021
2.	Latitude		28°25'24.45"N
3.	Longitude		77°21'5.28"E
4.	Plot Area		20487.18 sqm
5.	Net Plot Area		20247.84 sqm
6.	Proposed Ground Coverage		4813.05 sqm
7.	Proposed FAR		44681.52 sqm
8.	Non FAR Area		21,418.41 sqm
9.	Total Built Up area		66099.93 sqm
10.	Total Green Area with %		3039.86 sqm (15.01 % of Net Planned Area or 21.74% of total balanced area)
11.	Rain Water Harvesting Pits (with size)		6 nos. (dual bore) Dimensions : Effective Depth= 3 m, Dia = 3 m
12.	STP Capacity		325 KLD
13.	Total Parking		349 ECS & 696 nos. of 2 wheeler parking
14.	Organic Waste Converter		1 no.
15.	Maximum Height of the Building (m)		39.85 m
16.	Power Requirement		2563.33 kVA
17.	Power Backup		(2*380 +1*320) KVA
18.	Total Water Requirement		334 KLD
19.	Domestic Water Requirement		231 KLD
20.	Fresh Water Requirement		231 KLD
21.	Treated Water		103 KLD
22.	Waste Water Generated		271 KLD
23.	Solid Waste Generated		1874.85 Kg/Day + 37 Kg/day of sludge = 1,911.85 kg/day
24.	Biodegradable Waste		1124.91 kg
25.	Number of Towers		12
26.	Dwelling Units/ EWS		696
27.	Basement		2 nos. 1st Basement for Parking 2nd Basement for services
28.	Community Center		185.97 sqm
29.	Stories		Max. S+12
30.	Total Cost of the project:	Land Cost	6.7751 Cr
		Construction Cost	113.36 Cr
31.	EMP Budget		2.40 Cr 2% of project cost
32.	Incremental Load in	PM 2.5	0.0125 µg/m3

	respect of:		PM 10	0.23 µg/m3
			SO_2	0.23 µg/m3
			NO_2	4.69 µg/m3
			CO	1.03 µg/m3
33.	Construction Phase:	Power Back-up		Yes (DG set)
		Water Requirement & Source		20 KLD from private water tankers/HUDA STP
		STP (Modular)		Soak Pit
		Anti-Smoke Gun		Yes

Table 2: EMP

COMPONENT	CAPITAL COST (Rs. IN LACS)	RECURRING COST (Rs. IN LACS/YEAR)	COMPONENT	CAPITAL COST (Rs. IN LACS)	RECURRING COST (Rs. IN LACS/YEAR)
Operation Phase			**Construction phase**		
Sewage Treatment Plant	90	22	Wheel wash arrangement during construction phase	5	1.5
Rain water Harvesting Pits	28	5	Sanitation for labours (mobile toilets/septic tank)	12	3
Acoustic enclosure/stack for DG sets	8	3	Environmental Monitoring and six monthly compliances	4	5
Solid Waste Management / OWC	15	2.5	Tractors/Tanker cost for Water sprinkling in construction phase	9	4
Environmental Monitoring and six monthly compliances	17	5	EMP cost of Construction phase (green net, tarpaulin cover to cover the construction material)	6	0.5
Green Area/ Landscape Area	15	1.5	PPE for workers and medical facilities	5	2.5
Environment Cell:	17	5	Anti Smog Gun	9	1.5
Solar Energy Conservation	50	10	Social Welfare (CER)	3	1.5
Total	**240**	**54**	**Total**	**53**	**19.5**

The Discussion was held on building plans, valid license, collaboration agreement with the owners, green plan, compliance of HAREDA norms, mitigation of GLC, DG Set location, EMP, water assurance, waste management plan, Fire-fighting Plan, hydraulic design, contour plan and following observations were raised:

1. The PP shall submit the approved building plans along with details of ownership
2. The PP shall submit the valid license
3. The PP shall submit the distance of Asola Wildlife Sanctuary
4. The PP shall submit the approval for 8% commercial in the project and its notification and orders of the concerned department
5. The PP shall submit the collaboration agreement with the owners
6. The PP shall submit the proof of 24 meter road ownership of land
7. The PP shall submit the revised green plan alongwith landing details
8. The PP shall submit the affidavit for compliance of HAREDA norms
9. The PP shall submit the details of mitigation of GLC at point of its concentration of 1km from the site
10. The PP shall submit the details of the MBBR STP along with LMSS/LMVSS
11. The PP shall submit the DG Set location on the site plan

12. The PP shall submit the detailed EMP along with socio economic component
13. The PP shall submit the details of 24 ft road
14. The PP shall submit the details of water assurance from the competent authority
15. The PP shall submit the revised green plan indicating plantation of Non tolerance species
16. The PP shall submit the waste management plan with OWC of 20% more capacity
17. The PP shall submit the undertaking that the separate services will be provided in the 2 Non-contiguous area
18. The PP shall submit the Fire-fighting Plan showing location of fire hydrant/fire rescue plan
19. The PP shall submit the hydraulic design details of 325 KLD STP using MBBR technology alongwith retention time based on dimensions and MLSS to be maintained.
20. The PP shall submit the primary micro met data, DG vehicular.
21. The PP shall submit the contour plan indicating level of proposed site in terms of drainage pattern.

The PP submitted the reply of these observations. The PP also submitted that Rs.5 Lakhs will be spent on various wildlife conservation activities like artificial nests on the trees, digging of ponds and construction of feeding platforms through Environment Management Plan.

The reply was placed before the committee and committee considered the reply and after deliberations the Committee rated this project with **"Gold Rating"** and was of the unanimous view that this case for granting Environmental Clearance under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India should be recommended to the SEIAA with the following specific and general stipulations:

Specific conditions:-

i. The project is approved on **concept basis** as building plan for 8% commercial not approved from DTCP.
ii. 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
iii. 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.
iv. The PP shall ensure that total 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2% amount. 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.
v. 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.
vi. 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.
vii. 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 solid waste dumping site through authorized vender.

viii. 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

ix. 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 3039.86 sqm (15.01 % of Net Planned Area)shall be provided for Green Area development for whole project.

x. The PP shall spent Rs 5 Lakhs on various wildlife conservation activities like artificial nests on the trees, digging of ponds and construction of feeding platforms through Environment Management Plan.and 1.25 lakh as recurring cost per year.

xi. 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.

xii. 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.

xiii. 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.

xiv. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building and also prepare the fire fighting plan showing the locations of fire hydrants and Fire Rescue Plan (SOP).

xv. 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

xvi. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.

xvii. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.

xviii. 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.

xix. The PP shall carry out the quarterly awareness programs for the stakeholders of the project.

xx. 6 Rain water harvesting recharge pits shall be provided for ground water recharging as per the CGWB norms.

xxi. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 6RWH pits.

xxii. The PP shall provide the Anti smog gun mounted on vehicle in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.

xxiii. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.

xxiv. The PP shall provide the mechanical ladder for use in case of emergency.

xxv. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

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 firefighting 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, the Plastics Waste (Management) Rules, 2016 and Batteries waste (Management Handling Rules2001 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 lowsulphur 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, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

vi. Sand, murram, 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 lowsulphur 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 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.

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 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 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 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.

213.11 EC for Expansion of Group Housing Colony Sector at Sector 32, Village Dhunela, Tehsil Sohna, District Gurgaon, Haryana by M/s St. Patricks Realty Pvt. Ltd.

Project Proponent :Shri Rajeev Kumar Jha, Shri Lalit Bhat
Consultant :M/s Perfact Enviro

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/187424/2020 on dated 07.04.2021 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006.

Thereafter, the Case was taken up in 213rd meeting of SEAC Haryana held on 19.04.2021. The Project Proponent and the accredited Consultant made a detailed presentation on the salient features of the project and informed that:

- The proposed project is Expansion of Group Housing Colony located at Sector32, village Dhunela, Tehsil Sohna, District Gurgaon, Haryana by M/s St. Patricks Realty Pvt.Ltd .
- The land has been allotted to Sh. Ravinder Singh, Sh. Balkaran & Sh.Vijay Kumar Raghav S/O Sh. Surinder Pal Singh in collaboration with M/s St. Patricks Realty Pvt. Ltd from Town and Country Planning Department (Haryana Government) vide License No.84 of 2014 for developing Group Housing Colony over an area measuring 10.925 acres at village Dhunela, Sec-32 Sohna, District Gurgaon.
- Earlier Environmental Clearance vide letter no. SEIAA/HR/2017/96 dated 09.03.2017 has been granted, for the development of Group Housing Colony for a total plot area of 44211.9064 (10.925acres) sqm and built-up area of 137412.18 sqm.
- After expansion, the total plot area of the project will be 44211.9064 sqm (10.925 acres) out of which 6395.05 sqm will be utilized as Ground Coverage. The total FAR Area will be 75229.032 sqm, the Non-FAR Area will be 4824.531 sqm and the total basement area of the project will be 63698.734 sqm. Hence the total built-up area of the project will be 144163.565 sqm. The maximum numbers of floors will be 2B+G+13 with a maximum height of 44.7 m. Dwelling Units, EWS, nursery schools, commercial and community facilities will be constructed. At present, 70% of the construction has been done at the site as per the Environment Clearance granted.
- During Operation Phase after Expansion of total population of the project will be estimated to be 4957 persons including 4254 residents (EWS, DU, Servant quarter), 50 staff, 203 school and 450 visitors.
- The PP submitted certified compliance report issued by MoEF&CC vide letter no.16-23/2017/IRO/217-218-219 dated 22.03.2021

The details of the project, as per the documents submitted by the project proponent, and also as informed during the presentation in the meeting are as under:-

Table 1: Basic Details

Name of the Project: Expansion of Group Housing Colony At Sector - 32, Village Dhunela, Tehsil Sohna District Gurgaon, Haryana will be developed by M/s St. Patricks Realty pvt. Ltd.				
Sr. No.	**Particulars**	**As per Earlier Environmental Clearance**	**Proposed**	**Total After Expansion**
	Online Project Proposal Number	**SIA/HR/MIS/187424/2020**		
1	Latitude	28°17'4.18"N		
2	Longitude	77° 4'47.96"E		
3	Plot Area (m^2)	44,211.9064	-	44,211.9064
4	Net Plot Area (m^2)	43,054.44	-	43,054.44
5	Proposed Ground Coverage (m^2)	5188.354 (12 % of net plot area)	1206.696	6395.05 (14.85 % of net plot area)
6	Proposed FAR (m^2)	75095.863	133.169	75229.032
7	Non FAR Area (m^2)	-	4824.531	4824.531
8	Shopping Area (m^2)	-	211.74	211.74
9	Proposed community facility (m^2)	-	199.528	199.528
10	Total Basement Area (m^2)	61,506.32	2192.41	63,698.73
11	Total Built Up area (m^2)	1,37,412.18	6,751.39	1,44,163.57
12	Total Green Area with Percentage (m^2)	11,207.810 (26 % of net plot area)	-	11,207.810 (26.03% of net plot area)
13	Rain Water Harvesting Pits (No.)	11	-	11
14	STP Capacity no.	540	100	640 KLD (540 installed +additional 100 KLD will be installed)
15	Total Parking Requirement (ECS)	1,089	331	1,420
16	Total Parking Provision (ECS)	1,589	-120	1,469.00
17	Organic Waste Converter	2 no.	2 no.	3 no. (OWC-500) & 1 (OWC 130)
18	Maximum Height of the Building (m)	58.2	44.7	58.2, 44.7
19	Power Requirement (KW)	6207.5	-	4472
20	Power Backup	4 X 1500 kVA, 1 X 500 kVA		3 X 1010 kVA, 3 X 500 kVA
21	Total Water Requirement (KLD)	670	-	656
22	Domestic Water Requirement (KLD)	-	377	377
23	Fresh Water Requirement (KLD)	343	34	379

24	Total Treated Water generated (KLD)	-	446	446
25	Waste Water Generated (KLD)	455	41	496
26	Solid Waste Generated (kg/day)	1,804	406	2210
27	Biodegradable Waste (kg/day)	1263 kg/day	79 kg/day	1342 kg/day
28	No. of towers	9 Blocks+2 Basement, Nursery School, commercial, community building.	1 block	10+ commercial / convenient shopping, community facility + EWS + School
29	Number of Floors	2B+G+17	2B+G+13	2B+G=17/ 2B+G+13
30	Dwelling Units/ EWS/ servant unit	DU-632 EWS- 112	DU-134 EWS- 23 Servant unit-77	DU-766 EWS-135 Servant unit-77
31	Basement	2	0	2
32	Community Center	1	0	1
33	Stories	17	13	13
34	R+U Value of Material used (Glass)	Single glazing glass will be used		
35	Total Cost of the project (Cr.) — Land Cost	Rs 250 cr	Rs 90 cr	Rs 340 cr
	Construction Cost			
36	CER/Social activities	Rs 10 lakhs (spent)	Rs 170 lakhs	Rs 180 lakhs
37	EMP Cost/Budget	-	-	Capital Cost-Rs375 lakh Recurring Cost-Rs 28 lakh/year
38	Incremental Load in respect of :		PM 2.5	0.247 ($\mu g/m^3$)
			PM 10	0.44 ($\mu g/m^3$)
			SO_2	0.308 ($\mu g/m^3$)
			NO_2	0.533 ($\mu g/m^3$)
			CO	0.014 (mg/m^3)
39	Construction Phase:	Power Back-up		2 x 125 kVA
		Water Requirement & Source		14 KLD of water will be required out of which 09 KLD of water will be used for labours for domestic & flushing purposes through fresh water tankers, 05 KLD of water will

				be required for construction purpose through Tankers from nearby STP
		STP	-	1 modular
		Anti-Smoke Gun	-	1

Table 2: EMP
Capital Expenditure

S No.	Particulars	AMOUNT SPENT (Rs in Lacs)	PROPOSED (Rs in Lacs)	TOTAL CAPITAL COST (Rs in Lacs)
1	Landscaping	0	40	40
2	STP (Water management)	9	51	60
3	Air Management (DG Stack & Acoustic Treatment)	4	10	14
4	Solid Waste Management	6	34	40
5	Rain Water Harvesting	0	36	36
6	Social Activities	10	170	180
7	Miscellaneous	2	3	5
	Total	**31**	**344**	**375**

RECURRING EXPENDITURE:-

S No.	Description	Total Cost (In Lacs/ Year)
1	Landscaping	4
2	STP (Water management)	10
3	Air Management (DG Stack & Acoustic Treatment)	2
4	Solid Waste Management	6
5	Rain Water Harvesting	2
6	Miscellaneous	2
7	Environment Monitoring	2

	Total	**28**

Discussion was held on water calculations, Earlier EC, STP, AAI clearance, RWH, OWC. Population, C & D waste, Audited CER, EMP, Green plan, progress of existing green plan, effluent etc. and certain observation were raised as given below:

1. The PP shall submit the revised water calculations with reference to earlier sanctioned in the EC letter
2. The PP shall submit the affidavit for installation of modular STP using MBR technology
3. The PP shall submit the affidavit for AAI
4. The PP shall submit the location of RWH, STP, OWC on the site plan
5. The PP shall submit the revised population for the expansion part viz a viz existing part
6. The PP shall submit the revised C&D waste management plan alongwith quantity
7. The PP shall submit the details of ponds in the audited CER
8. The PP shall submit the revised EMP and environment monitoring plan
9. The PP shall submit the details and progress of the existing green plan.
10. The PP shall provide the OWC at 20% high.
11. The PP shall submit the undertaking that effluent of STP shall be maintained with the NGT /HSPCB/CPCB guidelines.

The PP submitted the reply of above observation along with affidavit mentioning:

- That the PP has already installed 540 KLD STP at the site based on MBBR technology and has proposed additional 100 KLD
- That the AAI clearance is not required as the area does not fall in the jurisdiction of AAI.

The reply was placed before the committee and committee considered the reply and after deliberations the Committee rated this project with **"Gold Rating"** and was of the unanimous view that this case for granting Environmental Clearance under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India should be recommended to the SEIAA with the following specific and general stipulations:

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
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 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2% amount. 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 solid waste dumping site through authorized vender.
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. 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 11,207.810 (26.03% of net plot area) shall be provided for Green Area development for whole project.
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 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 firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
12. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
13. 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
14. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
15. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
16. 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.
17. The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
18. 11 Rain water harvesting recharge pits shall be provided for ground water recharging as per the CGWB norms.
19. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 11RWH pits.
20. The PP shall provide the Anti-smog gun mounted on vehicle in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.

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.

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 firefighting 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, the Plastics Waste (Management) Rules, 2016 and Batteries waste (Management Handling Rules2001 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. 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, murram and other construction materials prone to causing dust pollution at the site as

well as taking out debris from the site.

vi. Sand, murram, 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 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.

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 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 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 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.

213.12 EC for Proposed Common Effluent Treatment Plant of 2 MLD capacity (Based on Extended Aeration System) coming up at Kila No. 247/8/1, 247/12/12, 247/13, 247/19, 247/19, 247/20/1, 247/21, 247/22 HSIIDC Industrial Estate, Murthal, Sonepat, Haryana by M/s HSIIDC Ltd

Project Proponent :Shri Rajbir Singh (Senior Manager, IA)
Consultant :M/s Gaurang Environmental Solutions Pvt. Ltd.

The project was submitted to the SEIAA vide online proposal no.SIA/HR/MIS/61274/2019 on dated 15.13.2021 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 7(h) of EIA Notification 14.09.2006.

Thereafter, the Case was taken up in 213rd meeting of SEAC Haryana held on 19.04.2021. The Project Proponent and the accredited Consultant made a detailed presentation on the salient features of the project and informed that:

- Conservation Plan submitted due to schedule 1 species
- Letter No. SEIAA/HR/2020/191 dated 19th May 2020 (with public consultation and related to Township project) Corrigendum Letter No. SEIAA(126)/ HR/ 2021/8 dated 05thJanuary‟ 2021
- The proposed CETP is coming up in HSIIDC Industrial Estate, Haryana where the effluent will be transported through pipeline network via gravity. Member units will discharge their effluent in the pipeline after meeting the pre-treatment discharge standards prescribed by HSIIDC.
- Member units of CETP will be required to monitor specified quality parameters and flow rate of the effluent on daily basis and to submit the monitoring data to the CETP operator on regular basis. Continuous Electro-magnetic flow meters will also be installed at the outlet of the CETP to monitor the outlet effluent quantity
- There are total 164 numbers of industries situated in HSIIDC, IE Murthal, Sports Good Manufacture area and HUDA. Waste water generated from Pharma (5 nos.), Leather (11 nos.), Chemical (8 nos.) and electroplating (3 nos.) industries will be treated by themselves and reuse as per the CPCB, HSPCB norms. Types of member industries
- The site is coming up in notified industrial estate, (Murthal) considering the economic feasibility.
- A number of technological options are available, but under the present circumstances, a Common Effluent Treatment Plant (CETP) based on Extended Aeration Technology is best suited and effective for ensuring that the parameters of the treated effluent are within the norms stipulated by Haryana Pollution Control Board. Recently, HSIIDC have fixed the following parameters and guidelines for design of CETP. It has been learned from the past that the industries in HSIIDC comes

in phases and at the initial stage of infrastructure development, it cannot be assessed that what type of industries will come in particular Industrial Estate. Hence, to cover all type of permissible industries, the inlet parameter be fixed for designing of CETP. Accordingly, the following parameters at inlet for design of CETP and outlet parameters after tertiary treatment have been proposed;

- The land was transferred to HSIIDC in 1972. The land mutation no.5390 dated 04.11.2019 has been verified by government Patwari, Murthal, Haryana
- Industrial Estate Murthal HSIIDC covering an area of 25.00 Acres is situated near the Murthal Chowk on GT Road (NH-1) and Murthal-Sonepat Road. Plots of various sizes were planned for various types of Industrial activities. A Sports Complex covering an area of about 10.00 Acres is located adjacent to the Industrial Estates for manufacturing of sports goods. Besides, HUDA has developed an area of about 135 acres over which 9 Nos. plots were allotted for different type of Industrial activities such as Electrical goods, Paper manufacturing, Boards manufacturing, Steel and alloys industries and to Haryana Breweries a Haryana Government Undertaking for producing Brewery products etc. Earlier, HSIIDC was looking after only the HSIIDC Industrial Estates and the other parts/areas were being maintained by HUDA as well as the respective Department dealing with the sports goods and equipment. Now, the Government has decided to amalgamate all the three different types of setups and assign the overall responsibility of maintenance of the entire area to Haryana State Infrastructure and Industrial Development Corporation, Panchkula. This area assumes importance as it has become the hub of various activities and also because of its proximity to the National Capital. At present no facility exists for disposal of the sewage water. All the industries are disposing of the same into the open area, adjacent vacant plots and the green belt which is creating unhygienic conditions and is prone to the spread of diseases. As the maintenance of the total area will now have to be looked after by the HSIIDC a proper system of the disposal of the sewage water will have to be provided to create cleanliness and hygienic environment.

Table 1: Basic Details for the project

Name of the Project: Proposed Common Effluent Treatment Plant of 2.0MLD capacity based on Extended Aeration System at Murthal, Haryana		
S. No.	**Particulars**	**Details**
1.	Online Proposal Number	**SIA/HR/MIS/61274/2019**
2.	Latitude	Latitude : 29°1'21.96"N
3.	Longitude	Longitude: 77°4'5.64" E
4.	Total Plot Area	The land available including the existing structures is approximately 11,128.86 sq.m (2.75 Acres). Apart from this some land measuring about 4046.86 sq.m (1.00 Acre) is also available. Thus, new CETP shall be constructed on 15,175.72 sq.m (3.75 acre) area
5.	Total Green Area with Percentage	5,007.99 Sq. m (33%)
6.	Rain Water Harvesting Pits (with size)	2 No Rain Water harvesting tank of size 5 m x 4 m x 5 m
7.	Power Requirement	75 kVA (60 KW) – UHBVN
8.	Power Backup	DG set Number – 1 no DG Set Capacity - 200 kVA
9.	Total Water Requirement	1.5 KLD 1.0 KLD – Chemical Dosing 0.5 KLD-Domestic use
10.	Domestic Water Requirement	0.5 KLD

11.	Fresh Water Requirement		1.5 KLD
12.	Waste Water Generated		0.4 KLD – Domestic
13.	Solid Waste Generated		ETP Sludge – 600 kg/day Domestic Solid Waste – 3.5 kg/day Construction and demolition waste – 25 Ton
14.	Total Cost of the project:	Land Cost	
		Construction Cost	943.54 Lac
15.	EMP Cost/Budget		Capital Cost – 152.0 lac Recurring cost – 18.7 lac
16.	Incremental Load in respect of:	PM 2.5	NA
		PM 10	0.22 mg/m^3
		SO_2	0.08 mg/m^3
		NO_2	6.94 mg/m^3
		CO	6.82 mg/m^3

Table 2: ENVIRONMENT MANAGEMENT PLAN (EMP)

S. No.	Particulars	Capital Cost (Rs. In Lacs)	Recurring Cost (Rs. In Lacs)
1	Environmental Monitoring (Air, Stack, Water, Noise, Soil etc.)	0.0	5.0
2	Air Pollution Control System	1.0	0.2
3	Water Pollution and Rain Water Harvesting Structure	10.0	1.0
4	Occupational Health	2.0	0.50
5	Green Belt Development	10.0	1.0
6	Monitoring laboratory	50.0	5.0
7	Online monitoring system	60.0	6.0
8	EMP Social – 2% of project cost	19.00	--
Total		**152.0**	**18.7**

The activities to be covered under EMP Social are:

1. The EMP activities will be undertaken in the government schools Government Senior Secondary School, Murthal which is based on the requirements identified.
2. Skill Development
3. Community Park will be developed

Activities & Budget Allocation

A. Education				
S. No	**Particulars**	**Quantity**	**Cost (Rs for per Quantity)**	**Total Amount (Rs in Lacs)**
1	Construction - New one class rooms 10*10	100 Sq. ft	@1100/-	1.10
2	Computer, Printer & Scanner Microphone, speaker, projector,	-	60,000/-	0.60
3	Sanitizer Machine with sanitizer	04	40,000/-	0.40
			Total A	**2.10**
B. Skill Development				
S. No	**Particulars**	**Quantity**	**Cost (Rs for per Quantity)**	**Total Amount (Rs in Lacs)**

1.	Women Skill Development Program	7 camps	50,000/-	3.50
			Total B	**3.50**
C. Development of Community Park				
S. No	**Particulars**	**Quantity**	**Cost (Rs for per Quantity)**	**Total Amount (Rs in Lacs)**
1	Development of Open Gym in Murthal city area park	Lumpsum		10.40
	Sanitizer Machine with sanitizer			
	Walking Pathway			
	Solar Light			
2.	Water cooler with R.O.	1	1,00,000/-	1.00
	Annual maintenance contract (AMC) for 7 years	Lumpsum		2.00
			Total C	**12.40**
			Grand Total (A+B+C)	**19.00**

Budget Allocation Year wise

S. No.	EMP Social Activities	Total Expenditure Year wise (Rs in Lacs)						
		1st year	2st year	3st year	4st year	5st year	6st year	7st year
1	Education	1.10	1.00	-	-	-	-	-
2	Skill Development	0.50	0.50	0.50	0.50	0.50	0.50	0.50
3	Development of Community Park	5.00	4.00	2.40	0.50	0.50	0.50	0.50
Total: Rs.19.00 Lacs		6.60	5.50	2.90	1.00	1.00	1.00	1.00
Total: Rs. 19.00 Lacs will be provided under EMP								

Discussion was held on Electroplating industries, capacity of CETP, method, effluents, water requirement, power back up, sludge, social activity, conservation plan and EMP details and the following observations were raised :-

1. The PP shall submit the affidavit that No Electroplating, Pharma Industry would be included in the CETP.
2. The PP shall submit the revised EMP alogwith Environment management monitoring plan
3. The PP submitted the reply of observation and submitted affidavit that No Electroplating, Pharma Industry would be included in the CETP.

The documents were placed before the committee and committee after discussion considered the reply.

After detailed deliberations the Committee was of the unanimous view that this case for granting Environmental Clearance under EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India should be recommended to the SEIAA with the following specific and general stipulations:

A. Specific Conditions

1. The PP shall obtain the wild life conservation plan from the competent authority before the start of the project

2. Separate wet and dry bins must be provided 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 solid waste dumping site through authorized vender.
3. The PP shall ensure that total 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2% amount. 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.
4. No tree cutting has been proposed in the 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 5,007.99 Sq. m (33%)shall be provided for green area development.
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 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.
7. 2 number of RWH tanks provided shall not mix the CETP water and only rain water to be trapped by keeping hazardous waste away from the RWH.
8. 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.
9. The PP shall develop the CETP as the Zero liquid discharge unit.
10. The PP shall take all preventive measures and shall not allow to mix the Rain Water/storm water with the hazardous waste/CETP Effluent
11. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
12. The PP shall make treatment plan for Chromium, phenol etc. for better working of CETP.
13. The Individual plot holder shall primarily treat their effluents as per the quality of outflow.
14. The PP shall ensure the transportation of effluent from the member unit through closed pipe system after primary treatment.
15. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

B. Statutory Compliance:

1. 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.
2. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
3. The Project proponent shall prepare a Site-Specific Conservation Plan & Wildlife Management Plan and approved by the Chief Wildlife Warden. The recommendations 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-I species in the study area).

4. 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 concerned State Pollution Board/Committee.
5. The project proponent shall obtain the necessary permission from the Central Ground Water Authority, in case of drawl of ground water/from the competent authority concerned in case of drawl of surface water required for the project.
6. A certificate of adequacy of available power form the agency supplying power to the project along with the load allowed for the project should be obtained.
7. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, etc. shall be obtained, as applicable by project proponents form the respective competent authorities.

I. Air quality monitoring and preservation

i. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Diesel generating sets shall be installed, in the downwind directions.
ii. Appropriate Air Pollution Control (APC) system shall be provided for fugitive dust from all vulnerable sources, so as to comply prescribed standards.

II. Water quality monitoring and preservation

i. The Project Proponent shall install 24x7 online continuous effluent monitoring system with respect to standards prescribed in Environment (Protection) Rules 1986 as amended from time to time 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. Total fresh water use shall not exceed the proposed requirement as provided in the project details. Prior permission from competent authority shall be obtained for use of fresh water.
iii. There shall be flow meters at inset and outset of CETP to monitor the flow, suitable meters shall be provided to measure the quantity of effluent received, quantity of effluent recycled/reused and discharged.
iv. The units and the CETP will maintain daily log book of the quantity and quality of discharge from the units, quantity of inflow into the CETP, details of the treatment at each stage of the CETP including the raw materials used, quantity of the treated water proposed to be recycled, reused within the Industrial park/units, quantity of the treated effluent discharged. All the above information shall be provided on-line of the website exclusively prepared for the purpose by the CETP owner. The website shall be accessible by the public. The financial and energy details of the CETP will also be provided along with details of the workers of the CETP.
v. The CETP operator will maintain an annual register of member units which will contain the details of products with installed capacities and quality and quantity of effluents accepted for discharge. This will form a part of the initial and renewal applications for consent to operate to be made before the State Pollution Control Board.
vi. No changes in installed capacity, quality or quantity of effluents as agreed upon in the initial MOU between the operator and the member units, addition of any new member units shall be carried without prior approval of the ministry.
vii. The Unit shall inform the State Pollution Control Board at least a week prior to undertaking maintenance activities in the recycle system and store/dispose treated effluents under their advice in the matter.

viii. The unit shall also immediately inform the Pollution Control Board of any breakdown in the recycling system, store the effluents in the interim period and dispose effluents only as advised by the Pollution Control Board.

ix. The MoU between CETP and member units shall indicate the maximum quantity of effluent to be sent to the CETP along with the quality.

x. The unit shall maintain a robust system of conveyance for primary treated effluents form the member units and constantly monitor the influent quality to the CETP. The Management of the CETP and the individual member shall be jointly and severally responsible for conveyance and pre-treatment of effluents. Only those units will be authorized to send their effluents to the CETP which have a valid consent of the Pollution Control Board and which meet the primary treated standards as prescribed. The CETP operator shall with the consent of the of State Pollution Control Board retain the powers to delink the defaulter unit from entering the conveyance system.

xi. The effluent from member units shall be transported through pipeline. In case the effluent is transported thorough road, it shall be transported through CETP tankers only duly maintaining proper manifest system. The vehicles shall be fitted with proper GPS system.

xii. Before accepting any effluent from member units, the same shall be as permitted by the SPCB in the consent order. No effluent form any unit shall be accepted without consent from SPCB under the Water Act, 1974 as amended.

xiii. Treated water shall be disposed on land for irrigation. An irrigation management plan shall be drawn up in consultation with and to the satisfaction of the State Pollution Control Board.

xiv. The Project Proponent will build operate and maintain the collection and conveyance system to transport effluent from the industrial units in consultation with and to the satisfaction of the State Pollution Control Board and ensure that the industrial units meet the primary effluent standards prescribed by the State Pollution Control Board.

xv. The State Pollution Control Board will also evaluate the treatment efficiency of the Effluent Treatment Plant (ETP) and its capability of meeting the prescribed standards. The final scheme of treatment would be such as is approved by the Pollution Control Board in the Consent to Establish.

xvi. The project proponents will create an institutional arrangement for the involvement of individual members in the management of the CETP.

III. Noise monitoring and prevention

i. 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.

ii. Noise from vehicles, power machinery and equipment on-site should not exceed the prescribed limit. Equipment should be regularly serviced. Attention should also be given to muffler maintenance and enclosure of noisy equipments.

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. Waste management

i. ETP sludge generated from CETP facility shall be handled and disposed to nearby authorized TSDF site as per Hazardous and Other Waste Management Rules, 2016.

ii. Non Hazardous solid wastes and sludge arising out of the operation of the CETP shall be adequately disposed as per the Consent to be availed from the State Pollution Control Board. Non Hazardous solid wastes and sludge shall not be mixed with Hazardous wastes.

iii. The CETP shall have adequate power back up facility, to meet the energy requirement in case of power failure form the grid.

iv. The site for acrobic composting shall be selected and developed in consultation with and to the satisfaction of the State Pollution Control Board. Odour and insect nuisance shall be adequately controlled.

v. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.

vi. The solid wastes shall be segregated, managed and disposed as per the norms of the Solid Waste Management Rules, 2016.

V. Energy Conservation Measures

i. Provide solar power generation on roof tops of buildings, for solar light system for all common areas, street lights, parking around project area and maintain the same regularly;

ii. Provide LED lights in their offices and residential areas.

VI. Green Belt

Green belt shall be developed in area as provided in project details, with native tree Green belt shall be developed in an area equal to 33% of the plant area with a native tree species in accordance with CPCB guidelines. The greenbelt shall inter alia cover the entire periphery of the plant.

VII. 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. Adequate infrastructure, including power, shall be provided for emergency situations and disaster management.

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 structures to be removed after the completion of the project.

iv. Occupational health surveillance of the workers shall be done on a regular basis.

VIII. Corporate Environment Responsibility

i. The project proponent shall comply with the provisions as applicable, regarding Corporate Environment Responsibility.

ii. The company shall have a well laid down environmental policy duly approve by the Board of Directors. The environment policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infrigements/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 divered 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.

IX. 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 MoEF&CC/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 criteria pollutant levels or critical sectoral parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

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 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 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)/SEIAA, Haryana.

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/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.

xiii. The Ministry/SEIAA 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 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.

xv. 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.

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.

213.13 EC for Expansion of Affordable Group Housing at Village Ullahawas, Sector 62, Gurgaon, Urban Complex, Haryana by M/s Pivotal Infrastructure Pvt. Ltd.

Project Proponent :Shri Suresh Kumar
Consultant :M/s Vardan EnviroNet

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/192705/2021 on dated 24.03.2021 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006.

Thereafter, the Case was taken up in 213rd meeting of SEAC Haryana held on 19.04.2021. The Project Proponent and the accredited Consultant made a detailed presentation on the salient features of the project and informed that:

Thereafter, the Case was taken up in 213rd meeting of SEAC Haryana held on 19.04.2021. The Project Proponent and the accredited Consultant made a detailed presentation on the salient features of the project and informed that:

- The Proposed project is for EC for Expansion of Affordable Group Housing at Village Ullahawas, Sector 62, Gurgaon, Urban Complex, Haryana by M/s Pivotal Infrastructure Pvt. Ltd.
- The project had received License from the Directorate of Town & Country Planning, Haryana with License no 05 of 2016 dated 30.05.2016, valid up to 29.05.2021. Total land area of the project is 5.06875 Acres /20,512.471 m2 and Built up area for the same comes out to be 59,924.82
- The land falls under the residential zone as per the Gurgaon- Manesar Master Plan 2031. The project has been granted license No. 05 of 2016 dated 30.05.2016 which is valid up to 29/05/2021. Hence, no change in land use will taking place.
- Total water requirement of project will be 359 KLD, which include 247 KLD for fresh water requirement, and about 112 KLD treated water shall be reused for the various purpose like horticulture and flushing. The source shall be HSVP/GDMA. Wastewater generated will be 289 KLD which will be treated in on-site STP having capacity of 400 KLD. During construction phase, water demand will be fulfilled from HSVP/GDMA.
- The expected power demand of 3426.38 KW will be supplied by DHBVN. Power backup for the proposed project will be through 4 DG sets of total capacity 425 KVA (2×200 KVA+ 1×125 KVA+ 1×100 KVA)
- The total municipal solid waste to be generated is approximately 2041 Kg/day. The inorganic non-biodegradable wastes will be sold to authorized vendors for recycling and the biodegradable wastes will be treated in OWC within the project according to Solid Waste Management Rules, 2016.
- Approx. 21.63 kg/day sludge generated from the STP plant. It will be dried and later will be used as manure for green belt development.

- Schools/Hospitals/ Police Stations Scottish High International School– 2.0 Km towards N direction Govt. Sr. Sec. School, Badshahpur - 4.0 km towards SW direction Hospitals W Pratiksha Hospital-1.4 Km towards NE direction Artemis Hospital – 3.0 Km towards NNE direction Police Stations Police Station -Sec-56, Gurugram,-2.3 Km towards NE direction
- Earlier EC has been granted to the project vide letter no. SEIAA/HR/2017/489 dated 28.07.2017.
- Certified Compliance Report has been received from RO, MoEF&CC vide letter dated no. 16-78/2017/IRO/172-173-174 dated 10.03.2021.
- CTE has been granted to the project vide letter no. HEPC/2017/616 Dated 14.09.2017.
- The Project falls under Gurugram Manesar Master plan 2031.
- The Zoning plan for an area measuring 5.06875 acres has been approved vide letter no. 5563 dated 31.05.2016 which is valid upto 29.05.2021.
- Asola Bhati Wildlife Sanctuary is approximately 7.5 km ENE direction.

The details of the project, as per the documents submitted by the project proponent, and also as informed during the presentation in the meeting are as under:-

Name of the Project: Expansion of Affordable Group Housing, at village-Ullahawas, Sector-62, Gurgaon Urban Complex, Haryana by M/s Pivotal Infrastructure Pvt. Ltd.				
Sr. No.	**Particulars**	**Existing**	**Expansion**	**Total Area**
	Online Project Proposal Number	**SIA/HR/MIS/192705/2021, Dated 13.01.2021**		
1.	Latitude	28°24'21.83"N	-	28°24'21.83"N
2.	Longitude	77° 5'20.28"E	-	77° 5'20.28"E
3.	Plot Area	20,512.471 m^2 (5.06875 acres)	-	20,512.471 m^2 (5.06875 acres)
4.	Net Plot Area	-	-	-
5.	Proposed Ground Coverage	5,683.141 m^2	-723.37m^2	4,959.77m^2
6.	Proposed FAR	45,736.661m^2	562.11m^2	46,298.77m^2
7.	Non FAR Area	9,770.10m^2	3,855.95m^2	13,626.05m^2
8.	Total Built Up area	55,506.76m^2	4,418.06m^2	59,924.82m^2
9.	Total Green Area with Percentage	4,165.15m^2 (@20.30%)	13.93m^2	4,179.08m^2 (20.37 % of the total plot area)
10.	Rain Water Harvesting Pits	7 Nos.	-.	7 Nos.
11.	STP Capacity	400 KLD	-	400 KLD
12.	Total Parking	370 ECS	9 ECS	379 ECS
13.	Organic Waste Converter	--	1500 Kg/day (1×1250 Kg/day+ 1×250 Kg/day)	1500 Kg/day (1×1250 Kg/day+ 1×250 Kg/day)
14.	Maximum Height of the Building (till terrace)	51.85 meter	0.345 meter	52.195 meter
15.	Power Requirement	3080.80 KW	345.58 KW	3426.38 KW
16.	Power Backup	3 Nos. 1×200 KVA, 1× 125 KVA & 1× 100 KVA	-	3 Nos. 1×200 KVA, 1× 125 KVA & 1× 100 KVA
17.	Total Water Requirement	370 KLD	-11 KLD	359 KLD
18.	Domestic Water Requirement	253 KLD	-6 KLD	247 KLD
19.	Fresh Water Requirement	253 KLD	-6 KLD	247 KLD
20.	Treated Water	117 KLD	- 5 KLD	112 KLD
21.	Waste Water Generated	305 KLD	-16 KLD	289 KLD
22.	Solid Waste Generated	2072 kg/day	-31 kg/day	2041 kg/day
23.	Biodegradable Waste	1244 kg/day	19	1225 kg/day
24.	Number of Towers	7	-	7
25.	Dwelling Units/ EWS	Dwelling Unit: 740	Dwelling Unit: 12	Dwelling Unit:

					752
26.	Stories			Stilt+14 Floors	-	Stilt+14 Floors
27.	R+U Value of Material used (Glass)			--	U value of Glass :5.5 W/m^2K	U value of Glass :5.5 W/m^2K
28.	Total Cost of the project:	Land Cost		152 Cr.	10 Cr.	162 Cr.
		Construction Cost				
29.	EMP Cost/Budget			354.25 Lakh Capital Cost-345.5 L. Recurring Cost-8.75 L.	456 Lakh Capital Cost-24 L. Recurring Cost-432 L.	810.25 Lakh Capital Cost-369.5 L. Recurring Cost-440.75 L.
30.	Incremental Load in respect of:				PM 2.5	0.00278 $\mu g/m^3$
					PM 10	0.00765 $\mu g/m^3$
					SO_2	0.13902 $\mu g/m^3$
					NO_2	0.02409 $\mu g/m^3$
					CO	-
31.	Construction Phase:	Power Back-up		--	Temporary Connection	Temporary Connection
		Water Requirement & Source		--	GMDA+ STP WATER(STP PLANT)	GMDA+ STP WATER (STP PLANT)
		STP (Modular)		--	2 KLD	2 KLD
		Anti-Smoke Gun		--	1	1

Table 2:

Existing Phase

Description	Capital Cost (Lakhs)	Expense done (Lakhs) (2017 to till now)
Waste Water Management (STP)	165.00	0.00
Solid Waste Management	9.00	0.00
Rain Water Harvesting System	23.00	0.00
Storm Water Drainage System	16.50	0.00
Landscaping/ maintenance of Green Area	132.00	1.25
Monitoring for Air, Water, Stack, emission & Noise	0.00	7.50
Total	**345.5 Lakhs**	**8.75 Lakhs**

Expansion Phase

Description	During Construction Phase		Description	During Operation Phase	
	Capital Cost (Lakhs)	Recurring Cost (Lakhs for 5 Year)		Capital Cost (Lakhs)	Recurring Cost (Lakhs for 10 Year)
Sanitation and Waste Water Management (Modular STP)	2	10	Waste Water Management (Sewage Treatment Plant)	10	85
Green Belt Development	2	40	Green Belt Development	3	60
Air, Noise, Soil, Water Monitoring	0	30	Monitoring for Air, Water, Noise & Soil	0	85
Rainwater harvesting system (5 Pits)	0	10	Rainwater harvesting system	0	12
PPE for workers	2	30	Solid Waste	3	30

& Health Care			Management (Dust bins & OWC)		
Medical cum First Aid facility (Providing medical room & Doctor)	2	40			
Total	**8 Lakhs**	**160 Lakhs**		**16 Lakhs**	**272 Lakhs**

Table 3: Status of Construction

Sr. No.	**Description**	**Tower Wise % Work Done**						
		Tower -1	**Tower-2**	**Tower-3**	**Tower-4**	**Tower-5**	**Tower-6**	**Tower-7**
1.	Excavation Work	100%	100%	100%	100%	100%	100%	100%
2.	Foundation	100%	100%	100%	100%	100%	100%	100%
3.	RCC work	100%	100%	100%	Under Construction	100%	Under Construction	Under Construction
4.	Casting of Slab	100%	100%	100%	--	100%	--	--
5.	Sewer System	In process	In process	In process	--	In process	--	--
6.	Drainage System	In process	In process	In process	--	In process	--	--
7.	Flushing System	In process	In process	In process	--	In process	--	--
8.	Water Supply System	In process	In process	In process	--	In process	--	--
9.	Electrical Light Poles	In process	In process	In process	--	In process	--	--
10.	STP	80% Completed						
11.	Landscape Works	60% Completed						

The Discussion was held on AAI clearance, solid waste management plan, RWH plan, population details, EMP details and Green development plan, Water details, building plans etc. and the following observations were raised.

1. The PP shall submit the AAI clearance
2. The PP shall submit the revised solid waste management plan
3. The PP shall submit the revised RWH plan
4. The PP shall submit the revised population details viz a viz EWS population
5. The PP shall submit the revised EMP details for old and new
6. The PP shall submit the progress of the existing green development plan

The PP submitted the reply and also submitted

- That Rs.5 Lakhs will be spent on various wildlife conservation activities like artificial nests on the trees, digging of ponds and construction of feeding platforms through Environment Management Plan.
- That the project falls in the area where height of building is permissible till 370 mtrs. AMSL and this project's height is well below than 370 mtrs. AMSL.

After deliberations the Committee rated this project with **"Gold Rating"** and was of the unanimous view that this case for granting Environmental Clearance under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India should be recommended to the SEIAA with the following specific and general stipulations:

Specific conditions:-

1. Sewage shall be treated in the modular STP (400 KLD) based on latest Technology to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening
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 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2% amount. 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 PP shall spent Rs.5 Lakhs on various wildlife conservation activities like artificial nests on the trees, digging of ponds and construction of feeding platforms through Environment Management Plan and Rs.1.25 on recurring cost.
5. The PP shall not carry out any construct above and below through the project and ensure that permission of the competent authority shall be obtained before carry out any construction above or below the revenue rasta. The PP shall put notice board on the revenue rasta for the passersby.
6. 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.
7. 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.
8. 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 solid waste dumping site through authorized vender.
9. 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 05 kms radius of the site in different scenarios of space and time.

10. 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 4,179.08 m^2 (20.37% of the total plot area) shall be provided for Green Area development for whole project.
11. 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.
12. 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.
13. 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.
14. The PP shall obtain the Fire NOC from the Competent Authority before taking the 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 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 project.
20. 7 Rain water harvesting recharge pits already provided for ground water recharging as per the CGWB norms.
21. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 7 RWH pits.
22. The PP shall provide the Anti smog gun mounted on vehicle in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.
23. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
24. The PP shall provide the mechanical ladder for use in case of emergency.
25. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

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 firefighting 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, the Plastics Waste (Management) Rules, 2016 and Batteries waste (Management Handling Rules2001 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. 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, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

vi. Sand, murram, 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 lowsulphur 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 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.

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 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 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.

213.14 Quantity Expansion for Total Area: 3.35 Ha Mining of minor mineral (Marble Mining) at Khasra No-212 Village Bayal, Tehsil Nangal Chaudhary, District Mahendragarh, Haryana by M/s Satish Kumar Garg

Project Proponent :Shri Satish Kumar Garg
Consultant :M/s Ind Tech House Consultant

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIN/197799/2021 on dated 12.04.2021 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 1(a) of EIA Notification 14.09.2006.

Thereafter, the Case was taken up in 213rd meeting of SEAC Haryana held on 19.04.2021. The Project Proponent and the accredited Consultant made a detailed presentation on the salient features of the project and informed that:

- The Proposed project is for EC under Category 1(a) of EIA Notification 14.09.2006 for Quantity Expansion for Total Area: 3.35 Ha Mining of minor mineral (Marble Mining)at Khasra No-212 Village Bayal, Tehsil Nangal Chaudhary, District Mahendragarh, Haryana by M/s Satish Kumar Garg.
- The Earlier EC was granted to the project vide letter no. SEIAA/HR/2019/149 Dated 08.07.2019.
- The mining lease has been renewed vide letter dated 03.04.2018 for a period of 20 years from the date of end of earlier period of lease period i.e. w.r.t. 12.03.2005
- CTE has been granted to the project vide letter dated 23.07.2019
- CTO has been granted to the project vide letter dated 05.08.2020
- The Certified compliance report has been issued to Mr. Satish Kumar Garg by HSPCB vide letter no. HSPCB-070001/105/2021-HAZARDOUS WASTE MANAGEMENT CELL-HSPCB/I/28015/2021 dated 19.03.2021

The details of the project, as per the documents submitted by the project proponent and also as informed during the presentation in the meeting are as under:-

Table 1: Basic Details

Quantity Expansion for Total Area: 3.35 Ha Mining of minor mineral (Marble Mining) at Khasra No-212 Village Bayal, Tehsil Nangal Chaudhary, District Mahendragarh, Haryana by M/s Satish Kumar Garg		
Sr. No.	Category/Item no. (in schedule):	1(a)
1.	Area of the project	3.35 Ha
2.	Date of LoI granted by Mines & Geology Department, Haryana	The Lease of Mining area is granted to Shri Satish Kumar Garg project proponent with Lease period (12/03/2005 to 11/03/2025).
3.	Date of approval of Mining plan granted by Mines & Geology Department, Haryana	Modified Mine plan was prepared and got approved from DGM for Capacity of Approx. 400,000 MT/Annum on dated 02/02/2021.
4.	Location of Project	Total Area: 3.35 Ha Mining of minor mineral (Marble Mining) at Village – Bayal, District- Mahendragarh, State- Haryana.
5.	Project Details Khasra No	Khasra No- 212
6.	Project Cost	1.90 Crore
7.	Water Requirement	12.90 KLD (Approx. 13.0) through Tankers • 0.30 KLD For drinking (for 30 Workers @ 10 LPCD

<table>
<tr><td></td><td></td><td>• 10.2 KLD for Dust Suppression @ 2 lts/ SQM for 850 mts road)
• 2.4 KLD Approx. for Green Belt600 trees)</td></tr>
<tr><td>8.</td><td>Source of water</td><td>Drinking water requirement will be fulfilled by RO Supply by Private vendor. and requirement of Sprinkling and green belt water will be met by using treated water of STP Narnaul of Public Health Engineering Department</td></tr>
<tr><td>9.</td><td>Environment Management Plan Budget</td><td>39.30 Lacs</td></tr>
<tr><td>10.</td><td>CER Budget</td><td>4.0 Lacs</td></tr>
<tr><td>11.</td><td>Production</td><td>4,00,000 MT/Annum</td></tr>
<tr><td>12.</td><td>Corner Coordinates of the lease area</td><td><table><tr><th>Pillar No.</th><th>Latitudes</th><th>Longitudes</th></tr><tr><td>A</td><td>N 27° 50’ 55.40’’</td><td>E 76° 01’ 8.6’’</td></tr><tr><td>B</td><td>N 27° 50’ 52.10’’</td><td>E 76° 01’ 15.6’’</td></tr><tr><td>C</td><td>N 27° 50’ 51.4’’</td><td>E 76° 01’ 15.2’’</td></tr><tr><td>D</td><td>N 27° 50’ 47.49’’</td><td>E 76° 01’ 15.2’’</td></tr><tr><td>E</td><td>N 27° 50’ 47.60’’</td><td>E 76° 01’ 7.3’’</td></tr><tr><td>F</td><td>N 27° 50’ 49.25’’</td><td>E 76° 01’ 8.06’’</td></tr><tr><td>G</td><td>N 27° 50’ 52.97’’</td><td>E 76° 01’ 11.9’’</td></tr><tr><td>H</td><td>N 27° 50’ 52.95’’</td><td>E 76° 01’ 8.6’’</td></tr></table></td></tr>
<tr><td>13.</td><td>Green belt/ plantation</td><td>600 Plants /Annum. Plantation will mainly be done along the road side /gram panchayat land with permission of with district administration & local Authorities.</td></tr>
<tr><td>14.</td><td>Machinery required</td><td>Excavator, Dozer, Dumper, Wagon Drill Machine with inbuilt Compressors, Air Compressor Rock Breaker, Diesel Operated Pump, Explosive Van</td></tr>
<tr><td>15.</td><td>Power Requirement</td><td>Electricity required for mining will be supplied by Dakshin Haryana Bijli Vitaran Nigam (DHBVN)</td></tr>
</table>

Discussion was held on Form-I, Section plan up to 350 mrl, CER details, water table, mining closure plan, green development plan, EMP, compliance report of earlier EC, Mine Safety Plans, Depth of water table, haul roads, dust suppression action plan, mechanized mining, Traffic study, incremental load analysis, CER, Green Plan, Pond Development under CER, Overburden Closure Plan, sanitary facility for workers, Rain Runoff Plan, Mining depth RWH, Key plan, sampling location plan & AAQ data and certain observations were raised as following:

1. The PP shall submit Form-I
2. The PP shall submit the Section plan upto 340 mrl
3. The PP shall submit the audited CER details
4. The PP shall submit the authenticated data for the water table
5. The PP shall submit the details of mining closure plan
6. The PP shall submit the progress of existing green development plan
7. The PP shall submit the revised EMP details along with the details of kachha road to be made pakka.

The PP submitted the reply of above observation mentioning that

- The mining will be carried out upto a depth of 340 mRL. And main water table found 60 mBGL which will be 300 mAMSL to310 mAMSL Therefore there will be no interfacing of the activity to the groundwater .If the water level fluctuates and encountered the immediately mining will be stopped. At the end of the life of mine artificial water reservoir is Proposed. Estimated water Table Section Plan is also placed on record.
- Submitted Revised EMP details alongwith the details of Kachha road to be made pakka

The documents were placed before the committee and committee after discussion considered the reply. And After detailed deliberations on the above said issues the Committee was of the unanimous view that this case be recommended for granting Environmental Clearance under EIA Notification under category B1, 1(a) dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India should be recommended to the SEIAA with the following specific and general stipulations:

A Specific Conditions:-

1. The PP shall submit the compliance report to SEIAA along with ATR on non-complied points, if any
2. The PP shall construct the pucca link roads connected to the Main Road at the mining site before the start of mining.
3. The PP shall construct the Haul roads of 10 meters wide as proposed in EIA
4. 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.
5. The Mining Lease holders shall , after ceasing mining operations, undertaking re-gassing the mining area and any other area which may have been disturbed due to their mining activities and restore the land to a condition which is fit for growth of fodder, flora , fauna etc.
6. No tree cutting has been proposed in the project. 2500 Plants per hectare 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 the plantation in 1.23 hectares area will be carried out including statutory boundary barrier, 106 plants/year shall be planted for 29 years.
7. The PP shall take all effective arrangements for drainage and provision of adequate dewatering capacity in the pits under mining
8. The PP shall provide the site services like managers office, canteen-cum rest center, Store First Aid room, Electricity supply, Water supply
9. The PP has submitted that 26 manpower will be provided at the site
10. The PP shall take all preventive measures to minimize vibrations due to blasting, manage the noise pollution within limits and shall provide the ear plugs to the workers.
11. The PP shall manage all the overburden at the site before closing of the mine.
12. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies before commencement of work.
13. 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.
14. The PP shall take precautions to suppress the dust in and around the mining site. The PP shall use mixed cannon water sprinkle for dust suppression instead of conventional sprinkles for efficient dust suppression**.**
15. The PP shall create environment division unit in the project for implementing the conditions of Environment clearance.

16. 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
17. The PP shall adhere to the approved mining plan and approved closure plan by the competent authority.
18. The Proponent will provide adequate sanitary facility in the form of mobile toilets to the labours engaged for the project work.
19. Project proponent shall comply all the measures, conditions suggested in the approved mining plan with post closure mine plan, Environmental Management Plan (EMP) in a letter and spirit.
20. PP shall make channels to divert rain water run-off from surrounding catchment area to enroute water in the excavated pit to ensure water collection for sustained ground water recharge
21. The PP shall restrict maximum mining depth 4meters above the Ground Water Table i.e. upto 269 MRL .
22. The PP shall divert the first order stream in post mining to save the natural drainage system.
23. Any change in stipulations of EC of the approved mining plan will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance

B: Statutory compliance:-

1. This Environmental Clearance (EC) is subject to orders/ judgment of Hon'ble Supreme Court of India, Hon'ble High Court, Hon'ble NGT and any other Court of Law, Common Cause Conditions as may be applicable.
2. The Project proponent complies with all the statutory requirements and judgment of Hon'ble Supreme Court dated 2nd August,2017 in Writ Petition (Civil) No. 114 of 2014 in matter of Common Cause versus Union of India &Others before commencing the mining operations.
3. The State Government concerned shall ensure that mining operation shall not be commenced till the entire compensation levied, if any, for illegal mining paid by the Project Proponent through their respective Department of Mining & Geology in strict compliance of Judgment of Hon'ble Supreme Court dated 2nd August, 2017 in Writ Petition (Civil) No. 114 of 2014 in matter of Common Cause versus Union of India & Ors.
4. This Environmental Clearance shall become operational only after receiving formal NBWL Clearance from MoEF&CC subsequent to the recommendations of the Standing Committee of National Board for Wildlife, if applicable to the Project.
5. This Environmental Clearance shall become operational only after receiving formal Forest Clearance (FC) under the provision of Forest Conservation Act, 1980, if applicable to the Project.
6. Project Proponent (PP) shall obtain Consent to Operate after grant of EC and effectively implement all the conditions stipulated therein. The mining activity shall not commence prior to obtaining Consent to Establish/Consent to Operate from the concerned State Pollution Control Board/Committee.
7. The PP shall adhere to the provision of the Mines Act, 1952, Mines and Mineral (Development & Regulation), Act, 2015 and rules & regulations made there under. PP shall adhere to various circulars issued by Directorate General Mines Safety (DGMS), Mines & Geology Department, Haryana and Indian Bureau of Mines from time to time.. Also adhere to Haryana Minor Mineral Concession, Stocking, Transportation of Minerals and Prevention of Illegal Mining Rules, 2012.
8. The Project Proponent shall obtain consents from all the concerned land owners, before start of mining operations, as per the provisions of MMDR Act, 1957 and rules made there under in respect of lands which are not owned by it.
9. The Project Proponent shall follow the mitigation measures provided in MoEF & CC Office Memorandum No. Z-11013/57/2014-IA.II (M), dated 29th October, 2014, titled "Impact of mining activities on Habitations-Issues related to the mining Projects wherein Habitations and villages are the part of mine lease areas or Habitations and villages are surrounded by the mine lease area".

10. The Project Proponent shall obtain necessary prior permission of the competent authorities for drawl of requisite quantity of surface water and from CGWA for withdrawal of ground water for the project.
11. A copy of EC letter will be marked to concerned Panchayat / local NGO etc. if any, from whom suggestion / representation has been received while processing the proposal.
12. State Pollution Control Board/Committee shall be responsible for display of this EC letter at its Regional office, District Industries Centre and Collector's office/ Tehsildar's Office for 30 days.
13. The Project Authorities should widely advertise about the grant of this EC letter by printing the same in at least two local newspapers, one of which shall be in vernacular language of the concerned area. The advertisement shall be done within 7 days of the issue of the clearance letter mentioning that the instant project has been accorded EC and copy of the EC letter is available with the State Pollution Control Board/Committee and web site of the Ministry of Environment, Forest and Climate Change (www.parivesh.nic.in). A copy of the advertisement may be forwarded to the concerned MoEF & CC Regional Office for compliance and record.
14. The Project Proponent shall inform the MoEF&CC for any change in ownership of the mining lease. In case there is any change in ownership or mining lease is transferred than mining operation shall only be carried out after transfer of EC as per provisions of the para 11 of EIA Notification, 2006 as amended from time to time.

I. <u>Air quality monitoring and preservation</u>

1. The Project Proponent shall install a minimum of 3 (three) online Ambient Air Quality Monitoring Stations with 1 (one) in upwind and 2 (two) in downwind direction based on long term climatologically data about wind direction such that an angle of 120° is made between the monitoring locations to monitor critical parameters, relevant for mining operations, of air pollution viz. $PM_{10,}$ $PM_{2.5}$, NO2, CO and SO2 etc. as per the methodology mentioned in NAAQS Notification No. B-29016/20/90/PCI/I, dated 18.11.2009 covering the aspects of transportation and use of heavy machinery in the impact zone. The ambient air quality shall also be monitored at prominent places like office building, canteen etc. as per the site condition to ascertain the exposure characteristics at specific places. The above data shall be digitally displayed within 03 months in front of the main Gate of the mine site.
2. Effective safeguard measures for prevention of dust generation and subsequent suppression (like regular water sprinkling, metaled road construction etc.) shall be carried out in areas prone to air pollution wherein high levels of PM_{10} and $PM_{2.5}$ are evident such as haul road, loading and unloading point and transfer points. The Fugitive dust emissions from all sources shall be regularly controlled by installation of required equipments/ machineries and preventive maintenance. Use of suitable water-soluble chemical dust suppressing agents may be explored for better effectiveness of dust control system. It shall be ensured that air pollution level conform to the standards prescribed by the MoEF & CC/Central Pollution Control Board.

II. <u>Water quality monitoring and preservation</u>

1. In case, immediate mining scheme envisages intersection of ground water table, then Environmental Clearance shall become operational only after receiving formal clearance from CGWA. In case, mining operation involves intersection of ground water table at a later stage, then PP shall ensure that prior approval from CGWA and MoEF & CC is in place before such mining operations. The permission for intersection of ground water table shall essentially be based on detailed hydro-geological study of the area.
2. Regular monitoring of the flow rate of the springs and perennial Nallahs flowing in and around the mine lease shall be carried out and records maintain. The natural water bodies and or streams which are flowing in an around the village, should not be

disturbed. The Water Table should be nurtured so as not to go down below the pre-mining period. In case of any water scarcity in the area, the Project Proponent has to provide water to the villagers for their use. A provision for regular monitoring of water table in open dug wall located in village should be incorporated to ascertain the impact of mining over ground water table. The Report on changes in Ground water level and quality shall be submitted on six-monthly basis to the Regional Office of the Ministry, CGWA and State Groundwater Department / State Pollution Control Board.

3. Project Proponent shall regularly monitor and maintain records w.r.t. ground water level and quality in and around the mine lease by establishing a network of existing wells as well as new piezometer installations during the mining operation in consultation with Central Ground Water Authority/ State Ground Water Department. The Report on changes in Ground water level and quality shall be submitted on six-monthly basis to the Regional Office of the Ministry, CGWA and State Groundwater Department / State Pollution Control Board.
4. The Project Proponent shall undertake regular monitoring of natural water course/ water resources/ springs and perennial Nallahs existing/ flowing in and around the mine lease and maintain its records. The project proponent shall undertake regular monitoring of water quality upstream and downstream of water bodies passing within and nearby/ adjacent to the mine lease and maintain its records. Sufficient number of gullies shall be provided at appropriate places within the lease for management of water. PP shall carryout regular monitoring w.r.t. pH and included the same in monitoring plan. The parameters to be monitored shall include their water quality vis-à-vis suitability for usage as per CPCB criteria and flow rate. It shall be ensured that no obstruction and/ or alteration be made to water bodies during mining operations without justification and prior approval of MoEF&CC. The monitoring of water courses/ bodies existing in lease area shall be carried out four times in a year viz. pre- monsoon (April-May), monsoon (August), post-monsoon (November) and winter (January) and the record of monitored data may be sent regularly to Ministry of Environment, Forest and Climate Change and its Regional Office, Central Ground Water Authority and Regional Director, Central Ground Water Board, State Pollution Control Board and Central Pollution Control Board. Clearly showing the trend analysis on six-monthly basis.
5. Quality of polluted water generated from mining operations which include Chemical Oxygen Demand (COD) in mines run-off; acid mine drainage and metal contamination in runoff shall be monitored along with Total Suspended Solids (TDS), Dissolved Oxygen (DO), pH and Total Suspended Solids (TSS). The monitored data shall be uploaded on the website of the company as well as displayed at the project site in public domain, on a display board, at a suitable location near the main gate of the Company. The circular No. J-20012/1/2006-IA.II (M) dated 27.05.2009 issued by Ministry of Environment, Forest and Climate Change may also be referred in this regard.
6. Project Proponent shall plan, develop and implement rainwater harvesting measures on long term basis to augment ground water resources in the area in consultation with Central Ground Water Board/State Groundwater Department. A report on amount of water recharged needs to be submitted to Regional Office MoEF &CC annually.
7. Industrial waste water (workshop and waste water from the mine) should be properly collected and treated so as to conform to the notified standards prescribed from time to time. The standards shall be prescribed through Consent to Operate (CTO) issued by concerned State Pollution Control Board (SPCB). The workshop effluent shall be treated after its initial passage through Oil and grease trap.
8. The water balance/water auditing shall be carried out and measure for reducing the consumption of water shall be taken up and reported to the Regional Office of the MoEF& CC and State Pollution Control Board/Committee.

III. <u>Noise and vibration monitoring and prevention</u>

1. The peak particle velocity at 500m distance or within the nearest habitation, whichever is closer shall be monitored periodically as per applicable DGMS guidelines.
2. The illumination and sound at night at project sites disturb the villages in respect of both human and animal population. Consequent sleeping disorders and stress may affect the health in the villages located close to mining operations. Habitations have a right for darkness and minimal noise levels at night. PPs must ensure that the biological clock of the villages is not disturbed; by orienting the floodlights/masks away from the villagers and keeping the noise levels well within the prescribed limits for day/night hours.
3. The Project Proponent shall take measures for control of noise levels below 85 dba in the work environment. The workers engaged in operations of HEMM, etc. should be provided with ear plugs /muffs. All personnel including laborers working in dusty areas shall be provided with protective respiratory devices along with adequate training, awareness and information on safety and health aspects. The PP shall be held responsible in case it has been found that workers/ personals/ laborers are working without personal protective equipment.

IV. Mining Plan

1. The Project Proponent shall adhere to the working parameters of mining plan which was submitted at the time of EC appraisal wherein year-wise plan was mentioned for total excavation i.e. quantum of mineral, waste, over burden, inter burden and top soil etc. No change in basic mining proposal like mining technology, total excavation, mineral & waste production, lease area and scope of working (viz. method of mining, overburden & dump management, O.B & dump mining, mineral transportation mode, ultimate depth of mining etc.) shall not be carried out without prior approval of the Ministry of Environment, Forest and Climate Change, which entail adverse environmental impacts, even if it is a part of approved mining plan modified after grant of EC or granted by State Govt. in the form to Short Term Permit (STP), Query license or any other name.
2. The Project Proponent shall get the Final Mine Closure Plan along with Financial Assurance approved from Indian Bureau of Mines/Department of Mining & Geology as required under the Provision of the MMDR Act, 1957 and Rules/ Guidelines made there under. A copy of approved final mine closure plan shall be submitted within 2 months of the approval of the same from the competent authority to the concerned Regional Office of the Ministry of Environment, Forest and Climate Change and SEIAA for record and verification.
3. The land-use of the mine lease area at various stages of mining scheme as well as at the end-of-life shall be governed as per the approved Mining Plan. The excavation vis-à-vis backfilling in the mine lease area and corresponding afforestation to be raised in the reclaimed area shall be governed as per approved mining plan. PP shall ensure the monitoring and management of rehabilitated areas until the vegetation becomes self-sustaining. The compliance status shall be submitted half-yearly to the MoEF&CC and its concerned Regional Office.

V. Land Reclamation

1. The Overburden (O.B.) generated during the mining operations shall be stacked at earmarked OB dump site(s) only and it should not be kept active for a long period of time. The physical parameters of the OB dumps like height, width and angle of slope shall be governed as per the approved Mining Plan as per the guidelines/circulars issued by D.G.M.S w.r.t. safety in mining operations shall be strictly adhered to maintain the stability of top soil/OB dumps. The topsoil shall be used for land reclamation and plantation.
2. The reject/waste generated during the mining operations shall be stacked at earmarked waste dump site(s) only. The physical parameters of the waste dumps like height, width and angle of slope shall be governed as per the approved Mining Plan

as per the guidelines/circulars issued by DGMS w.r.t. safety in mining operations shall be strictly adhered to maintain the stability of waste dumps.

3. The reclamation of waste dump sites shall be done in scientific manner as per the Approved Mining Plan cum Progressive Mine Closure Plan.
4. The slope of dumps shall be vegetated in scientific manner with suitable native species to maintain the slope stability, prevent erosion and surface run off. The selection of local species regulates local climatic parameters and help in adaptation of plant species to the microclimate. The gullies formed on slopes should be adequately taken care of as it impacts the overall stability of dumps. The dump mass should be consolidated with the help of dozer/ compactors thereby ensuring proper filling/ leveling of dump mass. In critical areas, use of geo textiles/geo-membranes/clay liners/Bentonite etc. shall be undertaken for stabilization of the dump.
5. The Project Proponent shall carry out slope stability study in case the dump height is more than 30 meters. The slope stability report shall be submitted to concerned regional office of MoEF&CC/SEIAA.
6. Catch drains, settling tanks and siltation ponds of appropriate size shall be constructed around the mine working, mineral yards and Top Soil/OB/Waste dumps to prevent run off of water and flow of sediments directly into the water bodies (Nallah/ River/ Pond etc.). The collected water should be utilized for watering the mine area, roads, green belt development, plantation etc. The drains/ sedimentation sumps etc. shall be de-silted regularly, particularly after monsoon season, and maintained properly.
7. Check dams of appropriate size, gradient and length shall be constructed around mine pit and OB dumps to prevent storm run-off and sediment flow into adjoining water bodies. A safety margin of 50% shall be kept for designing of sump structures over and above peak rainfall (based on 50 years data) and maximum discharge in the mine and its adjoining area which shall also help in providing adequate retention time period thereby allowing proper settling of sediments/silt material. The sedimentation pits/ sumps shall be constructed at the corners of the garland drains.
8. The top soil, if any, shall temporarily be stored at earmarked site(s) within the mine lease only and should not be kept unutilized for long. The physical parameters of the top soil dumps like height, width and angle of slope shall be governed as per the approved Mining Plan and as per the guidelines framed by DGMS w.r.t. safety in mining operations shall be strictly adhered to maintain the stability of dumps. The topsoil shall be used for land reclamation and plantation purpose.

VI. Transportation

1. No Transportation of the minerals shall be allowed in case of roads passing through villages/ habitations. In such cases, PP shall construct a 'bypass' road for the purpose of transportation of the minerals leaving an adequate gap (say at least 200 meters) so that the adverse impact of sound and dust along with chances of accidents could be mitigated. All costs resulting from widening and strengthening of existing public road network shall be borne by the PP in consultation with nodal State Govt. Department. Transportation of minerals through road movement in case of existing village/ rural roads shall be allowed in consultation with nodal State Govt. Department only after required strengthening such that the carrying capacity of roads is increased to handle the traffic load. The pollution due to transportation load on the environment will be effectively controlled and water sprinkling will also be done regularly. Vehicular emissions shall be kept under control and regularly monitored. Project should obtain Pollution under Control (PUC) certificate for all the vehicles from authorized pollution testing centers.
2. The Main haulage road within the mine lease should be provided with a permanent water sprinkling arrangement for dust suppression. Other roads within the mine lease should be wetted regularly with tanker-mounted water sprinkling system. The other areas of dust generation like crushing zone, material transfer points, material yards etc. should invariably be provided with dust suppression arrangements. The air pollution control equipments like bag filters, vacuum suction hoods, dry fogging

system etc. shall be installed at Crushers, belt-conveyors and other areas prone to air pollution. The belt conveyor should be fully covered to avoid generation of dust while transportation. PP shall take necessary measures to avoid generation of fugitive dust emissions.

VII. Green Belt

1. The Project Proponent shall develop greenbelt in 7.5m wide safety zone all along the mine lease boundary as per the guidelines of CPCB in order to arrest pollution emanating from mining operations within the lease. The whole Green belt shall be developed within first 5 years starting from windward side of the active mining area. The development of greenbelt shall be governed as per the EC granted by the Ministry irrespective of the stipulation made in approved mine plan.
2. The Project Proponent shall carryout plantation/afforestation in backfilled and reclaimed area of mining lease, around water body, along the roadsides, in community areas etc. by planting the native species in consultation with the State Forest Department/ Agriculture Department/ Rural development department/Tribal Welfare Department/Gram Panchayat such that only those species be selected which are of use to the local people. The CPCB guidelines in this respect shall also be adhered. The density of the trees should be around 2500 saplings per Hectare. Adequate budgetary provision shall be made for protection and care of trees.
3. The Project Proponent shall make necessary alternative arrangements for livestock feed by developing grazing land with a view to compensate those areas which are coming within the mine lease. The development of such grazing land shall be done in consultation with the State Government. In this regard, Project Proponent should essentially implement the directions of the Hon'ble Supreme Court with regard to acquisition of grazing land. The sparse trees on such grazing ground, which provide mid-day shelter from the scorching sun, should be scrupulously guarded/ protected against felling and plantation of such trees should be promoted.
4. The Project Proponent shall undertake all precautionary measures for conservation and protection of endangered flora and fauna and Schedule-I species during mining operation. A Wildlife Conservation Plan shall be prepared for the same clearly delineating action to be taken for conservation of flora and fauna. The Plan shall be approved by Chief Wild Life Warden of the State Govt. and implemented in consultation with the State Forest and Wildlife Department. A copy of Wildlife Conservation Plan and its implementation status (annual) shall be submitted to the Regional Office of the Ministry.

VIII. Public Hearing and Human Health Issues

1. The Project Proponent shall appoint an Occupational Health Specialist for Regular as well as Periodical medical examination of the workers engaged in the mining activities, as per the DGMS guidelines. The records shall be maintained properly. PP shall also carryout Occupational health check-ups in respect of workers which are having ailments like BP, diabetes, habitual smoking, etc. The check-ups shall be undertaken once in six months and necessary remedial/ preventive measures be taken. A status report on the same may be sent to MoEF&CC Regional Office and DGMS on half-yearly basis.
2. The Project Proponent must demonstrate commitment to work towards 'Zero Harm' from their mining activities and carry out Health Risk Assessment (HRA) for identification workplace hazards and assess their potential risks to health and determine appropriate control measures to protect the health and wellbeing of workers and nearby community. The proponent shall maintain accurate and systematic records of the HRA. The HRA for neighborhood has to focus on Public Health Problems like Malaria, Tuberculosis, HIV, Anaemia, Diarrhoea in children under five, respiratory infections due to bio mass cooking. The proponent shall also create awareness and educate the nearby community and workers for Sanitation,

Personal Hygiene, Hand washing, not to defecate in open, Women Health and Hygiene (Providing Sanitary Napkins), hazard of tobacco and alcohol use. The Proponent shall carryout base line HRA for all the category of workers and thereafter every five years.

3. The Proponent shall carry out Occupational health surveillance which be a part of HRA and include Biological Monitoring where practical and feasible, and the tests and investigations relevant to the exposure (e.g. for Dust a X-Ray chest; For Noise Audiometric; for Lead Exposure Blood Lead, For Welders Full Ophthalmologic Assessment; for Manganese Miners a complete Neurological Assessment by a Certified Neurologist, and Manganese (Mn) Estimation in Blood; For Inorganic Chromium- Fortnightly skin inspection of hands and forearms by a responsible person. Except routine tests all tests would be carried out in a Lab accredited by NABH. Records of Health Surveillance must be kept for 30 years, including the results of and the records of Physical examination and tests. The record of exposure due to materials like Asbestos, Hard Rock Mining, Silica, Gold, Kaolin, Aluminum, Iron, Manganese, Chromium, Lead, Uranium need to be handed over to the Mining Department of the State in case the life of the mine is less than 30 years. It would be obligatory for the State Mines Departments to make arrangements for the safe and secure storage of the records including X-Ray. Only conventional X-Ray will be accepted for record purposes and not the digital one). X-Ray must meet ILO criteria (17 x14 inches and of good quality).
4. The Proponent shall maintained a record of performance indicators for workers which includes (a) there should not be a significant decline in their Body Mass Index and it should stay between 18.5 -24.9, (b) the Final Chest X-Ray compared with the base line X-Ray should not show any capacities ,(c) At the end of their leaving job there should be no Diminution in their Lung Functions Forced Expiratory Volume in one second (FEV1),Forced Vital Capacity (FVC), and the ratio) unless they are smokers which has to be adjusted, and the effect of age, (d) their hearing should not be affected. As a proof an Audiogram (first and last need to be presented), (e) they should not have developed any Persistent Back Pain, Neck Pain, and the movement of their Hip, Knee and other joints should have normal range of movement, (f) they should not have suffered loss of any body part. The record of the same should be submitted to the Regional Office, MoEF&CC annually along with details of the relief and compensation paid to workers having above indications.
5. The Project Proponent shall ensure that Personnel working in dusty areas should wear protective respiratory devices and they should also be provided with adequate training and information on safety and health aspects.
6. Project Proponent shall make provision for the housing for workers/labors or shall construct labor camps within/outside (company owned land) with necessary basic infrastructure/ facilities like fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche for kids etc. The housing may be provided in the form of temporary structures which can be removed after the completion of the project related infrastructure. The domestic waste water should be treated with STP in order to avoid contamination of underground water.
7. The activities proposed in Action plan prepared for addressing the issues raised during the Public Hearing shall be completed as per the budgetary provisions mentioned in the Action Plan and within the stipulated time frame. The Status Report on implementation of Action Plan shall be submitted to the concerned Regional Office of the Ministry along with District Administration.

IX. Corporate Environment Responsibility (CER)

1. The activities and budget earmarked for Corporate Environmental Responsibility (CER) as per Ministry's O.M No 22-65/2017-IA. II (M) dated 01.05.2018 or as proposed by EAC should be kept in a separate bank account. The activities proposed for CER shall be implemented in a time bound manner and annual report of implementation of the same along with documentary proof viz. photographs, purchase documents,

latitude & longitude of infrastructure developed & road constructed needs to be submitted to Regional Office MoEF&CC annually along with audited statement.

2. Project Proponent shall keep the funds earmarked for environmental protection measures in a separate account and refrain from diverting the same for other purposes. The Year wise expenditure of such funds should be reported to the MoEF & CC and its concerned Regional Office.

X. Miscellaneous

1. The Project Proponent shall prepare digital map (land use & land cover) of the entire lease area once in five years purpose of monitoring land use pattern and submit a report to concerned Regional Office of the MoEF & CC.
2. The Project Authorities should inform to the Regional Office regarding date of financial closures and final approval of the project by the concerned authorities and the date of start of land development work.
3. The Project Proponent shall submit six monthly compliance reports on the status of the implementation of the stipulated environmental safeguards to the MOEF&CC &its concerned Regional Office, Central Pollution Control Board and State Pollution Control Board.
4. A separate 'Environmental Management Cell' with suitable qualified manpower should be set-up under the control of a Senior Executive. The Senior Executive shall directly report to Head of the Organization. Adequate number of qualified Environmental Scientists and Mining Engineers shall be appointed and submit a report to RO, MoEF & CC.
5. The concerned Regional Office of the MoEF & CC including other authorized organization shall randomly monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the MoEF & CC officer(s) including other authorized officerby furnishing the requisite data/information

213.15 EC for expansion of International Tech Park Gurugram (ITPG), IT/ITES, SEZ (63.25 Acres), Village Behrampur, Near Sector-59, Gurugram, Haryana by M/s ITPG Developers Pvt. Ltd.

Project Proponent :Shri Dinesh Sikka
Consultant :M/s Ind Tech House Consultant

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/196288/2021 on dated 12.04.2021 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(b) of EIA Notification 14.09.2006.

Thereafter, the Case was taken up in 213rd meeting of SEAC Haryana held on 19.04.2021. The Project Proponent and the accredited Consultant made a detailed presentation on the salient features of the project and informed that:

- The proposed project is for Expansion of International Tech Park Gurugram (ITPG), IT/ITES, SEZ (63.25 Acres), Village Behrampur, Near Sec-59, Gurugram (Haryana).
- The site is a notified SEZ area by Ministry of Commerce and Industry vide notification no. S.O. 2293(E); dt 31stMay2018 for 63.25 acres area for setting-up the SEZ. The proposed project is planned and designed as per the regulations and procedures laid down by the DTCP. The project site is well connected to network of roads leading to various parts of NCR through NH48.
- The project is appraised on **concept basis** as revised plan is not issued by Commissioner, SEZ and State SEZ Approval Committee.
- The proposed project is expansion of IT/ ITES SEZ Project. The site is a notified SEZ area by Ministry of Commerce and Industry vide notification dated 31.05.2018.hence no change in land-use is envisaged

- Earlier, Environment clearance was obtained from SEIAA, Haryana vide letter No. SEIAA/HR/2013/623dated 04.09.2013 for establishment of SEZ.
- EC has been transferred to M/s ITPG Developers Pvt. Ltd. vide letter no. SEIAA/HR/2019/414 dated 16.10.2019 by SEIAA, Haryana. The EC was extended for the period of 03 years on 15.09.2020 vide letter no. SEIAA/HR/2020/410.
- The project falls under Item 8(b) with built up area more than 1,50,000 sqm (Township and Area Development projects) of the Environmental Impact Assessment (EIA) Notification dated September 14, 2006.
- Consent to establish vide No.HSPCB/Consent/: 329962320GUNOCTE8235847 Dated:27/10/2020
- Consent to operate vide No. HSPCB/Consent/: 320303318GUNOCTO5458972 Dated:06/08/2018
- Standard ToR has been issued by SEIAA, Haryana vide letter no. SEIAA/HR/2020/281dated 02.06.2020.
- The PP submitted the Geo technical study
- The PP submitted the Traffic study carried out
- The PP submitted certified compliance report issued by MoEF&CC vide letter no.4-1226/2013-IRO/257-258-259 dated 05.04.2021
- The PP submitted that the distance of Asola Wildlife Sanctuary from the project site is 9.64 km.

The details of the project, as per the documents submitted by the project proponent and also as informed during the presentation in the meeting are as under:-

Table 1: Basic Details

Name Of The Project: Proposed Expansion of International Tech Park Gurugram, IT/ITES SEZ (63.25 Acres), Village Behrampur, Near Sec-59, Gurugram, Haryana				
Sr. No.	**Particulars**	**Existing**	**Expansion**	**Total Area (in M^2)**
	Online Project Proposal Number	**SIA/HR/MIS/196288/2021**		
1.	Latitude	**28°24'23.37" N,**		
2.	Longitude	**77°07'08.30" E**		
3.	Plot Area	2145902.3 sqm	40070 sqm	255972.3 sqm
5.	Proposed Ground Coverage	-	-	68,984.99 sqm
6.	Proposed FAR	-	-	6,38,722.74 sqm
7.	Non FAR Area	-	-	490116.684 sqm
8.	Total Built Up area	734868.45 sqm	393970.97 sqm	1128839.42 sqm
9.	Total Green Area with Percentage	-	-	60016.258 sqm (23.45%)
10.	Rain Water Harvesting Pits	54	9	63 Nos.
11.	STP Capacity	2100 KLD	1200 KLD	3300 KLD
12.	Total Parking	9301 ECS	657 ECS	9958 ECS
13.	Organic Waste Converter	1	1	02 Nos.
14.	Maximum Height of the Building (m)	80 M	14.20 M	94.20 M
15.	Power Requirement	46.95 MVA	24.95 MVA	71.90 MVA
16.	Power Backup	-	-	51000 KVA
17.	Total Water Requirement	4037 KLD	1344 KLD	5381 KLD
18.	Domestic Water Requirement	-	-	3081 KLD
19.	Fresh Water Requirement	2218 KLD	-472 KLD	1746 KLD

20.	Treated Water available		-	-	3635 KLD
21.	Waste Water Generated		1914 KLD	836 KLD	2750 KLD
22.	Solid Waste Generated		13.08 TPD	6.92 TPD	20 TPD
27.	Basement		3	0	3
28.	Community Center		0	0	0
29.	R+U Value of Material used (Glass)		-	-	<0.33 <0.27
30.	Total Cost of the project:	Land Cost			Total Cost: 2737.793 Cr. Expansion Cost:- 347.53 Cr.
		Construction Cost			
31.	EMP Cost/Budget				Capital: 2283 Lacs Recurring: 280.61 Lacs
32.	Incremental Load in respect of:			PM 2.5	3.33 ug/m^3
				PM 10	5.65 ug/m^3
				SO_2	20.2 ug/m^3
				NO_2	91.1 ug/m^3
				CO	0.0225 ug/m^{3S}
33.	Construction Phase:		Power Back-up		01x250 kva
			Water Requirement & Source		Through authorized tanker supply
			STP (Modular)		1 modular
			Anti-Smoke Gun		1

Table 2: EMP

ENVIRONMENT BUDGET (CONSTRUCTION PHASE)			
S. No	**Item**	**Capital / Investment Cost (Rs Lacs)**	**Recurring / Maintenance Cost per year (Rs Lacs/yr)**
1	BARRICADING OF CONSTRUCTION SITE	20.43	4.4946
2	ANTI - SMOG GUN WITH COMPLETE ASSEMBLY	5	2.4
3	DUST MITIGATION MEASURES	1.5	0.25
4	SITE SANITATION	2	1
5	MOBILE STP	3	1
6	DISINFECTION/ PEST CONTROL	-	0.5
7	LABOUR HEALTH CHECK UP & FIRST AID FACILITY	1	0.5
8	LABOR WELFARE (canteen, creche, safe access road - water power, cooking kerosene/gas)	2.5	1.5
9	WHEEL WASHING	1	0.5
10	WASTE STORAGE BINS - LABOUR CAMP/SITE OFFICES	1.5	0.75
11	TRAFFIC MANAGEMENT SIGNAGES	1.5	0.15
12	SAFETY TRAINING TO WORKERS	-	1
13	ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCE REPORT OF EC CONDITIONS	-	2
	Total during construction stage	**39.43**	**16.04**

ENVIRONMENT BUDGET (OPERATIONAL PHASE)			
S. No	**Item**	**Capital / Investment Cost (Rs Lacs)**	**Recurring / Maintenance Cost per year (Rs Lacs/yr)**
1	RAIN WATER HARVESTING SYSTEM (63 Nos)	225	20
2	SOLID WASTE STORAGE BINS ON SITE & OWC	136	87.76
3	HORTICULTURE DEVELOPMENT (TREE PLANTATION & LANDSCAPING – Expansion Part)	1300	3.0
4	ROOF TOP SPV PLANT (1970 KWp)	30.0	2.0
5	SEWAGE TREATMENT PLANT (3300 KLD)	553	149.31
6	ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCES OF ENVIRONMENT CLEARANCE CONDITIONS	-	2.5
	Total during operation stage	**2244**	**264.57**

The discussion was held on documentary evidence of the name change, detailed Background note, revised RWH and STP, Wildlife Activity Plan, STP design along with MLSS ratio to be maintained, CTE, CTO, OC, details of the green area, Mozaic plan activity wise, traffic circulation plan, parking plan, location of STP, RWH, OWC on the site plan, prospective view of the project, Aravali clearance, Forest Clearance, water assurance, power assurance, GEO technical report, traffic study, no of existing trees, status of construction and change in plot area from existing EC and the following observations were raised :-

1. The PP shall submit the documentary evidence of the name change
2. The PP shall submit the detailed Background note mentioning the details of non processing development in accordance with revised SEZ acts /rules and as approved by development commissioner SEZ.
3. The PP shall submit the revised RWH and STP
4. The PP shall submit the Wildlife activity plan
5. The PP shall submit the STP design along with MLSS ratio to be maintained
6. The PP shall submit the copy of CTE, CTO, OC
7. The PP shall submit the details of the green area to be reduced from 43.35% to 23.45%
8. The PP shall submit the Mozaic plan activity wise
9. The PP shall submit the traffic circulation plan, parking plan
10. The PP shall submit the location of STP, RWH, OWC on the site plan
11. The PP shall submit the prospective view of the project
12. The PP shall submit the Aravali clearance
13. The PP shall submit the Forest Clearance
14. The PP shall submit the water assurance,
15. The PP shall submit the power assurance,
16. The PP shall submit the GEO technical report
17. The PP shall submit the traffic study
18. The PP shall submit the no of existing trees
19. The PP shall submit the affidavit regarding the status of construction at the site
20. The PP shall submit the affidavit for change in plot area from existing EC

The PP submitted the reply of above observation along with following documents:

- The EC letter name change by SEIAA vide letter no SEIAA/HR/2019/ 414 dated 16.10.2019 from M/s G.P. Realtors to M/s ITPG Developers Pvt. Ltd.
- Now, the proposal has been revised & there is no non-processing zone in the project. Application for only processing zone has been submitted for plot area 255972.3 sqm & built-up area 1128839.42 sqm (increase in plot area i.e. 40070 sqm as well as built-up Area i.e. 393970.97 sqm).
- The PP submitted the affidavit mentioning that
- That no construction has been carried in the expansion part
- That 54 no of pits for previous part will be provided in addition to 9 for expansion part
- The STP of 3300 KLD will be provided for the revised plan
- That the appx. 1.32, 123.811 sqm (operational block 1a, 1B) built up area has been constructed and under operational.
- Block 2 is under construction and structure work upto 7th floor is completed
- The project has developed approx. 20240 sqm area as landscape area. We have planted 803 Nos. trees at site.

The documents were placed before the committee and committee after discussion considered the reply and after deliberations the Committee rated this project with **"Gold Rating"** and was of the unanimous view that this case for granting Environmental Clearance under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India should be recommended to the SEIAA with the following specific and general stipulations:

Specific Conditions:-

1. The PP shall obtain the Wildlife Conservation Plan from the competent authority before the start of the project.
2. The PP shall develop balance area strictly as per the approved plan and a copy of approved plan shall be sent to SEIAA and SEAC office for record.
3. 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
4. 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.
5. The PP shall ensure that total 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2% amount. 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.
6. The PP shall not carry out any construct above and below through the project and ensure that permission of the competent authority shall be obtained before carry out any construction above or below the revenue rasta. The PP shall put notice board on the revenue rasta for the passersby.
7. 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.
8. 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.
9. 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 solid waste dumping site through authorized vender.

10. 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 km 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 05 km radius of the site in different scenarios of space and time
11. 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 60016.258 sqm (23.45%) shall be provided for Green Area development for whole project.
12. 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.
13. 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.
14. 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.
15. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
16. 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
17. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
18. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
19. 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.
20. The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
21. 9 Rain water harvesting recharge pits shall be provided in addition to 54 existing pits for ground water recharging as per the CGWB norms.
22. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 63 RWH pits.
23. The PP shall provide the Anti-smog gun mounted on vehicle in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.
24. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
25. The PP shall provide the mechanical ladder for use in case of emergency.
26. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
27. The PP shall spent Rs.8 lakh on various wildlife activities like artificial nests on trees, digging of ponds and construction of feeding platforms through Environment Management Plan and Rs.1.25 lakh on recurring costs

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 firefighting 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, the Plastics Waste (Management) Rules, 2016 and Batteries waste (Management Handling Rules2001 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. 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, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

vi. Sand, murram, 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 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.

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 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 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.

213.16 EC for Expansion of Proposed Commercial Colony of area measuring 7.462 Acres in Sector-74, Gurugram, Haryana by M/s Prompt Engineering Pvt Ltd.

Project Proponent :Shri Amaranth Ichhpujani
Consultant :M/s Ind Tech House Consultant

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/61136/2018 on dated 12.04.2021 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(b) of EIA Notification 14.09.2006.

Thereafter, the Case was taken up in 213rd meeting of SEAC Haryana held on 19.04.2021. The Project Proponent and the accredited Consultant made a detailed presentation on the salient features of the project and informed that:

- The project proposes for Expansion of Proposed Commercial Colony of area measuring 7.462 Acres in sector-74, Gurugram, Haryana.
- Earlier, Environment clearance was obtained from MoEF&CC vide File No.21-106/2018-IA-IIIdated 21.01.2019 for establishment of commercial colony.
- The project falls under Item 8(b) with built up area more than 1,50,000 sqm (Township and Area Development projects) of the Environmental Impact Assessment (EIA) Notification dated September 14, 2006.
- Consent to establish was granted by HSPCB vide letter No. HSPCB/Consent/: 329962319-GUSOCTE-7046800 dated 20/12/2019
- Standard ToR has already been issued by SEIAA, Haryana vide letter no. SEIAA/HR/2021/372 dated 24.02.2021.
- This report includes the Identification and Prediction of significant environmental impacts due to the proposed project along with an appropriate Environmental Management Plan both for the construction phase and operation phase on the basis of the Environmental Impact Assessment (EIA) Notification dated September 14, 2006 as amended till date.
- The PP submitted undertaking that project “Corner Walk”- mixed land use colony under TOD Policy in commercial zone (70% commercial and 30% residential) on land parcel measuring 7.44375 acres (License no. 121 of 2008 dated 14-06-2008) located at Sector-74 Gurugram, Manesar Urban Complex, Haryana, is being developed by M/s Prompt Engineering Private Limited and is registered with GBCI. GBCI registration number for this project is 1000134209, which needs to be mentioned for all future correspondence. Project is targeting a “LEED v4 BD+C: CS” Gold rating. The Gold rating is subject to the project meeting LEED v4 BD+C: CS requirements.
- Geo technical report is carried and submitted.
- The PP submitted the certified compliance report issued by MoEF&CC vide letter no.16-57/2018/Env./IRO/245 dated 25.03.2021

The details of the project, as per the documents submitted by the project proponent and also as informed during the presentation in the meeting are as under:-

Table 1: Basic Details

Name of the Project: Expansion of Proposed Commercial Colony of Area Measuring 7.462 Acres In Sector-74, Gurugram, Haryana				
Sr. No.	**Particulars**	**Existing**	**Expansion**	**Total Area (in M^2)**
	Online Project Proposal Number	**SIA/HR/MIS/61136/2018**		
1.	Latitude	**28°24'08.30" N,**		
2.	Longitude	**77°00'30.18" E**		
3.	Plot Area	30197.59 Sqm	-73.81 Sqm	30123.78 Sqm
4.	Proposed Ground Coverage	-	-	17734.419 sqm
5.	Proposed FAR	-	-	109038.58 sqm
6.	Non FAR Area	-	-	57027.53 sqm
7.	Total Built Up area	159210.66 Sqm	6855.44 sqm	166066.108 Sqm
8.	Total Green Area with Percentage	6040 Sqm (20.05%)	-	6040 Sqm (20.05%)
9.	Rain Water Harvesting Pits	8	-	8 Nos.
10.	STP Capacity	500 KLD	260 KLD	760 KLD
11.	Total Parking	1890 ECS	-	1890 ECS
12.	Organic Waste Converter	1	-	01 Nos.
13.	Maximum Height of the Building (m)	-	-	110.09 M
14.	Power Requirement	8760 KW	-	8760 KW
15.	Power Backup	-	-	10530 KVA
16.	Total Water Requirement	1100 KLD	23 KLD	1123 KLD
17.	Domestic Water Requirement	-	-	723 KLD
18.	Fresh Water Requirement	303 kld	148 KLD	451 KLD
19.	Treated Water	-	-	672 KLD
20.	Waste Water Generated	413 KLD	221 KLD	634 KLD
21.	Solid Waste Generated	3.64 TPD	0.83 TPD	4.47 TPD
22.	Biodegradable Waste	-	-	2.46 TPD
23.	Number of Towers	11	-	11
24.	Dwelling Units/ EWS	-	-	728 Nos.
25.	Salable Units	-	-	728 Nos.
26.	Basement	3	0	3
27.	Community Center	0	0	0
28.	Stories	2B/3B+LG+G+UG+28	2	3B+LG+G+UG+30
29.	R+U Value of Material used (Glass)	-	-	<0.33 <0.27
30.				
31.	Total Cost of the project: Land Cost			Total Cost: 335 Cr.
	Construction Cost			
32.	EMP Cost/Budget			Capital: 292.5 Lacs Recurring: 98.9 Lacs
33.	Incremental Load in respect of:		PM 2.5	0.613 ug/m^3
			PM 10	1.03 ug/m^3
			SO_2	3.46 ug/m^3

			NO_2	16.5 ug/m^3
			CO	0.0043 ug/m^3
34.	Construction Phase:	Power Back-up		01x250 kva
		Water Requirement & Source		Through authorized tanker supply
		STP (Modular)		1
		Anti-Smoke Gun		1

Table 2: EMP

ENVIRONMENT BUDGET (CONSTRUCTION PHASE)		
COMPONENT	**CAPITAL COST (Rs in Lacs)**	**RECURRING COST (Rs in Lacs)/Annum**
BARRICADING OF CONSTRUCTION SITE	15	2.5
ANTI - SMOG GUN WITH COMPLETE SYSTEM)	6.5	3
DISPLAY OF DUST MITIGATION MEASURES	2	0.5
SITE SANITATION -	3	1.5
MOBILE STP	4	2
DISINFECTION/ PEST CONTROL		2
LABOUR HEALTH CHECK UP & FIRST AID FACILITY	3	2
CONSTN OF WBM ROAD TO REDUCE DUST GENERATION DUE VEHICULAR MOVEMENT	25	10
LABOR WELFARE (canteen, creche, safe acess road - water power)	4	2
WHEEL WASHING	3	1.5
WASTE STORAGE BINS - LABOUR CAMP/SITE OFFICES	2	1.0
TRAFFIC MANAGEMENT SIGNAGES	2.0	0.5
SAFETY TRAINING TO WORKERS		2
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCE REPORT OF EC CONDITIONS		2
TOTAL	**69.5**	**33**

ENVIRONMENT BUDGET (OPERATIONAL PHASE)		
COMPONENT	**CAPITAL COST (Rs in Lacs)**	**RECURRING COST (Rs in Lacs)/Annum**
SEWAGE TREATMENT PLANT (690 KLD)	60	30
RAIN WATER HARVESTING (11 Recharge Pit)	61	8.25

SOLID WASTE STORAGE BINS & COMPOSTER (Organic Waste Converter 2.44 tpd)	37	14
HORTICULTURE DEVELOPMENT (TREE PLANTATION & LANDSCAPING)	30	10
ROOF TOP SPV PLANT (45 KWp)	36	1
ENVIRONMENT MONITORING		2
TOTAL	**223**	**65.9**

The Discussion was held on IGBC certificate for extra FAR, STP design along with MLSS ratio to be maintained, CTE, CTO, OC, Mozaic plan activity wise, traffic circulation plan, parking plan, location STP, RWH, OWC on the site plan, traffic study, Aravali clearance, Forest Clearance, prospective view of the project, GEO technical report, no of existing trees, status of construction at the site, IGBC certificate for extra FAR and AAI Clearance and certain observations were raised which are as below :-

1. The PP shall submit the IGBC certificate for extra FAR
2. The PP shall submit the STP design along with MLSS ratio to be maintained
3. The PP shall submit the copy of CTE, CTO, OC
4. The PP shall submit the Mozaic plan activity wise
5. The PP shall submit the traffic circulation plan, parking plan
6. The PP shall submit the location STP, RWH, OWC on the site plan
7. The PP shall submit the traffic study
8. The PP shall submit the aravali clearance
9. The PP shall submit the Forest Clearance
10. The PP shall submit the prospective view of the project
11. The PP shall submit the GEO technical report
12. The PP shall submit the no of existing trees
13. The PP shall submit the affidavit regarding the status of construction at the site
14. The PP shall submit the AAI Clearance

The PP submitted the reply of above said observation vide letter dated 20.04.2021 along with affidavit mentioning that appx. 1,06,349.533 sqm built up area has been constructed as per earlier EC sanctioned and no construction has been done in the expansion part. The documents were placed before the committee and committee after discussion considered the reply.

After deliberations the Committee rated this project with **"Gold Rating"** and was of the unanimous view that this case for granting Environmental Clearance under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India should be recommended to the SEIAA with the following specific and general stipulations:

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
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 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2% amount. 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 PP shall not carry out any construct above and below through the project and ensure that permission of the competent authority shall be obtained before carry out any construction above or below the revenue rasta. The PP shall put notice board on the revenue rasta for the passersby.
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.

a. 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 solid waste dumping site through authorized vender.
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. 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 6040 Sqm (20.05%) shall be provided for Green Area development for whole project.
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 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 firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
12. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
13. 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 SO^2 load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
14. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
15. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
16. 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.

17. The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
18. 8 Rain water harvesting recharge pits already provided for ground water recharging as per the CGWB norms.
19. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 8RWH pits.
20. The PP shall provide the Anti smog gun mounted on vehicle in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.
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.

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 firefighting 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, the Plastics Waste (Management) Rules, 2016 and Batteries waste (Management Handling Rules2001 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 lowsulphur 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, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

vi. Sand, murram, 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 lowsulphur 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 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.

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 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 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.

213.17 EC for Expansion of Group Housing Colony area measuring 13.2118 acres in Sector 68 (HD Zone), Gurgaon, Manesar Urban Complex by M/s Hans Propcon Pvt. Ltd.

Project Proponent :Shri Amaranth Ichhpujani
Consultant :M/s Ind Tech House Consultant

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/62566/2014on dated 12.04.2021 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(b) of EIA Notification 14.09.2006.

Thereafter, the Case was taken up in 213rd meeting of SEAC Haryana held on 19.04.2021. The Project Proponent and the accredited Consultant made a detailed presentation on the salient features of the project and informed that:

- The project is for EC for Expansion of Group Housing Colony area measuring 13.2118 acres in Sector 68 (HD Zone), Gurgaon, Manesar Urban Complex by M/s Hans Propcon Pvt. Ltd.
- The project falls under Item 8(b) with built up area more than 1,50,000 sqm (Township and Area Development projects) of the Environmental Impact Assessment (EIA) Notification dated September 14, 2006.
- ToR has been issued by SEIAA, Haryana vide letter no. SEIAA/HR/2020/366dated 08.02.2021. Earlier
- Environment clearance was granted vide letter no SEIAA/HR/2016/650 dated 17.08.2016
- License no. 93 has been granted vide letter dated 13.08.2014
- Zoning plan has been approved by DTCP.
- Consent to establish has been granted vide letter No.HSPCB/Consent/: 329962319GUSOCTE6765810 Dated:27/08/2019
- PP obtained Occupancy certificate from DTCP vide letter no. 16181 dated 14.09.2020
- 282 number of trees have been planted at the site.

- Geo Technical study has been carried out.
- The PP submitted the certified compliance report issued by MoEF&CC vide letter no.16-13/2016/Env./IRO/246 dated 25.03.2021

The details of the project, as per the documents submitted by the project proponent and also as informed during the presentation in the meeting are as under:-

Table 1: Basic Details

Name of The Project: Expansion of Proposed Group Housing Colony Area Measuring 13.2118 Acres In Sec-68, (HD Zone), Gurugram, Haryana				
Sr. No.	**Particulars**	**Existing**	**Expansion**	**Total Area (in M^2)**
	Online Project Proposal Number	**SIA/HR/MIS/**62566**/2021**		
1.	Latitude	**28°22'33.88" N,**		
2.	Longitude	**77°02'37.25" E**		
3.	Plot Area	53466.7 sqm	-	53466.7 sqm
5.	Proposed Ground Coverage	-	-	16834.99 sqm
6.	Proposed FAR	-	-	98477.96 sqm
7.	Non FAR Area	-	-	69704.23 sqm
8.	Total Built Up area	149585.26 sqm	18596.94 sqm	168182.2 sqm
9.	Total Green Area with Percentage	16039.9 Sqm (30%)	-	16039.9 Sqm (30%)
10.	Rain Water Harvesting Pits	13	-	13 Nos.
11.	STP Capacity	860 KLD	-	860 KLD
12.	Total Parking	1807 ECS	-	1807 ECS
13.	Organic Waste Converter	1	-	01 Nos.
14.	Maximum Height of the Building (m)	-	-	95.325 M
15.	Power Requirement	6000 KW	1500 KW	4500 KW
16.	Power Backup	-	-	4500 KVA
17.	Total Water Requirement	906 KLD	37 KLD	943 KLD
18.	Fresh Water Requirement	565 kld	28 KLD	593 KLD
19.	Waste Water Generated	712 KLD	31 KLD	743 KLD
20.	Solid Waste Generated	2.96 TPD	1.04 TPD	4.0 TPD
21.	Biodegradable Waste	-	-	2.4 TPD
22.	Number of Towers	12	1	13
23.	Dwelling Units/ EWS	1116	84	1200 Nos.
24.	Salable Units	1116	84	1200 Nos.
25.	Basement	3	0	3
26.	Community Center	1	0	1
27.	Stories	2B/3B+ST+GF+28	-	2B/3B+ST+29
28.	R+U Value of Material used (Glass)	-	-	<0.33 <0.27
29.	Total Cost of the project: / Land Cost			

		Construction Cost			Total Cost: 393 Cr.
30.	EMP Cost/Budget				Capital: 292.5 Lacs Recurring: 98.9 Lacs
31.	Incremental Load in respect of:			PM 2.5	0.26 ug/m^3
				PM10	0.44 ug/m^3
				SO_2	1.52 ug/m^3
				NO_2	7.15 ug/m^3
				CO	0.002 ug/m^3
35.	Construction Phase:		Power Back-up		01x250 kva
			Water Requirement & Source		authorized tanker supply
			STP (Modular)		1
			Anti-Smoke Gun		1

Table2: EMP

ENVIRONMENT BUDGET (CONSTRUCTION PHASE)		
COMPONENT	**CAPITAL COST (Rs. in Lacs)**	**RECURRING COST (Rs. in Lacs)/Annum**
BARRICADING OF CONSTRUCTION SITE	15	2.5
ANTI - SMOG GUN WITH COMPLETE SYSTEM)	6.5	3
DISPLAY OF DUST MITIGATION MEASURES	2	0.5
SITE SANITATION -	3	1.5
MOBILE STP	4	2
DISINFECTION/ PEST CONTROL		2
LABOUR HEALTH CHECK UP & FIRST AID FACILITY	3	2
CONSTN OF WBM ROAD TO REDUCE DUST GENERATION DUE VEHICULAR MOVEMENT	25	10
LABOR WELFARE (canteen, creche,safe acess road - water power)	4	2
WHEEL WASHING	3	1.5
WASTE STORAGE BINS - LABOUR CAMP/SITE OFFICES	2	1.0
TRAFFIC MANAGEMENT SIGNAGES	2.0	0.5
SAFETY TRAINING TO WORKERS		2
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCE REPORT OF EC CONDITIONS		2
TOTAL	**69.5**	**33**

ENVIRONMENT BUDGET (OPERATIONAL PHASE)		
COMPONENT	**CAPITAL COST (Rs in Lacs)**	**RECURRING COST (Rs in Lacs)/Annum**
SEWAGE TREATMENT PLANT (690 KLD)	60	30
RAIN WATER HARVESTING (11 Recharge Pit)	61	8.25
SOLID WASTE STORAGE BINS & COMPOSTER (Organic Waste Converter 2.44 tpd)	37	14
HORTICULTURE DEVELOPMENT (TREE PLANTATION & LANDSCAPING)	30	10
ROOF TOP SPV PLANT (45 KWp)	36	1
ENVIRONMENT MONITORING		2
TOTAL	**223**	**65.9**

The discussion was held on Valid License, Zoning plan, mozaic plan, green belt plan,traffic circulation plan/ parking plan, STP design, CTE, CTO, OC, location STP, RWH, OWC on the site plan, prospective view of the project, GEO technical report, no of existing trees, status of construction at the site, Elevation plan, Sewer permission, dual plumbing plan, DUs /EWS, background note along with tabular details of each permission of T&C department and from SEIAA and HSPCB, status of various building plans approved, area details of 53466.25 sq.m and building plan for 53466.7 sq.m, revised EMP, CER report, water requirement on the basis of water requirement as per earlier EC and @86 lpcd for expansion part and no construction under the 220 kv line and the certain observations were raised which are as below:-

1. The PP shall submit the Valid License
2. The PP shall submit the Zoning plan
3. The PP shall submit the mozain plan
4. The PP shall submit the green belt plan
5. The PP shall submit the traffic circulation plan/ parking plan
1. The PP shall submit the STP design along with MLSS ratio to be maintained
2. The PP shall submit the copy of CTE, CTO, OC
3. The PP shall submit the location STP, RWH, OWC on the site plan
4. The PP shall submit the prospective view of the project
5. The PP shall submit the GEO technical report
6. The PP shall submit the no of existing trees
7. The PP shall submit the affidavit regarding the status of construction at the site
6. The PP shall submit the Elevation plan
7. The PP shall submit the Sewer permission
8. The PP shall submit the dual plumbing plan
9. The PP shall submit the floor plan of the DUs /EWS
10. The PP shall submit the affidavit alongwith background note along with tabular details of each permission of T&C department and from SEIAA and HSPCB with an affidavit of acknowledgement of details and also mentioning the status of various building plans approved
11. The PP shall submit the affidavit regarding the area details mentioning 53466.25 sqm and building plan for 53466.7 sqm
12. The PP shall submit the revised EMP
13. The PP shall submit the audited CER report
14. The PP shall submit the revised water requirement on the basis of water requirement as per earlier EC and @86 lpcd for expansion part

15. The PP shall submit the undertaking that no construction will be carried out under the 220 kv line.

The PP submitted the reply of observation along with affidavit mentioning that

- That the construction has been done as per previous EC obtained.
- They have submitted application for revised building plan approval and application is in process with District Town & Country Planning Department, Haryana.
- That there is no change in the plot area from the previous proposal.
- That no construction has been done in the expansion part which is proposed in EC application.
- That sewer permission/connection will be obtained before occupancy of the project.
- That plot area will remain same as per previous EC i.e. 53466.25 sqms.
- That no construction will be carried out under the 220 kv line.

The reply was placed before the committee and after deliberations the Committee rated this project with **"Gold Rating"** and was of the unanimous view that this case for granting Environmental Clearance under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India should be recommended to the SEIAA with the following specific and general stipulations:

Specific conditions:-

1) Sewage shall be treated in the modular STP based on latest Technology to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening
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 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2% amount. 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 PP shall not carry out any construct above and below through the project and ensure that permission of the competent authority shall be obtained before carry out any construction above or below the revenue rasta. The PP shall put notice board on the revenue rasta for the passersby.
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 solid waste dumping site through authorized vender.
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 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

9) 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 16039.9 sqm (30%) shall be provided for Green Area development for whole project.

10) 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.

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 firefighting equipments etc. as per National Building Code including protection measures from lightening etc.

13) The PP shall obtain the Fire NOC from the Competent Authority before taking the 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 SO_2 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 and sewage connection permitted by the competent authority.

16) The PP shall not give occupation or possession before the 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 not carry any construction below 220 KV HT line passing through the project except green area development.

19) The PP shall carry out the quarterly awareness programs for the stakeholders of the project.

20) 13 Rain water harvesting recharge pits shall be provided for ground water recharging as per the CGWB norms.

21) The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 13 RWH pits.

22) The PP shall provide the Anti smog gun mounted on vehicle in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.

23) The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.

24) Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

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 firefighting 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, the Plastics Waste (Management) Rules, 2016 and Batteries waste (Management Handling Rules2001 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 lowsulphur 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, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

vi. Sand, murram, 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 lowsulphur 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 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.

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 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 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 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.

213.18 EC for Proposed Commercial Colony on 3.88125 acres in Sector 59 and 60, Village Ullawas, Gurgaon Manesar Urban Complex, Gurugram, Haryana by M/s Nova realtors Pvt

Project Proponent :Shri Amaranth Ichhpujani
Consultant :M/s Ind Tech House Consultant

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/201346/2021 on dated 12.04.2021 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006.

Thereafter, the Case was taken up in 213rd meeting of SEAC Haryana held on 19.04.2021. The Project Proponent and the accredited Consultant made a detailed presentation on the salient features of the project and informed that:

- The project is Environment clearance EC for Proposed Commercial Colony on 3.88125 acres in Sector 59 and 60, Village Ullawas, Gurgaon Manesar Urban Complex, Gurugram, Haryana by M/s Nova realtors Pvt
- Earlier Environment clearance was granted from SEIAA, Haryana vide letter no. SEIAA/HR/2010/841 dated 05.10.2010 for plot area of 14113.41 m2 and built up area of 49830 sqm.
- The project site is earmarked for commercial development as per the local development plan and will be developed as per the local building by-laws. Hence, no new land use will be created.
- The project is appraised as a fresh case on the **concept basis** as the license for additional land has not been obtained and zoning and building plans are not approved by competent authority.
- There will be no shifting of electrical transmission lines. However Gas pipeline passes through the western corner of project site. There will be no diversion of gas pipe line. The Buffer zone for the gas pipeline has been left as green area as per the requirement.
- PP informed that presently, project site has no tree as per green plan
- Geo Technical study has been conducted and placed on record.
- Traffic study has been conducted and placed on record
- PP informed that no bore-well exists in the project site
- No wild life sanctuary falls within 10 km radius of the project.

The details of the project, as per the documents submitted by the project proponent and also as informed during the presentation in the meeting are as under:-

Table 1: Basic Details

Name of the Project: Proposed Commercial Colony on 3.88125 Acres in Sector 59 and 60, Village Ullawas, Gurgaon.		
Sr. No.	**Particulars**	
1.	Online Proposal Number	SIA/HR/NCP/201346/2021
2.	Latitude	28°24’07.53” N,
3.	Longitude	77°06’13.97” E
4.	Gross Plot Area	15706.73 sqm

5.	Net Plot Area			15706.73 sqm
6.	Proposed Ground Coverage			7260 sqm
7.	Proposed FAR			29320 sqm
8.	Non FAR Area			29225 sqm
9.	Total Built Up area			58545 sqm
10.	Total Green Area with %			3219.9 sqm (20.5%)
11.	Rain Water Harvesting Pits (with size)			04 Nos.
12.	STP Capacity			280 KLD
13.	Total Parking			624 ECS
14.	Organic Waste Converter			01 No.
15.	Maximum Height of the Building (m)			36.05 M.
16.	Power Requirement			2700 KW
17.	Power Backup			4500 KVA
18.	Total Water Requirement			434 KLD
19.	Domestic Water Requirement			256 KLD
20.	Fresh Water Requirement			158 KLD
21.	Treated Water			276 KLD
22.	Waste Water Generated			230 KLD
23.	Solid Waste Generated			2.42 TPD
24.	Biodegradable Waste			1.67 TPD
25.	Number of plots/blocks			01 Nos.
26.	Dwelling Units/ EWS			-
27.	Basement			02 No.
28.	Community Center			-
29.	Stories			2B+LG+G+7
30.	R+U Value of Material used (Glass)			<0.33 <0.27
31.	Total Cost of the project:	Land Cost		195 Cr.
		Construction Cost		
32.	EMP Budget			Capital- 194.5 Lacs Recurring- 55.95 Lacs
33.	Incremental Load in respect of:		PM 2.5	0.397 ug/m^3
			PM 10	0.663 ug/m^3
			SO_2	2.48 ug/m^3
			NO_2	10.7 ug/m^3
			CO	0.00279 ug/m^3
34.	Construction Phase:	Power Back-up		01 X 125 kva
		Water Requirement & Source		Authorized treated water tanker supply
		STP (Modular)		1
		Anti-Smoke Gun		1

TABLE 2: EMP DETAILS

ENVIRONMENT BUDGET (CONSTRUCTION PHASE)		
COMPONENT	**CAPITAL COST (Rs. in Lacs)**	**RECURRING COST (Rs. in Lacs)/Annum**
BARRICADING OF CONSTRUCTION SITE	15	2

ANTI - SMOG GUN WITH WATER TANK - Gun 2.2 L + water tank 1000 ltrs tank =0.2 L+Pump	6	2.7
DISPLAY OF DUST MITIGATION MEASURES	1	0.2
SITE SANITATION - (Mobile Toilets etc)	2.5	1
MOBILE STP	3	1.5
DISINFECTION/ PEST CONTROL		1
LABOUR HEALTH CHECK UP & FIRST AID FACILITY	2.5	1.5
LABOR WELFARE (canteen, crèche, safe access road - water power, cooking kerosene/gas)	4	3
WHEEL WASHING	3	1.5
CONSTRUCTION OF WBM ROAD - (to reduce dust generation during vehicular movement)	25	10
WASTE STORAGE BINS - LABOUR CAMP/SITE OFFICES	1	0.5
TRAFFIC MANAGEMENT SIGNAGES	1.5	0.15
SAFETY TRAINING TO WORKERS		1
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCE REPORT OF EC CONDITIONS		1.5
TOTAL	**64.5**	**28.25**

ENVIRONMENT BUDGET (OPERATIONAL PHASE)		
COMPONENT	**CAPITAL COST (Rs in Lacs)**	**RECURRING COST (Rs in Lacs) /Annum**
SEWAGE TREATMENT PLANT (280 KLD)	35	11
RAIN WATER HARVESTING SYSTEM (4 Nos)	24	3
SOLID WASTE STORAGE BINS & COMPOSTER (Organic Waste Converter 1.67 tpd)	25	8
HORTICULTURE DEVELOPMENT (TREE PLANTATION & LANDSCAPING)	6	1.7
ROOF TOP SPV PLANT (80 KWp)	40	2
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCES OF ENVIRONMENT CLEARANCE CONDITIONS		2.0
TOTAL	**130**	**27.7**

Discussion was held on background note for considering the case as a new project with all plans/ permissions of terms and conditions planning department alongwith SEIAA and HSPCB on affidavit as discussed, green belt plan, traffic circulation plan, parking plan, STP design, copy of CTE, CTO, OC, STP, RWH, OWC on the site plan, Aravali NOC, Forest NOC, Prospective view, GEO technical report, no of existing trees, affidavit regarding the status of construction at the site, Elevation plan,

Sewer permission, dual plumbing plan, IGBC certificate for extra FAR and certain observations were raised which are as below :-

1. The PP shall submit the background note for considering the case as a new project with all plans / permissions of terms and conditions planning department alongwith SEIAA and HSPCB on affidavit as discussed.
2. The PP shall submit the green belt plan
3. The PP shall submit the traffic circulation plan/ parking plan
4. The PP shall submit the STP design along with MLSS ratio to be maintained
5. The PP shall submit the copy of CTE, CTO, OC
6. The PP shall submit the location STP, RWH, OWC on the site plan
7. The PP shall submit the Aravali NOC
8. The PP shall submit the Forest NOC
9. The PP shall submit the prospective view of the project
10. The PP shall submit the GEO technical report
11. The PP shall submit the no of existing trees
12. The PP shall submit the affidavit regarding the status of construction at the site
13. The PP shall submit the Elevation plan
14. The PP shall submit the Sewer permission
15. The PP shall submit the dual plumbing plan
16. The PP shall submit the IGBC certificate for extra FAR
17. The PP shall submit the affidavit for compliance of HAREDA norms
18. The PP shall submit the revised EMP
19. The PP shall submit the audited CER report
20. The PP shall submit the affidavit that no construction has been carried out after the expiry of earlier EC dated 05.12.2010
21. The PP shall submit the affidavit that 80 kw solar plant will be established.
22. The PP shall submit the undertaking that metering of water demand will be maintained.
23. The PP shall submit the valid license for the 3.4787 acres and for additional land.
24. The PP shall submit the contour levels with the nallah passing through the project
25. The PP shall submit the status of the existing bore well as mentioned in the earlier EC
26. The PP shall submit the safety plan for the gas pipe line passing through the project
27. The PP shall submit the affidavit that EC will be taken for the left out area as mentioned in the future planning
28. The PP shall submit the zoning plan
29. The PP shall submit the building plan
30. The PP shall submit the dual plumbing plan

The PP submitted the reply along with affidavit mentioning that:

- That as the validity of earlier environment clearance issued vide letter no.SEIAA/HR/2010/841 dated 05.10.2010 has expired and there was no construction done as per previous EC letter except partial soil excavation, now the project has been revised and they have applied as a fresh proposal.
- That no construction has been carried out after the expiry of earlier EC dated 05.12.2010
- That 158 KLD fresh water will be used at the project site and metering of water demand will be maintained.
- That solar will be provided as per HAREDA norms and 80 kw solar plant will be established.
- That energy saving will be 11% above base case.
- That Asola Wildlife Sanctuary is about 18.85 km/NE from the project site and amp; Sultanpur National Park is about 22.00 km NW from the project site and amp.

The reply was placed before the committee and after deliberations the Committee rated this project with **"Gold Rating"** and was of the unanimous view that this case for granting

Environmental Clearance under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India should be recommended to the SEIAA with the following specific and general stipulations:

Specific conditions:-

1. The project is approved as fresh on **concept basis** as earlier EC dated 05.10.2010 expired.
2. Sewage shall be treated in the modular STP(250KLD) based on MBR Technology 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 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2% amount. 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 PP shall not carry out any construct above and below through the project and ensure that permission of the competent authority shall be obtained before carry out any construction above or below the revnue rasta. The PP shall put notice board on the revnue rasta for the passersby.
6. 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.
7. 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.
8. 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 solid waste dumping site through authorized vender.
9. 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 km 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
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 3219.9 sqm (20.5%) shall be provided for Green Area development for whole project.
11. 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.

12. 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.
13. 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.
14. The PP shall obtain the Fire NOC from the Competent Authority before taking the 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 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 project.
20. 4 Rain water harvesting recharge pits shall be provided for ground water recharging as per the CGWB norms.
21. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 4 RWH pits.
22. The PP shall provide the Anti smog gun mounted on vehicle in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.
23. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
24. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

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 firefighting 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, the Plastics Waste (Management) Rules, 2016 and Batteries waste (Management Handling Rules2001 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 lowsulphur 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, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

vi. Sand, murram, 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 lowsulphur 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 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.

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 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 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 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.

213.19 EC for Affordable Residential Plotted Colony under (Deen Dayal Jan Awas Yojna located at Sector 35, Karnal, Haryana by M/s Kind Building Solutions Pvt. Ltd.

Project Proponent: **Shri Ashish Chutani**
Consultant: **M/s Grass Root Research & Creation India (P) Ltd.**

The project was submitted to the SEIAA, Haryana vide online proposal no.SIA/HR/NCP/201978/2020 on 08.03.2021 as per check list approved by the SEIAA/SEAC, for obtaining for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006.

Thereafter, the case was taken up in 212th meeting of SEAC held on 26.03.2021. The discussion was held on Traffic study, Geo-technical studies, incremental load etc and certain observations were raised as following:-

- The PP shall submit the traffic study with incremental load analysis with current status of connecting roads.
- The PP shall submit the Geo-technical studies of the project area.
- The PP shall submit the key plan of sampling locations , wind rose diagram, primary micromet data, output DAT file, isoplets of PM10 and PM2.5 vis a vis wind rose
- The PP shall submit the details of STP along with its components.
- The PP shall submit the details of land along with ownership.
- The PP shall submit the details of existing infrastructure in the surrounding of the project.
- The PP shall submit the Forest Clearance from the Competent Authority as per license and collaboration agreement

- The PP shall submit the approved building plan from the Competent Authority.
- The PP shall submit the details of existing trees with type and girth.
- The PP shall submit the revised EMP.
- The PP shall submit the revised Green Plan.
- The PP shall submit the revised population details and revised water calculations.
- The PP shall submit the permission of sewer from the Competent Authority.
- The PP shall submit the adoption of ECBC code 2017 instead of ASHRAE 90.1-2010.

The PP shall submit the required information as detailed above within 30 days and it was also made clear to the PP that his project will be considered as received only after the receipt of complete information. In case of non-receipt of information in time; the case shall be recommended for rejection/ filing. The PP submitted the reply and thereafter, the case was taken up in 213th meeting of SEAC held on 20.04.2021. The Project Proponent and the accredited Consultant made a detailed presentation on the salient features of the project and informed that:

- Affordable Residential Plotted Colony Project under Deen Dyal Jan Awas Yojna is to be developed by M/s Kind Building Solutions Pvt. Ltd. in collaboration with Santur Spaces Pvt. Ltd. The project site is located at Sector-35, Karnal, Haryana on a land measuring of 9.51 acres.
- The Land has been allotted for development of Affordable Residential Plotted Colony Project (Under DDJAY) by the DTCP, Haryana vide license No.56 of 2017 for an area of 9.51 Acres.
- Earlier EC was not required as built up area was less than 20,000 sqm. Some infrastructure has been developed at project site by M/s Kind Building Solutions Pvt. Ltd. in collaboration with Santur Spaces Pvt. Ltd.
- Consent to Establish obtained from HSPCB vide Letter No-HSPCB/Consent/: 329973818YAMCTE5467942 dated:-11.07.2018, which is valid till 10.07.2023.
- Now, planning has been revised and going to develop the same project under Deen Dayal Jan Awas Yojna and total plot area is increased to 9.51 Acres also built-up area to 4,6631.298 sq.m.
- The project is approved on **concept basis** as no building plans approved by competent authority.

The details of the project, as per the documents submitted by the project proponent, and also as informed during the presentation in the meeting are as under:-

Table 1: Basic Details

Name of the Project: Affordable Residential Plotted Colony Project under Deen Dyal Jan Awas Yojna at Sector-35, Karnal, Haryana by M/s Kind Building Solutions Pvt. Ltd. in collaboration with Santur Spaces Pvt. Ltd.		
Sr. No.	**Particulars**	
1.	Online Proposal Number	SIA/HR/MIS/201978/2021
2.	Latitude	29°39'33.71"N
3.	Longitude	77°0'21.16"E
4.	Plot Area	38,485.54 sq.m
5.	Net Plot Area	38,485.54 sq.m
6.	Proposed Ground Coverage	26,051.862 sq.m
7.	Proposed FAR	43,657.13 sq.m
8.	Non FAR Area	2,674.163 sq.m
9.	Total Built Up area	46,631.298 sq.m
10.	Total Green Area with %	5,792.252 sq.m (@15.05%

				of the plot area)
11.	Rain Water Harvesting Pits (with size)			10 Pits (19.81 m^3 each)
12.	STP Capacity			320 KL
13.	Total Parking			For plotted development the parking shall be within the plots by the individual plot owners.
14.	Organic Waste Converter			1
15.	Maximum Height of the Building (m)			15 mtrs
16.	Power Requirement			1,030 KW
17.	Power Backup			1 DG set (1*62.5 kVA)
18.	Total Water Requirement			250 KLD
19.	Domestic Water Requirement			236 KLD
20.	Fresh Water Requirement			171 KLD
21.	Treated Water			182 KLD
22.	Waste Water Generated			202 KLD
23.	Solid Waste Generated			1,450 Kg/day
24.	Biodegradable Waste			1,044 Kg/day
25.	Number of Towers			-
26.	Dwelling Units/ EWS			No. of Plots = 183
27.	Basement			-
28.	Community Center			3848.79 sq.m
29.	Stories			-
30.	R+U Value of Material used (Glass)			2.518 (W/m^2deg C)
31.	Total Cost of the project:	Land Cost		91 Crores
		Construction Cost		
32.	EMP Budget **(per year)**	Capital Cost		163.2 Lakhs
		Recurring Cost		29.2 Lakhs
33.	Incremental Load in respect of:		PM 2.5	0.015 µg/m^3
			PM 10	0.015 µg/m^3
			SO_2	0.033 µg/m^3
			NO_2	0.35 µg/m^3
			CO	0.059 µg/m^3
34	Status of Construction			Infrastructure has been developed by the proponent built up area was 2220.0 sqm (less than 20,000 sqm) and Consent to Establish from HSPCB vide Letter No- HSPCB/Consent/: 329973818YAMCTE5467942 dated:- 11.07.2018.
35.	Construction Phase:	Power Back-up		100 kVA
		Water Requirement & Source		94 ML (Source- Private Water Tanker)
		STP (Modular)		1
		Anti-Smoke Gun		1

Table 2: ENVIRONMENT MANAGEMENT PLAN

COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
Sewage Treatment Plant	32.0	8.0
Rain Water Harvesting System	15.0	3.75
Solid Waste Management	4.4	1.1
Environmental Monitoring	Nil	9.0
Green Area Development	19.4	4.85
Others (Energy saving devices, miscellaneous)	10.0	2.5
Socio Economic • Providing laptops to students of nearby Govt. schools • Providing Water Coolers in local Govt. School • Setting up solar lighting facilities in nearby villages	35 10 37.4	-
TOTAL	163.2	29.2

The discussion was held on License, Mozaic plan, traffic study, forest NOC, wildlife distance, Green plan, revised EMP, Building plan, zoning plan, concept, isopleths, STP details and certain observations were raised which were replied by PP vide letter dated 27.03.2021 along with Geo technology study report and traffic study. The PP submitted the undertaking that they will install the Modular STP of MBR technology for establish 250KLD capacity. The reply was placed before the committee and committee after discussion considered the reply.

After deliberations the Committee rated this project with **"Gold Rating"** and was of the unanimous view that this case for granting Environmental Clearance under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India should be recommended to the SEIAA with the following specific and general stipulations:

Specific conditions:-

1. The project is approved on **concept basis** as building plan not approved by competent authority.
2. The PP shall submit affidavit that they have not constructed more than 20000 m2 in the project area at the time of meeting of SEIAA along with copy to SEAC alongwith building plans of earlier project.
3. Sewage shall be treated in the modular STP (320 KLD) based on MBR Technology to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening
4. 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.
5. The PP shall ensure that total 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2% amount. 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.
6. The PP shall not carry out any construct above and below through the project and ensure that permission of the competent authority shall be obtained before carry out any construction above or below the revenue rasta. The PP shall put notice board on the revenue rasta for the passersby.
7. 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.
8. 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.
9. 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 solid waste dumping site through authorized vender.
10. 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
11. 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 5,792.252 sq.m (@15.05% of the plot area) shall be provided for Green Area development for whole project.
12. 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.
13. 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.

14. 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.
15. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
16. 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 SO_2 load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
17. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
18. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
19. 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.
20. The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
21. 10 Rain water harvesting recharge pits shall be provided for ground water recharging as per the CGWB norms.
22. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 10RWH pits.
23. The PP shall provide the Anti smog gun mounted on vehicle in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.
24. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
25. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

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 firefighting 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, the Plastics Waste (Management) Rules, 2016 and Batteries waste (Management Handling Rules2001 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 lowsulphur 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, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

vi. Sand, murram, 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 lowsulphur 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 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.

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 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 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 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.

213.20 EC of Revision and Expansion of Commercial Colony Project at Village Ullawas, Sector 62, Gurugram, Haryana by M/s Splendor Landbase Ltd

Project Proponent	**Shri Sajan Bahrani**
Consultant	**M/s Grass Root Research & Creation India (P) Ltd.**

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/202771/2021 on dated 17.03.2021 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006.

Thereafter, the case was taken up in 212th meeting of SEAC Haryana held on 26.02.2021. The PP presented the case before the committee and discussion was held on population details, building plans, water assurance, EMP. Audited CER, Traffic study, Geo technical study, STP, Incremental load, Earlier EC dated 25.11.2013, License etc. and certain observation were raised as given below:

- The PP shall submit the details of land along with ownership.
- The PP shall submit the details of existing infrastructure in the surrounding of the project.
- The PP shall submit the revised EMP.
- The PP shall submit the audited CER details.
- The PP shall submit the distance of wild life sanctuary from the project site.
- The PP shall submit the traffic study of the project site.
- The PP shall submit the Geotechnical studies for the project.
- The PP shall submit the details of STP along with its components.

- The PP shall submit the certified compliance report from the competent authority i. e. MoEF&CC.
- The PP shall submit the wind rose diagramme
- The PP shall get the EC transfer in the name of owners at present.
- The PP shall submit the green plan
- The PP shall submit the forest NOC and wild life affidavit for the distance of project from the wildlife sanctuary.
- The PP shall submit the EC name be changed from M/s S. U. Estate Pvt. Ltd to M/s Splendor Landbase Ltd from SEIAA.
- The PP shall submit the adoption of ECBC code 2017 instead of ASHRAE 90.1-2010.
- The PP shall submit the Certified Compliance Report of EC dated 25Nov 2013.
- The PP shall submit the Geo Technical studies of project area.
- The PP shall submit the Key plan of sampling locations, primary micromet data, DG/Vehicular emission data, DAT file (output & input), Isoplets of PM10 and PM2.5 vis a vis wind rose.
- The PP shall submit the Hydraulic design and dimensions of each component of 110KLD +10KLD + 2 KLD STP's using MBBR technology along with retention time, MLSS maintained.

The PP shall submit the required information as detailed above within 30 days and it was also made clear to the PP that his project will be considered as received only after the receipt of complete information and will be appraised thereafter. In case of non-receipt of information in time, the case shall be recommended as per existing notification OM, MoEF &CC.

The PP submitted the reply and the thereafter, the case was taken up in 213th meeting of SEAC Haryana held on 20.04.2021. The Project Proponent and the accredited Consultant made a detailed presentation on the salient features of the project and informed that:

- The Revision & Expansion of Commercial Colony Project is to be developed by M/s Splendor Landbase Ltd. The project site is located at Village-Ullahwas, Sector-62, Gurugram, Haryana on a land measuring 3.35acres.
- Then on 16.01.2019 license was transfer in the name of M/s Splendor Land base Ltd. in License No. 51 of 2009 and License No. 58 of 2012.
- The company has vast experience in planning and construction of Residential & Commercial projects. The project was earlier granted Environment Clearance by SEIAA, Haryana vide letter no. SEIAA/HR/2013/1263 dated 25th November, 2013 for Plot area 13,560.99 sqm (3.350 acre) and Built-up area 41,374 sqm.
- Earlier the project was proposed for three towers, i.e Tower A (G +15 floors), Tower B (G +7 floors) and Tower C (Stilt + GF +2 floors). Only Tower A was constructed till 7thfloor. But due to change in planning project was stopped.
- Earlier the License No. 51 of 2009 dated 27.08.2009 and License No. 58 of 2012 dated 05.06.2012 was issued under M/s Regal Green Land Pvt. Ltd. & M/s High Star Builders Pvt. Ltd. in collaboration with M/s SU Estates Pvt Ltd.
- License no. 51 of 2009 and License no. 58 of 2012 in name of M/s Splendor Landbase Ltd was renewed on 03.11.2020.
- But as per the market scenario we are going to revise and expand Commercial Colony. Therefore we have now proposed for Revision & Expansion of Commercial Colony Project having Tower A (G +12 Floors + 2 B), Tower B (G +2 floors+ 1 B) and Tower C (GF +1 floors+ 1 B). Due to which the plot area is being decrease to 4.043 sqm from 13,560.99 sqm to 13,556.947 & built-up area will increase to 44,082.86sqm where Environment Clearance is being sought.
- Asola Wildlife Sanctuary:7.35 km (E) from the project site Rajokri PF:11.6 km (NE) from the project site

The details of the project, as per the documents submitted by the project proponent, and also as informed during the presentation in the meeting are as under:-

Table 1: Basic Details

Name of the Project: Revision & Expansion of Commercial Colony Project at Village-Ullahwas, Sector-62, Gurugram, Haryana by M/s Splendor Landbase Ltd				
Sr. No.	**Particulars**	**Existing**	**Expansion**	**Total Area (in M^2)**
	Online Project Proposal Number	SIA/HR/MIS/202703/2021		
1.	Latitude	28° 24' 29.27'' N		
2.	Longitude	77° 05' 27.27'' E		
3.	Plot Area	13,560.99	- 4.043	13,556.947
4.	Net Plot Area	--	--	--
5.	Proposed Ground Coverage	5,424.396	-1.618	5422.778
6.	Proposed FAR	23,714.904	-13.003	23,701.901
7.	Non FAR Area	**17,659.096**	+2,721.863	**20,380.959**
8.	Total Built Up area	**41,374**	+2,708.86	**44,082.86**
9.	Total Green Area with Percentage	**(@30% plot area)** 4,068.297	-679.008	**(@20.63% plot area)** 2,796.5 {697.5(Tower A)+ 1844 (Tower B) + 255 (Tower C)}
10.	Rain Water Harvesting Pits	3	--	3
11.	STP Capacity	**145**	**-23**	**122 KL** Tower A = 110 KL Tower B = 10 KL Tower C = 2 KL
12.	Total Parking	573 ECS	-98 ECS	475 ECS
13.	Organic Waste Converter	1	--	1
14.	Maximum Height of the Building (m)	59.70 (G+15)	-11.93	47.77 (G+12)
15.	Power Requirement	2351 KVA or 1880.80 kW	+ 456.4 kW	2337.20 kW
16.	Power Backup	--	--	4000 kVA
17.	Total Water Requirement	297 KLD	-18 KLD	279 KLD
18.	Domestic Water Requirement	195 KLD	+33.365 KLD	228.365 KLD
19.	Fresh Water Requirement	85 KLD	-34.26 KLD	50.74 KLD
20.	Treated Water	108 KLD	25 KLD	83 KLD
21.	Waste Water Generated	120 KLD	-27.79 KLD	92.21 KLD
22.	Solid Waste Generated	1330 kg/day	-626 kg/day	704 kg/day (Tower A , B & C)
23.	Biodegradable Waste	532 kg/day	+250.4 kg/day	281.6 kg/day
24.	Number of Towers	3	--	3
25.	Dwelling Units/ EWS	--	--	--
26.	Salable Units	--	--	--
27.	Basement	**3**	**--**	**3**

					Tower A = 2 Tower B= 1
28.	Community Center		--	--	--
29.	Stories		15	--	12
30.	R+U Value of Material used (Glass)		The project will involve limited use of clear & tinted glass having U-value less than 3.11w/m^2-^{o}C.	--	The project will involve limited use of clear & tinted glass having U-value less than 3.11w/m^2-^{o}C.
31.	Total Cost of the project:	i) Land Cost ii) Construction Cost	--		INR 91.41 crores
32.	EMP Budget (per year)	i) Capital Cost ii) Recurring Cost	--	Capital Cost : Rs. 103.328 lacs Recurring Cost : Rs. 17.694 lacs	Capital Cost : Rs. 103.328 lacs Recurring Cost : Rs. 17.694 lacs
33.	Incremental Load in respect of:			PM 2.5	--
				PM 10	0.06 µg/m^3
				SO_2	0.26 µg/m^3
				NO_2	2.22 µg/m^3
				CO	1.277 µg/m^3
34.	Status of Construction		The construction status of site as on date is as follows: ➢ Only Tower A was constructed till 7th floor.		
35.	Construction Phase:	Power Back-up	120 kW	40 kW	160 kW
		Water Requirement & Source	82.74 ml	+ 6.26 ml	89 ML
		STP (Modular)	1	1	1
		Anti-Smoke Gun	1	1	1

Table 2 EMP SPLENDOR LANDBASE EMP

COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
Sewage Treatment Plant	12.2	3.05
Rain Water Harvesting System	4.5	1.125
Solid Waste Management	1.408	0.352
Environmental Monitoring	0	9
Green Area/ Landscape Area	1.67	0.417

Others (Energy saving devices, miscellaneous)	10	2.5
SOCIO-ECONOMIC		
Providing laptops to students of nearby Govt. schools	20	---
Providing Water Coolers in local Govt. School	8.55	---
Setting up solar lighting facilities in nearby villages	20	---
Plantation in nearby villages	20	---
FUND ALLOCATED FOR WILD LIFE CONSERVATION		
Plantation of tress	1.5	0.38
Digging of Ponds	1.0	0.25
Construction of feeding Platforms and enclosure	1.0	0.25
Awareness Generation	1.0	0.25
Putting artificial nests on trees	0.50	0.12
TOTAL	**103.328**	**17.694**

The discussion was held on License, Mozaic plan, traffic study, forest NOC, wildlife distance, Green plan, revised EMP, Building plan, zoning plan, isopleths, STP details and certain observations were raised which were replied by PP vide letter dated 20.04.2021. The PP submitted that Rs.5 Lakhs as capital cost and Rs.1.25 lakhs as recurring cost will be spent on various wildlife conservation activities like artificial nests on the trees, digging of ponds and construction of feeding platforms through Environment Management Plan. The PP submitted that due to change in market demand the project has been revised and as per new plan the land use area does not permit 30% green area which is thus reduced to 20.63% as per norms. The reply was placed before the committee and committee after discussion considered the reply.

After deliberations the Committee rated this project with **"Gold Rating"** and was of the unanimous view that this case for granting Environmental Clearance under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India should be recommended to the SEIAA with the following specific and general stipulations:

Specific conditions:-

1. The PP shall submit the certified compliance report from competent authority before the meeting of SEIAA and copy to SEAC(check have applied)
2. Sewage shall be treated in the modular STP (122 KLD) (110+10+2 KLD) based on MBBR Technology with turshery treatment 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 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2% amount. 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 PP shall not carry out any construct above and below through the project and ensure that permission of the competent authority shall be obtained before carry out any construction above or below the revenue rasta. The PP shall put notice board on the revenue rasta for the passersby.
6. 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.
7. 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.
8. 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 solid waste dumping site through authorized vender.
9. 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
10. 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 2,796.5 sqm (@20.63% of the plot area) shall be provided for Green Area development for whole project.
11. 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.
12. 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.
13. 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.
14. The PP shall obtain the Fire NOC from the Competent Authority before taking the 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 SO_2 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 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 project.
20. 3 Rain water harvesting recharge pits already provided for ground water recharging as per the CGWB norms.
21. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 3 RWH pits.
22. The PP shall provide the Anti smog gun mounted on vehicle in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.
23. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
24. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

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 firefighting 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, the Plastics Waste (Management) Rules, 2016 and Batteries waste (Management Handling Rules2001 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 lowsulphur 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, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

vi. Sand, murram, 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 lowsulphur 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 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.

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 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 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 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.

213.21 Amendment in EC of Non-Agro Warehouse project on land measuring 76.8437 acres (3,10,975.59 m2) located at Village Rahaka and Rani ka Singhola, Tehsil Sohna, District Gurugram, Haryana by M/s Emporium Industrial Parks (India) Private Limited.

Project Proponent :Shri Sunil Kumar
Consultant :M/s Grass Root Research & Creation India (P) Ltd.

The case was considered in 209th meeting of SEAC held on 30.01.2021 and recommended to SEIAA for grant of Amendment in Environment Clearance.

The recommendation of SEAC was considered in the 127th meeting of SEIAA held on 17.03.2021; the authority observed & directed the Project Proponent to explain the following:

a) The proposed project is of "Ware-House", having "Air Emission" in form of emission from DG sets (Point Source), vehicular emission (line Source) & generation of fugitive particles due to vehicular activities. In the present case both are increasing, Power Load is increasing from 7,500 kVA - 10,860 kVA and capacity of DG sets increasing from 5000 KVA – 7140 KVA. Operating the unit for double shift might increase in- bound & out-bound vehicles. Therefore, previously submitted affidavit regarding the studies undertaken for "Air-dispersion modeling" does not hold good".

b) As per the slide 15 of presentation, PP has declared that there is definite increase in population, water demand, Power demand.

Authority observed that there is definite increase in "Pollution Load". Authority directed "Project Proponent" to furnish the relevant environmental studies to determine the "Impact on Environment" with the said "Amendments".

After detailed deliberations; the Authority decided to refer back the case to SEAC and asked SEAC to seek reply of above asked observations along with the studies needed to determine the "Incremental Pollution Load" from the project proponent. The same should be duly recommended & appraised to SEIAA.

Thereafter, the case was taken up in 213th meeting of SEAC held on 20.04.2021.The Project Proponent and the accredited Consultant made a detailed presentation on the observation of SEIAA on the project and informed that:

- The Proposed project is an Amendment in EC of Non-Agro Warehouse project on land measuring 76.8437 acres (3,10,975.59 m^2) located at Village Rahaka and Rani ka Singhola, Tehsil Sohna, District Gurugram, Haryana by M/s Emporium Industrial Parks (India) Private Limited. Earlier EC was granted to the project vide letter no. 369 dated 27.08.2020 for a plot area measuring 76.84375 acres (3,10,975.59 m^2) and Built-up Area 1,78,316.95 m^2.
- Now, we have increased number of working shifts to 2 from 1. Due to which Population, water and waste water requirement, RHW, Solid waste, Electrical load and Power Backup change has been increased.
- In this connection, we would like to inform you that plot area and the built-up area remains the same i.e. 76.84375 acres (3,10,975.59 m^2) and Built-up Area 1,78,316.95 m^2.

In this regard, we would like to inform you that as per EIA Notification 2006 and its amendment thereof, the criteria for expansion of the project for building and construction 8(a) and Township & Area Development Project 8(b) is Plot Area and Built-up area whereas for expansion of Industries and other category projects the criteria is based on their production and capacity of the unit. Therefore, we are seeking and amendment in the earlier granted EC. The PP has again submitted the incremental load and its mitigation. Below are the details of change of parameters:-

- Air Quality Dispersion Modeling has been carried out by following the CPCB guidelines. Meteorological input data: Data generated at the project site (wind speed, wind direction, ambient temperature is used for modeling. Mixing height data has been obtained from CPCB publication. Stability class data has been computed during the wind speed and cloud cover. The incremental GLC (ground level concentration) values are estimated for 24-hour average period. The highest ground level concentration (GLC) is superimposed over the observed ambient values of PM10, PM2.5, SO2 and NOx and the resultant scenario is shown in Table:-

Parameter	GLC as per Earlier EC	After amendment
CO	1.347	1.53
Nox	3.595	5.65
Sox	0.448	0.761
PM2.5	0.060	0.12
PM10	0.1322	0.28

PP has also proposed following mitigation measures to control Air Pollution during operation phase:-

- Dense plantation will be provided which will attenuate particulate matter by 25%.
- Low sulphur diesel will be used for DG sets.
- Stack height will be provided as per CPCB norms.
- Ensure smooth traffic circulation and restriction on vehicular speed within the premises.
- Maintenance will be done on regular basis.
- Wet Scrubber will be installed for NOx and SOx.
- All the DG set will be of silent generator type.

The committee deliberated the reply of observation and again decided by majority to

recommend the amendments in the earlier EC issued vide letter no.369 on dated 27.08.2020 to SEIAA with the additional stipulations as recommended vide MOM of 209th minutes of SEAC and other conditions will remain the same as per earlier Environment Clearance no. 369 dated 27.08.2020.

213.22 Amendment of Environment Clearance for Sarvodaya Hospital & Research Centre (A Unit of Anshu Hospitals Ltd) At Site No.1, Sector-08 at Faridabad, Haryana by M/s Sarvodaya Hospital & Research Centre.

Project Proponent :Shri Vijay Gera
Consultant :M/s Ind Tech House Consultant

The case was considered in the 203rd meeting of SEAC Haryana held on 14.10.2020 and recommended to SEIAA for grant of Amendment in Environment Clearance. Earlier, the EC was granted to the project on dated 30.11.2017.

The recommendation of SEAC was considered in 126th meeting of SEIAA held on 12.12.2020, the Authority observed that SEAC has recommended this project for Amendment whereas the number of Beds is increased; Bio-medical waste as well as other requirements are also being increased /changed. After detailed deliberation; the Authority decided to refer back this case to SEAC to ask the Project Proponent to apply under Expansion Category instead of Amendment in EC.

The case was taken up 208th meeting of SEAC Haryana held on 07.01.2021. The PP presented the case before the committee and submitted that the project was appraised by committee in its 203rd meeting as an amendment on the basis of same plot size and built up area. The committee after deliberation again decided to recommend the amendments in the earlier EC issued vide letter no. SEIAA/HR/2017/798 dated 30.11.2017 to SEIAA with the additional stipulations as recommended by MOM of 203rd meeting of SEAC and other conditions will remain the same as per earlier Environment Clearance dated 30.11.2017.

The recommendations of SEAC were considered in the 127th meeting of SEIAA held on 17.03.2021; the authority observed and directed the Project Proponent to explain the following:

a) Fresh water demand is increasing to 187.84% of sanctioned Fresh Water Demand;
b) Total waste Water generation (333 KLD) is increasing by more than 2 times of previously stated (144 KLD) whereas STP capacity is increased to 315 KLD from 170 KLD;
c) Fresh water demand is increasing thereby waste water generation too, capacity of STP to be upgraded;
d) Green Area mentioned in earlier EC and MoM is 25.25%, PP proposes to have 30.5% (3851 mt^2) on page no. 18 ofForm-1A;
e) Even the capacity of HVAC would also be increased? Water required for HVAC & DG cooling shown is 82 and 2KLD, all this water would not be lost in cooling/evaporation, how does PP propose to treat the residual water and handle the rejects and how is PP presently treating the residual water? PP should furnish affidavit in this regard and PP should achieve "ZLD";

213thVideo Conferencing (VC) Meeting of SEAC, Haryana, dated 19.04.2021 and 20.04.2021

f) What are the proposals to handle Bio-medical waste being generated from COVID patients?
g) What types of APCMs are installed on DG sets? Fuel type & emission should be as per the guide-lines of GRAP and NCAP;
h) With the increase in no. of beds & patients, bio-medical waste will increase, has the hospital capacity to handle or dispose of the increased quantity? Is it in house or contracted to 3rd party, if later, has the contractor so much of spare capacity to handle bio-medical waste? As there is increase in pollution load, facts may be verified through site visit;
i) The case pertains to hospital and is running, has Consultant engaged any "Functional area Expert" for the handling & disposal of bio-medical waste?
j) With the increase in no. of beds, vehicular activities too would increase, PP should submit fresh EIA studies
k) PP & Consultant should furnish an affidavit that disposal of bio-medical waste is as per the stated norms in existing project. Further should state that all the data pertaining to "Green area", running of STP, handling of waste including bio-degradable waste is as per norms and as stipulated in the granted "EC". The increase in capacity in terms of increase in number of beds would not violate any norms pertaining to lay-out of medical facilities & hospitals.

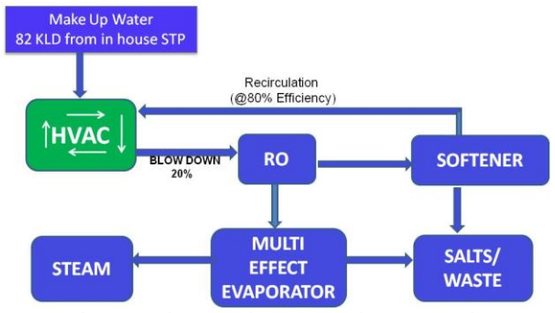
Authority observed that there is definite increase in "Pollution Load". Authority directed "Project Proponent" to furnish the relevant environmental studies to determine the "Impact on Environment" with the said "Amendments".

After detailed deliberations; the Authority decided to refer back the case to SEAC and asked SEAC to seek reply of above asked observations along with the studies needed to determine the "Incremental Pollution Load" from the project proponent. The same should be duly recommended and appraised to SEIAA.

Thereafter, the case was taken up in 213th meeting of SEAC held on 20.04.2021. The Project Proponent and the accredited Consultant made a detailed presentation on the observation of SEIAA on the project and informed that:

- Earlier the project was running on 150 beds after expansion the project is running on 300 beds as per EC granted vide letter No. SEIAA/HR/2017/798 dated 30.11.2017. The Hospital is currently running on 300 beds and it has ample space to add up 150 beds as per concerned authority norm to cater any emergency. However, some beds can also be adjusted to meet the ongoing crisis and one bed can be added up in every room and beds can also be added up in General wards.
- The authority observed some explanation & directed the Project Proponent to explain before SEAC committee.
- Point wise reply submitted by PP is as follows:

S. No.	Points	Reply
1	Fresh water demand is increasing to 187.84% of sanctioned Fresh Water Demand.	Fresh water demand is increasing only 87.84% which is inline with increase in no of beds.
2	Total waste Water generation (333 KLD) is increasing by more than 2 times of previously stated (144 KLD) whereas STP capacity is increased to 315 KLD from 170 KLD	The total waste water generation 333 kld (260 kld waste water will be treated in STP + 73 KLD waste water will be treated in ETP.)
3	Fresh water demand is increasing thereby waste water generation too,	Both STP and ETP capacity will be upgraded due to proposed amendment. Existing capacity of STP at the

	capacity of STP to be upgraded;	project site is 220 KLD which will be enhanced to 315 KLD. Existing ETP at project site is 45 KLD which will be enhanced to 90 KLD.
4	Green Area mentioned in earlier EC and MoM is 25.25%, PP proposes to have 30.5% (3851 mt2)on page no. 18 of Form-1A;	In form 1 A green area is wrongly mentioned as 3851 sqm (30.5 % of plot area) but the actual green area is 25.25%.
5	Even the capacity of HVAC would also be increased? Water required for HVAC & DG cooling shown is 82 & 2 KLD, all this water would not be lost in cooling evaporation, how does PP propose to treat the residual water & handle the rejects and how is PP presently ? PP should furnish affidavit in this regard and PP should achieve "ZLD";	The HVAC capacity will remain same (985 TR). A s we have taken HVAC capacity on higher side hence it is sufficient to cater the proposed addition of beds. Treatment of residual water will be as follows:  Since, this is a hospital project the treated water will not be used in flushing for Hospital beds as it may increase the chances of infection. Hence, ZLD could not be achieved in this project.
6	What are the proposals to handle Bio-medical waste being generated from COVID-19 patients?	The Bio-medical waste generated from COVID-19 patients is being stored separately as per COVID-19 protocol. The waste is handed over to M/S Golden Eagle which is authorized from HSPCB.
7	What types of APCMs are installed on DG sets? Fuel type & emission should be as per the guide-lines of GRAP & NCAP;	Adequate stack height has been provided as per CPCB norms. All the guide-lines of GRAP & NCAP will be duly followed.
8	With the increase in no. of beds & patients, bio-medical waste will increase, has the hospital capacity to handle or dispose of the increased quantity? Is it in house or contracted to 3rd party, if later, has the contractor so much of spare capacity to handle bio-medical waste? As there is increase in pollution load, facts may be verified through site visit	We have obtained authorization under Bio medical waste from HSPCB for 300 beds. We have signed MOU for disposal of Bio medical waste with M/S Golden Eagle. M/S Golden Eagle is authorized from HSPCB.
9	The case pertains to hospital and is running, has Consultant engaged any "Functional area Expert" for the handling & disposal of bio-medical waste?	We have obtained authorization under Bio medical waste from HSPCB. We have signed MOU for disposal of Bio medical waste with M/S Golden Eagle. M/S Golden Eagle is authorized from HSPCB.
10	With the increase in no. of beds, vehicular activities too would increase, PP should submit fresh EIA studies	Environment management plan, Environment Monitoring plan and their respective budgets considering all aspects caused due to increase in no. of bed has already been submitted with Form 1, 1A and Conceptual plan. The detailed discussions were held at the time of appraisal on the following points: 1. Enhancement of Capacity of STP 2. Enhancement of Capacity of ETP 3. Enhancement of waste water generation and its treatment process 4. Handling of BMW waste which will be segregated onsite and handed over to M/S Golden Eagle for its disposal 5. Green Area: which will remain same as there will be no increase in Ground coverage

		6. Comparative statement of the project After detailed deliberation committee found the reply of the PP satisfactory and recommended the case in its meeting.
11	PP & Consultant should furnish an affidavit that disposal of bio-medical waste is as per the stated norms in existing project. Further should state that all the data pertaining to "Green area", running of STP, handling of waste including bio-degradable waste is as per norms and as stipulated in the granted "EC". The increase in capacity in terms of increase in no. of beds would not violate any norms pertaining to lay-out of medical facilities & hospitals.	For the disposal of bio-medical waste, we have obtained authorization under Bio medical waste from HSPCB for 300 beds. We have signed MOU for disposal of Bio medical waste with M/S Golden Eagle. All the data pertaining to "Green area", running of STP, handling of waste including bio-degradable waste is as per norms and as stipulated in the granted "EC". The increase in capacity in terms of increase in no. of beds would not violate any norms pertaining to lay-out of medical facilities & hospitals.

The committee after deliberation again decided by majority to recommend the amendments in the earlier EC issued vide letter no. SEIAA/HR/2017/798 dated 30.11.2017 to SEIAA with the additional stipulations as recommended by MoM of 203rd meeting of SEAC and other conditions will remain the same as per earlier Environment Clearance dated 30.11.2017.

Special Additional Condition:

PP shall install oxygen plant of full capacity of beds instead of capacity of ICU beds.

213.23 Extension and Amendment in EC of Residential Group Housing Colony at Village Nangal Khurd, Sector 19, District Sonipat, Haryana by M/s TDI Infrastructure Limited.

Project Proponent :Shri Subhash Saxena
Consultant :M/s Perfact Enviro

The case was considered in 206th& 207th meeting of SEAC held on 27.11.2020 & 17.12.2020 recommended to SEIAA for grant of Environment Clearance. Earlier, the EC was granted to the project vide letter No. 1547 dated 24.12.2013 for a Plot Area measuring 43857.73 sqm. The recommendation of SEAC was taken up in the 127th meeting of SEIAA held on 17.03.2021; the Authority observed & directed the Project Proponent to explain the following:

a) Total population is reducing from 4255 to 4239 by 16 in No. and Space for car parking is increasing from 1235 to 1442. While projecting the Incremental Pollution Load, PCU/Hr is also undertaken in consideration meaning thereby that "Air Dispersion Modeling" submitted earlier would not stand true in present circumstances. "Line Source" emission is increasing;
b) Decrease in No. of total units shown (853-841=12) is due to the decrease in Servant units (84- 66=18) other units are increasing from 653-658 & EWS 116-117.As in case of each Dwelling Unit, 5 persons per unit is considered while in case of servant quarters would be max.2;
c) Population in dwelling units and EWS increasing by 25 and 5 in No. respectively. The decrease in population is shown by decreasing the No. of students (10) in school & 36 in servant quarters (Page No. C-8 &C-9);
d) On Page No. C-10, PP has forgotten to show the necessary amendments proposed for Water Consumption e.g. Population taken 4013, students and visitors taken 168 and 42 while on previous page C-9/C-8 shows students 160 & visitors 40, only change made is water consumption@111LPCD;

e) DG cooling 9 KLD, all water would not evaporate what about the residual water?
f) Water body 5 KL, what are the dimensions & water would be required to replenish the quantity lost in evaporation that is approx.7 mm of the cross-section or exposed area of waterbody;
g) On Page No. C-15 & C-16, No. of RWH has not been determined;
h) Project is near completion, should verify the status of conditions of accorded "EC" being complied. Authority observed that there is definite increase in "Pollution Load". Authority directed "Project Proponent" to furnish the relevant environmental studies to determine the "Impact on Environment" with the said "Amendments".

After detailed deliberations; the Authority decided to refer back the case to SEAC and asked SEAC to seek reply of above asked observations along with the studies needed to determine the "Incremental Pollution Load" from the project proponent. The same should be duly recommended and appraised to SEIAA.

The point wise reply was submitted to SEAC, Haryana on 09.04.2021. Thereafter, the case was again appraised in the 213th SEAC meeting dated 20.04.2021.for re consideration. The Project Proponent and the accredited Consultant made a detailed presentation on the observation of SEIAA on the project and mentioned that:

a) Total population is reducing from 4255 to 4239 by 16 in No. and Space for car parking is increasing from 1235 to 1442. While projecting the Incremental Pollution Load, PCU/Hr is also undertaken in consideration meaning thereby that "Air Dispersion Modeling" submitted earlier would not stand true in present circumstances. "Line Source" emission is increasing;- The detail of the population calculation and parking is annexed as Annexure II in the reply and the Air dispersion modeling report is annexed as Annexure III.
b) Decrease in No. of total units shown (853-841=12) is due to the decrease in Servant units (84- 66=18) other units are increasing from 653-658 & EWS 116-117.As in case of each Dwelling Unit, 5 persons per unit is considered while in case of servant quarters would be max. 2;-The details of the population is annexed as Annexure II in the reply
c) Population in dwelling units & EWS increasing by 25 & 5 in No. respectively. The decrease in population is shown by decreasing the No. of students (10) in school & 36 in servant quarters (Page No. C-8 & C-9);- As per Environmental Clearance granted : No of DU was 653 , hence population was considered @5person per unit i.e. 3265 no and EWS units was 116 , hence population was considered @5 person per unit i.e.580 no

As per Amendment proposed: No of Dwelling units are 658 considering @5 person per unit population will be 3290 and EWS units are 117 , hence population considering population @5 person per unit will be 585 no. Hence there will be difference of 25 no of person in Dwelling Units and 5 no in EWS units. No of Students are decreasing because the area of the schools in revised sanction is decreasing from 840.925 sqm to 800.62 sqm Hence slight decrease in population by 10 no.

d) On Page No. C-10, PP has forgotten to show the necessary amendments proposed for Water Consumption e.g. Population taken 4013, students & visitors taken 168 & 42 while on previous page C-9/C-8 shows students 160 & visitors 40, only change made is water consumption @111LPCD;- The revised water management & balance is annexed as Annexure II in the reply

e) DG cooling 9 KLD, all water would not evaporate what about the residual water?-DG cooling water will be 9 KLD app 1 KLD residual water will be generated. That will be evaporated in a Multi Effect evaporator and salt will be collected in HDPE bags and then it will be sent to TSDF site for final disposal. Revised water Balance Diagram is annexed as Annexure II of the reply.

f) Water body 5 KL, what are the dimensions & water would be required to replenish the quantity lost in evaporation that is approx. 7 mm of the cross-section or exposed area of water body;-Dimension of water body will be 2.0 m x 2.5 m X1.0 m; Surface area of water Body is 5.0 m^2; Water loss daily from water body =0.007 x 5= 0.035 KLD (35 liter)

g) On Page No. C-15 & C-16, No. of RWH has not been determined;-Six no rain water harvesting pits will be provided. Detailed rainwater harvesting calculation is annexed as Annexure -V of the reply

h) Project is near completion, should verify the status of conditions of accorded "EC" being complied.-All the conditions given in the EC are complied with, undertaking in this regard is annexed as VI.

Authority observed that there is a definite increase in "Pollution Load". Authority directed "Project Proponent" to furnish the relevant environmental studies to determine the "Impact on Environment" with the said "Amendments".-**There is a slight increase in parking no. Hence Air dispersion modeling has been carried out and predicted incremental load along with the baseline quality is enclosed as Annexure III (placed on record)**

The committee deliberated the reply of observation and again decided by majority to recommend the extension and amendments in the earlier EC issued vide letter no.1547 on dated 24.12.2013 to SEIAA with the additional stipulations as recommended vide MoM of 207th minutes of SEAC and other conditions will remain the same as per earlier Environment Clearance no. 1547 dated 24.12.2013.

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