

**Minutes of the 261<sup>st</sup> Meeting of the State Expert Appraisal Committee (SEAC), Haryana held on 27.02.2023 and 28.02.2023 under the Chairmanship of Sh. V. K. Gupta, Chairman, SEAC, in Conference Hall (SEIAA), Bays No.55-58, First Floor, Paryatan Bhawan, Sector-2, Panchkula for considering Environmental Clearance of Projects (B Category) under Government of India Notification dated 14.09.2006**

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

The minutes of 260<sup>th</sup> meeting were discussed and approved. In this meeting 20 nos. of agenda projects received from SEIAA, were taken up for scoping, appraisal and grading as per agenda circulated.

The following members joined the meeting:

Sr. No.	Name	Designation
1.	Sh.Prabhaker Verma (Through VC)	Member
2.	Shri Vivek Saxena, IFS	Member
2.	Shri Rajbir Bondwal, IFS (Rtd). (Through VC)	Member
3.	Dr.Sandeep Gupta	Member
4.	Sh.Bhupender Singh Rinwa, Joint Director, Environment & Climate Change Department, Haryana	Member Secretary
5.	Deepak Hooda, Representative of Mines and Geology Department, Haryana (Attended on 28.02.2023)	State Geologist
6.	B.D. Yadav, Representative of Mines and Geology Department, Haryana (Attended on 28.02.2023)	Sr.Geologist

**261.01 EC of Revision & Expansion of "IT Park" complex Project at Village Ullahawas, Sector 59, Gurugram, Haryana by M/s Nova Realtors Pvt. Ltd.**

**Project Proponent : Not Present**  
**Consultant : Grass Roots Research & Creation India (P) Ltd.**

The Project was submitted to the SEIAA vide online Proposal No. SIA/HR/INFRA2/416057/2023 on dated 27.01.2023 for obtaining Environmental Clearance under Category 8(b) of EIA Notification 14.09.2006. The PP submitted requisite scrutiny fee vide DD No.000948 Dated 04.08.2022 of Rs.2,00,000/-

The case was taken up in 261<sup>st</sup> meeting. However PP requested vide letter dated 27.02.2023 to defer the case as they were unable to attend the meeting due to unavoidable circumstances. The committee acceded with the request of PP and deferred the case.

**261.02 EC for Expansion and Revision of Residential Plotted Colony under Deen Dayal Jan Awas Yojna located at Village Wazirpur & Meoka, Sector 92, Gurugram, Haryana by M/s Signature Infrabuild Private Limited**

**Project Proponent : Sh.Vineet Kumar**  
**Consultant : Grass Roots Research & Creation India (P) Ltd.**

The Project was submitted to the SEIAA vide online Proposal No.SIA/HR/INFRA2/415794/2023 on dated 25.01.2023 for obtaining Environmental Clearance under Category 8(b) of EIA Notification 14.09.2006. The PP submitted requisite scrutiny fee vide DD No.210186 Dated 15.07.2022 of Rs.2,00,000/- . Auto ToR was granted to this project on 28.10.2022.

The case was taken up in 261<sup>st</sup> meeting held on 27.02.2023. The PP presented the case before the committee. Vide letter dated 24.02.2023, the PP submitted reply/documents as desired by SEIAA vide its letter dated 02.02.2023.

Further, during the discussion, the committee raised few observations to which PP replied as under:

S.No.	Query	Reply
1.	PP should submit proof regarding application for grant of Satisfactory letter w.r.t. previous granted EC to MoEF&CC.	The PP submitted request letter to obtain certified compliance report w.r.t. conditions mentioned in the Environment Clearance to Regional Office of Ministry of Environment Forests and Climate Changes vide File No. SEIAA/HR/2021/439 dated 07.12.2021 vide email dated 14.07.2022 but no response was received from RO, MoEFCC. Thereafter, we had submitted request letter to Haryana State Pollution Control Board vide letter dated 18.08.2022 as per the Office Memorandum issued by MOEFCC vide no. J-11013/6/2010-IA.II (Part) dated 07.09.2017. Then, RO HSPCB had inspected the site on 14.09.2022 and issued certified report on 21.09.2022. Affidavit regarding chronology of the applications submitted for certified compliance report is enclosed as <b>Annexure 1</b> .
2.	PP should submit revised area statement including the revision part with justification.	It is submitted by PP that as per Haryana Building Code 2017, the permissible ground coverage was 66% of the plot area. In the earlier granted EC permissible ground coverage considered was 66%. Thereafter, as per the amendment in the Haryana Building Code 2017 issued vide Memo No. Misc-2339- ULB-Vol-II-A/7/5/2006-2TCP Dated: 25.04.2022, the permissible ground coverage has been increased to 75% of the plot area, therefore, they revised their planning. PP further annexed area statement showing revision part is enclosed as <b>Annexure 2</b> .
3.	PP should submit an affidavit the no construction has been taken place in the area where revision has been proposed.	The PP submitted that as per given point, affidavit for no construction in revision part has been enclosed as <b>Annexure 1</b> .
4.	The PP shall revise solar power consumption.	The PP submitted that they will provide solar power as per HAREDA norms. Affidavit stating the same is enclosed as <b>Annexure 1</b> .
5.	PP should provide RWH calculation details.	The RWH calculation details has been enclosed as <b>Annexure 3</b> .
6.	PP should submit point wise queries raised by SEIAA.	Reply of queries raised by SEIAA is enclosed as <b>Annexure 4</b> .
7.	The PP shall submit revised tangible EMP.	The budget for EMP has been revised and is enclosed as <b>Annexure-5</b> .

The PP further submitted an affidavit stating therein as under:

1. That, we M/s Signature Infrabuild Private Limited have planned for Expansion and Revision of Residential Plotted Colony (18.61 Acres) at Village- Wazirpur and Meoka, Sector-92, Gurugram, Haryana.
2. That, as per Haryana Building Code 2017, the permissible ground coverage was 66% of the plot area. In the earlier granted EC permissible ground coverage considered was 66% (copy enclosed as **Annexure A**). Thereafter, as per the amendment in the Haryana Building Code 2017 issued vide Memo No. Misc-2339- ULB-Vol-II-A/7/5/2006-2TCP Dated: 25.04.2022, the permissible ground coverage has been increased to 75% of the plot area (copy enclosed as **Annexure B**). Therefore, we have revised our planning.
3. That, the company has not commenced any construction work in the revision part at the project site, we shall commence work only after obtaining the Environmental Clearance and receipt of all applicable NOC's/permission from the prescribed/competent authorities of state and Centre Govt.
4. That, we had submitted request letter to obtain certified compliance report w.r.t. conditions mentioned in the Environment Clearance to Regional Office of Ministry of Environment Forests and Climate Changes vide File No. SEIAA/HR/2021/439 dated 07.12.2021 vide email dated 14.07.2022 but no response was received from RO, MoEFCC (copy of email is enclosed as **Annexure C**). Thereafter, we had submitted request letter to Haryana State Pollution Control Board vide letter dated 18.08.2022 (copy of acknowledgement is enclosed as **Annexure D**) as per the Office Memorandum issued by MOEFCC vide no.J-11013/6/2010-IA.II (Part) dated 07.09.2017 (copy enclosed as **Annexure E**). Then, RO HSPCB had inspected the site on 14.09.2022 and issued certified report on 21.09.2022 (copy enclosed as **Annexure F**).
5. We will provide solar Power as per HAREDA Norms.

The PP also submitted Basic Details and EMP Details of the project as under:

**Table 1 – Basic Detail**

<b>Name of the Project: Expansion and Revision of Residential Plotted Colony on a land measuring 75,321.99 m<sup>2</sup> (18.61 Acres) of plot area located at Village-Wazirpur &amp; Meoka, Sector-92, Gurugram, Haryana by M/s Signature Infrabuild Pvt. Ltd.</b>				
<b>Sr. No.</b>	<b>Particulars</b>	<b>Existing</b>	<b>Expansion</b>	<b>Total Area (in M<sup>2</sup>)</b>
	<b>Online Project Proposal Number</b>	SIA/HR/INFRA2/4030/30/2022	SIA/HR/INFRA2/415794/2023	
1.	Latitude	28°24'38.58"N		
2.	Longitude	76°55'4.12"E		
3.	Plot Area	41,682.555 m <sup>2</sup>	+33,639.44	75,321.99 m <sup>2</sup>
4.	Net Plot Area	38,485.544	+33,422.73	71,908.27
5.	Proposed Ground Coverage	25,922.272	+21,856.24	47,778.51
6.	Proposed FAR (including Community +Creche)	50,645.49	+49,213.99	99,859.48
7.	Non FAR Area	66,563.77	+36,135.09	1,02,698.86
8.	Total Built Up area	1,17,209.267	85,349.073	2,02,558.34
9.	Total Green Area with Percentage	(@12.71% of the plot area) 5,297.85	+3,841.69	(@12.71% of the plot area) 9,139.54
10.	Rain Water Harvesting Pits	11	+8	19
11.	STP Capacity	350 KLD	+290 KLD	640 KLD
12.	Total Parking	Within individual Plots	Within individual Plots	Within individual Plots

13.	Organic Waste Converter	1	-	1	
14.	Maximum Height of the Building (m)	18m (S+4)	18m (S+4)	18m (S+4)	
15.	Power Requirement (kW)	2900	+2535	5435 kVA	
16.	Power Backup	4 nos. of DG sets of total 2,500 KVA capacity (2x750 +2x500)	+3 no. of DG sets of total capacity 1,500 kVA (3 x 500 kVA)	4000kVA (2x 750 +5x 500)	
17.	Total Water Requirement	340 KLD	+286 KLD	626 KLD	
18.	Domestic Water Requirement	324KLD	+275 KLD	599 KLD	
19.	Fresh Water Requirement	236 KLD	+200 KLD	436 KLD	
20.	Treated Water	249 KLD	-59 KLD	190 KLD	
21.	Waste Water Generated	277 KLD	+235 KLD	512 KLD	
22.	Solid Waste Generated	1988 kg/day	+1709 kg/day	3697 kg/day	
23.	Biodegradable Waste	1192.8 kg/day	+ 925.4 kg/day	2118.2 kg/day	
24.	Number of Towers		--		
25.	Dwelling Units/ EWS	191	+163	354	
26.	Salable Units	--	--	--	
27.	Basement	16775.19	+13,446.98	30,222.17	
28.	Community Center	4168.398 m <sup>2</sup>	+3363.80 m <sup>2</sup>	7,532.19 m <sup>2</sup>	
29.	Stories	Ground Floor to fourth Floor	Ground Floor to fourth Floor	Ground Floor to fourth Floor	
30.	R+U Value of Material used (Glass)	The project will involve limited use of clear & tinted glass having U-value less than 2.67 W/m <sup>2</sup> deg C	--	The project will involve limited use of clear & tinted glass having U-value less than 2.67 W/m <sup>2</sup> deg C	
31.	Total Cost of the project:	i) Land Cost	INR 373.49 Crore	+ INR 250 Crore	INR 623.49 Crore
		ii) Construction Cost			
32.	EMP Budget (per year)	i) Capital Cost	Capital Cost : Rs. 560 lacs Recurring Cost : Rs.38 lacs	Capital Cost : Rs.150 lacs Recurring Cost : Rs. 26.7 lacs	Capital Cost: Rs.710 lacs Recurring Cost: Rs.64.7 lacs
		ii) Recurring Cost			
33.	Incremental Load in respect of:				
	i) PM 2.5	.07 µg/m <sup>3</sup>	.71 µg/m <sup>3</sup>	.....	
	ii) PM 10	.11 µg/m <sup>3</sup>	.02 µg/m <sup>3</sup>	.....	
	iii) SO <sub>2</sub>	2.01 µg/m <sup>3</sup>	1.07 µg/m <sup>3</sup>	.....	
	iv) NO <sub>2</sub>	2.87 µg/m <sup>3</sup>	.82 µg/m <sup>3</sup>	.....	
	v) CO	7.04 µg/m <sup>3</sup>	.71 µg/m <sup>3</sup>	.....	
34.	Status of Construction	Construction has been started in that part for which EC has been obtained Approx. 25% (304 out of 114 slab constructed) work has been done. For revision part and extension part construction has not been started yet.			
35.	Construction Phase:	Power Back-up	100 kva	---	100 kva
		Water Requirement & Source	234 ml	171 ml	405ml
		STP (Modular)	1	---	1
		Anti-Smoke Gun	1	---	1

Table 2 – EMP Detail

DURING CONSTRUCTION PHASE					
COMPONENT	CAPITAL COST (INR LAKH) For Existing	CAPITAL COST (Already Spent)	RECURRING COST (INR LAKH/YR) For Existing	CAPITAL COST (INR LAKH) For Expansion	RECURRING COST (INR LAKH/YR) For Expansion
Labor Sanitation & Waste water Management	10	0	2.5	3	0.75
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	12.5	0	3.25	8	2
Storm Water Management (temporary drains and sedimentation basin)	10	0	2.5	1	0.25
Solid Waste Management	5	0	1.25	2	0.5
<b>TOTAL</b>	<b>37.5</b>	Nil	<b>9.5</b>	<b>14</b>	<b>3.5</b>

DURING OPERATION PHASE					
COMPONENT	CAPITAL COST (INR LAKH) For Existing	CAPITAL COST (Already Spent)	RECURRING COST (INR LAKH/YR) For Existing	CAPITAL COST (INR LAKH) For Expansion	RECURRING COST (INR LAKH/YR) For Expansion
Sewage Treatment Plant	35	0	8.75	60	15
Rain Water Harvesting System	16.5	0	4.25	8	2
Solid Waste Management	4	0	1	11	2.5
Environmental Monitoring	0	0	9	0	2
Green Area/ Landscape Area	3	0	0.75	3	0.25
Others (Energy saving devices, miscellaneous)	10	0	2.5	8	0.25
Socio-Economic					
Providing laptops and mobile phones to students of - <ul style="list-style-type: none"> <li>• Dhorka Village Govt. Primary School</li> <li>• Hayatpur Govt. Primary School</li> <li>• Wazirpur Govt. Primary School</li> </ul>	65	0	---	15	---
Shelter for Cow in Dhorka, Wazirpur, Hayatpur Villages	30	0		12	....

Providing Rain Water Harvesting in the following local Govt. Schools- <ul style="list-style-type: none"> <li>• Dhorka Village Govt. Primary School</li> <li>• Hayatpur Govt. Primary School</li> <li>• Wazirpur Govt. Primary School</li> </ul>	80	0			
Providing Water Coolers in the following local Govt. Schools- <ul style="list-style-type: none"> <li>• Dhorka Village Govt. Primary School</li> <li>• Hayatpur Govt. Primary School</li> <li>• Wazirpur Govt. Primary School</li> </ul>	40	0	---		---
Setting up solar lighting facilities in Dhorka, Wazirpur, & Hayatpur	80	0	---		---
Plantation in Village Dhorka, Wazirpur, & Hayatpur	80	0	---		---
Providing sanitation facility in Village Dhorka, Wazirpur, & Hayatpur	70	0		15	
<b>Fund Allocated for Wild Life Conservation</b> <ul style="list-style-type: none"> <li>➤ <b>Plantation of Trees</b></li> <li>➤ <b>Digging of Ponds</b></li> <li>➤ <b>Construction of feeding Platforms and enclosure</b></li> <li>➤ <b>Awareness Generation</b></li> <li><b>Putting artificial nests on trees</b></li> </ul>	3.0 2.0 2.0 1.0 1.0	0	0.75 0.5 0.5 0.25 0.25	1.0 0.5 0.5 1.0 1.0	0.25 0.30 0.15 0.25 0.25
<b>TOTAL</b>	<b>522.5</b>	<b>0</b>	<b>28.5</b>	<b>136</b>	<b>23.2</b>

The PP also requested vide letter dated 27.02.2023 that their project falls under Category 8(b) and they had applied under the same category on the PARIVESH portal but in the online generated Standard/Auto ToR granted on 28.10.2022, it has been shown under Category 8(a) Building & Construction, whereas it should be under category 8(b) Township & Area Development. Therefore, PP requested for making the change in the category of the project as 8(b) Township & Area Development. The committee discussed on the submission made by the PP and further, recommended for correction in the category of the project as 8(b) Township & Area Development in the Standard/Auto ToR granted on 28.10.2022 to the project.

Further, the committee after discussion considered the reply and after deliberations the Committee rated this project with **“Gold Rating”** and was of the unanimous view that the case be

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

**A. Specific conditions:-**

1. Sewage shall be treated in the STP based on latest Technology 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 EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment Monitoring Cell as per documents submitted.
4. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
5. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
6. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to 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 habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
8. 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 **9,139.54 sqms. (@12.71% of the plot area)** shall be provided for Green Area development for whole project. The Trees species will be planted as per the list approved by DFO.
9. The PP shall get approve the Wildlife Conservation Plan from Chief Wildlife Warden, Haryana before start construction of 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 fire fighting 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<sub>2</sub> 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 pass the services through only 24 mtr wide HUDA road and will not pass any of services through the revenue rasta.
17. The PP shall not obstruct the passage for access to other land falling within their project.
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, if any from HWRA/CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from HWRA/CGWA.
20. The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
21. **19 Rain water harvesting recharge pits (double bore)** 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 RWH pits
23. The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
24. The PP may provide electric charging stations to facilitate electric vehicle commuters.
25. The PP shall provide **01 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.
26. The PP shall provide solar power as per HAREDA norms.
27. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
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 get agreement with individual plot holder to plant one tree in each plot.

#### **B. Statutory Compliance:**

- [1] The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority for ground coverage, FAR and should be in accordance with zoning plan approved by Competent Authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- [2] The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of fire fighting equipment etc as per National Building Code including protection measures from lightening etc.
- [3] The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
- [4] The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- [5] The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board.
- [6] The project proponent shall obtain the necessary permission for drawl of ground water /surface water required for the project from the competent authority.
- [7] A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.



- [8] All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
- [9] The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, 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**

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 low sulphur 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, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
6. Sand, murrum, 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 low sulphur 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**

1. 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.
2. Buildings shall be designed to follow the natural topography as much as possible.

- Minimum cutting and filling should be done.
3. 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.
  4. 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.
  5. 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.
  6. 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.
  7. 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.
  8. 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.
  9. 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.
  10. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
  11. 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.
  12. 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.
  13. All recharge should be limited to shallow aquifer.
  14. No ground water shall be used during construction phase of the project.
  15. 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.
  16. 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.
  17. 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.
  18. No sewage or untreated effluent water would be discharged through storm water drains.
  19. 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.

20. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
21. 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**

1. 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.
2. 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.
3. 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**

1. 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.
2. Outdoor and common area lighting shall be LED.
3. 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.
4. 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.
5. 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.
6. 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.
7. The PP will submit report indicating compliance of each parameter of ECBC requirement and submit quantification saving report for each component.

### **V Waste Management**

1. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
2. 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.
3. 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.

4. 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.
5. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6. 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.
7. 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.
8. 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.
9. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
10. 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**

1. 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).
2. 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.
3. 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.
4. 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**

1. 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.
2. For indoor air quality the ventilation provisions as per National Building Code of India.
3. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
4. 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.
5. Occupational health surveillance of the workers shall be done on a regular basis.
6. A First Aid Room shall be provided in the project both during construction and operations of the project.

#### **IX Corporate Environment Responsibility**

1. The project proponent shall comply with the provisions of CER, as applicable.
2. 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.
3. 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.
4. 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**

1. The project has been appraised on the concept basis as such PP will obtain fresh EC in case of change in the planning.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.

7. 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.
8. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
9. 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.
10. 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.
11. 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
12. 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.
13. 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.
14. The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
15. The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
16. 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.
17. 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.

**261.03            EC for Affordable Group Housing Colony - Rajvik Greens at Revenue Estate of Village Naurangpur, Sector 79-B, Gurugram Manesar Urban Complex, District Gurugram, Haryana by M/s Silver X Projects India Private Limited**

**Project Proponent       : Sh.Vikas Yadav**  
**Consultant                 : Paramarsh Servicing Environment and Development**

The Project was submitted to the SEIAA vide online Proposal No. SIA/HR/INFRA2/413213/2023 on dated 24.01.2023 for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006. The PP submitted requisite scrutiny fee vide DD No.001429 Dated 20.12.2022 of Rs.2,00,000/-

The case was taken up in 261<sup>st</sup> meeting held on 27.02.2023. The PP presented the case before the committee. The committee after discussion raised some observation to which PP replied vide letter dated 27.02.2023 which is as following:

Sr. No.	Query	Reply
1.	The PP shall submit the affidavit for no court case pending.	There is no litigation or court case pending with respect to the project and the proponent. In this regards, the affidavit is attached as <b>Annexure I</b> .
2.	The PP shall submit the affidavit for no revenue rasta and HT line.	There is no revenue rasta passing through the project site, nor there is any HT line passing. In this regards, we have already submitted the

		affidavit to the SEAC/SEIAA. The copy of the same is attached herewith as <b>Annexure II.</b>
3.	The PP shall submit the affidavit for the Wildlife Sanctuary distance from the project site.	There is no notified wildlife sanctuary/national park within 10 km buffer radius from the project site. Sultanpur Bird Sanctuary is at approx. 14.3 km from the project site while Asola Wildlife Sanctuary lies at approx. 25.7 km from the project site. In this regards, we are herewith submitting the affidavit attached as <b>Annexure III.</b>
4.	The PP shall submit the detailed IGBC Report.	The project is Pre- Certified under Gold Category by IGBC. The pre-certification preliminary review report and the Certificate is attached as <b>Annexure IV.</b>
5.	The PP shall submit the CA Certificate.	The project cost certified by the CA is attached as CA Certificate enclosed as <b>Annexure V.</b>
6.	The PP shall submit the revised landscape plan to 16% of the plot area.	The revised landscape plan having the increased landscape area to 16% of the total plot area is attached as <b>Annexure VI.</b> In addition, we will be providing the tree plantation along the berm of the 24 m wide road passing through the project site (refer affidavit attached as <b>Annexure III</b> )
7.	The PP shall submit the revised solar provision to 4% of the power requirement.	We will be increasing the solar provision from 40 KWp to 70 KWp. (approx. 4% of the power requirement)
8.	The PP shall submit the Sewer Permission, Water Assurance, Power Assurance, Building Plan, Approval Letter.	The copy of the Water Assurance, Sewer Permission, Power Assurance and BR –III Letter is attached as <b>Annexure VI.</b>

The PP also submitted Basic Detail and EMP detail of the project as below:

**Table 1 – Basic Detail**

<b>Name of the Project: Affordable Group Housing Colony Rajvik Greens at Revenue estate of village Naurangpur, Sector 79-B, Gurugram Manesar Urban Complex, District Gurugram, Haryana by Silver X Projects India Pvt. Ltd.</b>		
<b>Sr. No.</b>	<b>Particulars</b>	
<b>Online Proposal no.: SIA/HR/INFRA2/413213/2023</b>		
1.	Latitude	28°21'18.19"N
2.	Longitude	76°58'37.56"E
3.	Plot Area	16,794.43 m <sup>2</sup>
4.	Proposed Ground Coverage	4,509.27 m <sup>2</sup>
5.	Proposed FAR	39,418.57 m <sup>2</sup>
6.	Non FAR Area	6,908.89 m <sup>2</sup>
7.	Total Built Up area	46,327.46 m <sup>2</sup>
8.	Total Green Area with Percentage	2705.00 m <sup>2</sup> (16% of plot area)
9.	Rain Water Harvesting Pits	4 pits
10.	STP Capacity	300 KLD
11.	Total Parking	396 ECS and 792 ESS
12.	Organic Waste Converter	1 no.
13.	Maximum Height of the Building (m)	42.05 m
14.	Power Requirement	1755 kW
15.	Power Backup	1 x 160 kVA and 1 x 320 kVA

16.	Total Water Requirement		292 KLD
17.	Domestic Water Requirement		204 KLD
18.	Fresh Water Requirement		204 KLD
19.	Treated Water		88 KLD
20.	Waste Water Generated		237 KLD
21.	Solid Waste Generated		1688 kg/Day
22.	Biodegradable Waste		1019.70 Kg/day
23.	Number of Towers		6 Residential Towers, Commercial, Community and Aanganwadi
24.	Dwelling Units/ EWS		599 Dwelling Units
25.	Salable Units		599
26.	Basement		None
27.	Community Center		1 no.
28.	Stories		S+13 for residential towers and G+1 for commercial
29.	R+U Value of Material used (Glass)		1.77
30.	Total Cost of the project:	i) Land Cost	INR 155.57 crores
31.		ii) Construction Cost	
32.	EMP Budget		311.24/- lakhs
33.	Incremental Load in respect of:		PM10 : 0.01 µg/m <sup>3</sup> PM2.5 : 0.03 µg/m <sup>3</sup> SO <sub>2</sub> : 0.2 µg/m <sup>3</sup> NO <sub>2</sub> : 0.42 µg/m <sup>3</sup> CO: 0.15 µg/m <sup>3</sup>
34.	Status of Construction		Vacant land. No construction
35.	Construction Phase:	Power Back-up	125 kVA
		Water Requirement & Source	3 KLD domestic water to be obtained from local fresh water supplier. 5 KLD treated water will be procured from nearby STP.
		STP (Modular)	Septic tank is proposed
		Anti-Smog Gun	6

#### EMP Construction Phase:

S.No	Component	Capital Cost (Rs in lakhs)	Recurring Cost (Rs in lakhs)
1	EMP cost of Construction phase (green net, tarpaulin cover to cover the construction material)	4	6
2	Tractors/Tanker cost for Water sprinkling for dust suppression	2	4
3	Wheel wash arrangement during construction phase	1	2
4	Sanitation for labours (mobile toilets/septic tank)	3	4
5	Anti-Smog Guns	12	2
6	Sedimentation Tank	2	4
7	Storm Water Drainage	43.94	4
8	Sewerage System	58.5	2
9	Handling of construction waste material	2	3
<b>Total</b>		<b>128.44</b>	<b>31</b>



**EMP Operation Phase:**

S.no	Component	Capital Cost (Rs in lakhs)	Recurring Cost (Rs in lakhs)
1	Sewage Treatment Plant	73.6	7
2	Rain water Harvesting Pits	4.2	4
3	Acoustic enclosure/stack for DG sets and Energy savings	5	1
4	Solid Waste Management	28	5
5	Green Area/ Landscape Area	7	1
6	Installation of Solar PV	5	5
7	Water efficient fixture and measures	5	1
<b>Total</b>		<b>127.8</b>	<b>24</b>

**Total EMP Budget**

S. No.	Particular	Cost in Lakhs
1	EMP budget for inside the project boundary(Capital cost)	256.24 /-
2	EMP budget for inside the project boundary(Recurring cost)	55.00/-
	<b>Total EMP @ 2% of project cost of ₹155.57 Crores</b>	<b>311.24/-</b>

A detailed discussion was held on the submissions as well as presentation made by the PP before the committee. After detailed deliberation, the committee rated this project with **“Gold Rating”** and was of the unanimous view that the case be recommended to the SEIAA for granting Environmental Clearance under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India alongwith the following specific and general stipulations:

**A. Specific conditions:-**

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

for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.

7. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is 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 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 PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed **2705.00 m2 (16% of plot area)** of plot area shall be provided for green area development.
9. The PP shall increase solar power capacity from **40 KWp to 70 KWp (approx. 4% of the power requirement)**
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 expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
12. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
13. The PP shall not carry any construction above or below the Revenue Rasta, if any
14. The PP shall keep the ROW below the HT Line passing through the project, if any.
15. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
16. The PP shall 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<sub>2</sub> 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, electricity and sewage connection permitted by the competent authority.
18. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
19. **04 Rain water harvesting** recharge pits shall be provided for ground water recharging as per the CGWB norms.
20. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits**.
21. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
22. The PP shall obtain power assurance from the competent authority.
23. The PP may provide electric charging stations to facilitate electric vehicle commuters.
24. The PP shall provide the **06 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 project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.
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 fire fighting equipment etc as per National Building Code including protection measures from lightening etc.
3. The project proponent shall obtain forest clearance under the provisions of Forest(Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
4. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable and shall abide with the conditions imposed in NOC, if any issued by Forest Department and NBWL.
5. The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board.
6. The PP shall obtain the permission for withdrawal of ground/surface water from competent authority before the start of the project and also obtain the CTO from HSPCB after the approval from competent authority.
7. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
9. The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, the Plastics Waste (Management) Rules, 2016 and Batteries Waste (Management Handling) Rules 2001 (as amended in 2020) shall be followed.
10. The project proponent shall follow the ECBC Act/ECBC-Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.

#### **I Air Quality Monitoring and Preservation**

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

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

## **II Water Quality Monitoring and Preservation**

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

- xvii. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
- xviii. No sewage or untreated effluent water would be discharged through storm water drains.
- xix. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
- xx. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxi. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

### **III Noise Monitoring and Prevention**

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

### **IV Energy Conservation Measures**

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

### **V Waste Management**

- i. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W generated from project shall be obtained.
- ii. Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- iii. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- iv. Organic Waste Converter within the premises with a minimum capacity of 0.5 kg/person/day must be installed. Leaves to be put in earmarked pits for converting them into compost to be used as manure.
- v. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- vi. Any hazardous waste generated during construction phase, shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- vii. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, compressed earth blocks, and other environment friendly materials.
- viii. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25<sup>th</sup> 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 share holders/ stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
- iii. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
- iv. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

#### **X Miscellaneous**

- i. The project proponent shall prominently advertise it at least in two local news papers of the District or State, of which one shall be in the vernacular language within seven days indicating

- that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
- ii. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30days 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 voidab-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.

**261.04 EC for Proposed Group Housing Colony at Village Kherki Daula, Sector 76, Gurugram, Hayrana by M/s Whiteland Corporation Pvt. Ltd.**

**Project Proponent : Sh.Sujeevan Dham**  
**Consultant : Vardan EnviroNet**

The Project was submitted to the SEIAA vide online Proposal No. SIA/HR/INFRA2/415680/2023 on dated 25.01.2023 for obtaining Environmental Clearance under



Category 8(b) of EIA Notification 14.09.2006. The PP submitted requisite scrutiny fee vide DD No.519693 Dated 30.12.2022 of Rs.2,00,000/- .The Auto ToR was granted to the project on 06.01.2023.

The case was taken up in 261<sup>st</sup> meeting held on 27.02.2023. The PP presented the case before the committee and also submitted following details of the project:

1. That 11.96 acres Land is proposed for developing “Group Housing Colony”.
2. PP has obtained vide license no. 91 of 2022 Dated: 12.07.2022 and vide license no.92 of 2022 Dated: 12.07.2022 from the Directorate of Town & Country Planning, Haryana for 11.96 Acres for setting up of Group Housing Colony.
3. PP had submitted total project cost duly CA certified.
4. PP had submitted approved building plan.
5. PP has submitted affidavit regarding No litigation is pending against project site and revenue rasta is not passing through project. No high tension line passing through project. PP will install hybrid DG sets and increase solar panel capacity from 40 kW to 50 kW. PP will abide the condition mentioned in the forest NOC. PP will take prior permission to cut the trees from concerned department and plant 10 times of those trees. PP has obtained Sewerage assurance, Water assurance, Power assurance, Airport NOC, Forest NOC, and Aravali NOC.
6. PP also submitted IGBC application.
7. PP has submitted Revised EMP cost.
8. PP also submitted AAI NOC from concerned department.
9. PP has submitted structure stability certificate.

After discussion, the committee raised some observations to which PP replied which is as under:

S. No.	Observations	Reply
1.	PP shall submit total project cost duly CA certified.	Total project cost duly CA certified is attached as <b>Annexure-1.</b>
2.	PP shall submit approved building plan.	Approved building plan certified is attached as <b>Annexure-2.</b>
3.	PP shall submit affidavit regarding no litigation, no revenue rasta, tree felling, HT line, hybrid DG sets, solar panel capacity to be increased and permissions obtained, forest condition will be fulfilled.	Affidavit regarding the same is attached as <b>Annexure-3.</b>
4.	IGBC application to be submitted	IGBC application is attached as <b>Annexure-4</b>
5.	Revised EMP to be submitted.	Revised EMP is attached as <b>Annexure-5.</b>
	<b>SEIAA observations</b>	
6.	PP shall submit AAI NOC from concerned department.	AAI NOC from concerned department is attached as <b>Annexure-6.</b>
7.	PP shall submit structure stability certificate.	Structure stability certificate is attached as <b>Annexure-7.</b>

PP also submitted an affidavit stating therein as under:

- No litigation is pending against our project site and revenue rasta is not passing through our project. No high tension line passing through our project.
- That we will install hybrid DG sets and we will increase solar panel capacity from 40 kW to 50 kW.
- That we will abide the condition mentioned in the forest NOC. That we will take prior permission to cut the trees from concerned department and we will plant 10 times of those trees.
- That we have obtained Sewerage assurance, Water assurance, Power assurance, Airport NOC, Forest NOC, Aravalli NOC.

The PP also submitted basic detail and EMP details of the project as following:

Table 1 – Basic Detail

Name of the Project: Proposed “Group Housing Colony” at Village Kherki Daula, Sector – 76, Gurugram, Haryana by M/s Whiteland Corporation Private Limited			
Sr. No.	Particulars		
1.	Online Proposal Number	SIA/HR/INFRA2/415680/2023	
2.	Latitude	28°23'46.636"N	
3.	Longitude	76°59'21.040"E	
4.	Plot Area	48,400.326 m <sup>2</sup> / 11.96 Acres	
5.	Net Plot Area	38,700.858 m <sup>2</sup> / 9.5632 Acres	
6.	Proposed Ground Coverage (23.28 %)	11,268.39m <sup>2</sup>	
7.	Proposed FAR	1,41,711.916m <sup>2</sup>	
8.	Non FAR Area	1,15,629.484m <sup>2</sup>	
9.	Total Built Up area	2,57,341.40m <sup>2</sup>	
10.	Total Green Area with (25 % of net plot area)	9675.2145m <sup>2</sup>	
11.	Rain Water Harvesting Pits (with size)	12 RWH Pits	
12.	STP Capacity	660 KLD	
13.	Total Parking	1550 ECS	
14.	Organic Waste Converter	Total 2 nos. of Organic waste converters of capacity 2,500 Kg/day (2x1,250 Kg/day)	
15.	Maximum Height of the Building (m)	157.70 Meter Till Terrace floor	
16.	Power Requirement	7317 kVA (DHBVN)	
17.	Power Backup	6 Nos of DG Total Capacity 6530 kVA (2 x 1500 kVA + 3 X 1010 kVA + 1 x 500 kVA)	
18.	Water Requirement	551 KLD	
19.	Domestic Water Requirement	357 KLD	
20.	Fresh Water Requirement	357 KLD	
21.	Treated Water	194 KLD	
22.	Waste Water Generated	424 KLD	
23.	Solid Waste Generated	2987 Kg/day	
24.	Biodegradable Waste	1170Kg/day	
25.	Basement	3 nos	
26.	Number of Towers	9 No. of Towers	
27.	Dwelling Units/ EWS	Total Dwelling Units: 619 EWS: 112 Domestic Servant: 134	
28.	Community Center area (Club House)	4393.893m <sup>2</sup>	
29.	Commercial area	440.366m <sup>2</sup>	
30.	Aganwadi cum Crenche	NA	
31.	Stories	(B3 + B2 + B1 + S/G + 42) Max.	
32.	R+U Value of Material used (Glass)	U Value: 5.5 w/sqm k SHGC: 0.9	
33.	Total Cost of the project:	Rs 1785.8023 Crore	
	i) Land Cost ii) Construction Cost		
34.	CER	--	
35.	EMP Budget	EMP Budget: 1,785 Lakhs.	
36.	Incremental Load in respect of:	i) PM 2.5	0.0038 µg/m <sup>3</sup>
		ii) PM 10	0.00656 µg/m <sup>3</sup>
		iii) SO <sub>2</sub>	0.03363 µg/m <sup>3</sup>
		iv) NO <sub>2</sub>	0.0086 µg/m <sup>3</sup>
		v) CO	0.0000052 mg/m <sup>3</sup>
37.	Construction Phase:	Power Back-up	Temporary electrical connection of 19 KW

			& 01 DG of 125 KVA
		Water Requirement & Source	Fresh water – 25 KLD for drinking. Treated wastewater 100KLD for construction Source: Fresh water – GMDA Construction Water – GMDA
		STP (Modular)	1 Nos of 10 KLD
		Anti-Smog Gun	01 Nos

Table 2 – EMP Detail

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)	5.00	25.00	Waste Water Management (Sewage Treatment Plant)	300.00	350.00
Garbage & Debris disposal	0.00	10.00	Solid Waste Management (Dust bins & OWC)	45.00	150.00
Green Belt Development	10.00	15.00	Green Belt Development	100.00	180.00
Air, Noise, Soil, Water Monitoring	0.00	5.00	Monitoring for Air, Water, Noise & Soil	00.00	20.00
Rainwater harvesting system (12 pits)	50.00	5.00	Rainwater harvesting system	00.00	40.00
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	50.00	10.00	DG Sets including stack height and acoustics	200.00	10.00
Medical cum First Aid facility (providing medical room & Doctor)	20.00	80.00	Energy Saving (Solar Panel system)	40.00	10.00
Storm Water Management (temporary drains and sedimentation basin)	30.00	5.00	Providing Desktop Nearby Village Kherki Daula	20.00	0.0
<b>Total</b>	<b>165 Lakhs</b>	<b>155 Lakhs</b>	<b>Total</b>	<b>705 Lakhs</b>	<b>760 Lakhs</b>

A detailed discussion was held on the submissions as well as presentation made by the PP before the committee. After detailed deliberation, the committee rated this project with **“Gold Rating”** and was of the unanimous view that the case be recommended to the SEIAA for granting Environmental Clearance under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India alongwith the following specific and general stipulations:

**A. Specific conditions:-**

1. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
2. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
3. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
4. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
5. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
6. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
7. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
8. The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed **9675.2145 m<sup>2</sup> (25 % of net plot area)** shall be provided for green area development.
9. PP shall install hybrid DG sets and shall increase **solar panel** capacity from 40 kW to 50 kW.
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 expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.

12. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
13. The PP shall not carry any construction above or below the Revenue Rasta, if any
14. The PP shall keep the ROW below the HT Line passing through the project, if any.
15. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
16. The PP shall 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<sub>2</sub> 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, electricity and sewage connection permitted by the competent authority.
18. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
19. **12 Rain water harvesting** recharge pits shall be provided for ground water recharging as per the CGWB norms.
20. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits**.
21. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
22. The PP shall obtain power assurance from the competent authority.
23. The PP may provide electric charging stations to facilitate electric vehicle commuters.
24. The PP shall provide **01 Anti smog gun** mounted on a vehicle for suppression of dust during construction & operational phase.
25. The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.
26. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

**C. Statutory Compliance:**

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

10. The project proponent shall follow the ECBC Act/ECBC-Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.

## **I Air Quality Monitoring and Preservation**

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

## **II Water Quality Monitoring and Preservation**

- i. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
- ii. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- iii. Total fresh water use shall not exceed the proposed requirement as provided in the project details. The per capita supply should adhere to NBC 2016 and CGWA Notification dated 12.12.2018.
- iv. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF& CC along with six monthly Monitoring reports.
- v. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed the quantity of water allotted to the project under consideration and the balance water available. This should

- be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
- vi. At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
  - vii. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
  - viii. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
  - ix. Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
  - x. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
  - xi. The local bye-law provisions on rain water harvesting should be followed. If local bye law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain Water Harvesting pits shall be provided for ground water recharging as per the CGWB norms.
  - xii. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for use. The ground water shall not be withdrawn without approval from the Competent Authority.
  - xiii. All recharge should be limited to shallow aquifer.
  - xiv. No ground water shall be used during construction phase of the project.
  - xv. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
  - xvi. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
  - xvii. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
  - xviii. No sewage or untreated effluent water would be discharged through storm water drains.
  - xix. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
  - xx. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
  - xxi. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

### **III Noise Monitoring and Prevention**

- i. Ambient noise levels shall conform to residential area/commercial area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB /SPCB.

- ii. Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
- iii. Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

#### **IV Energy Conservation Measures**

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

#### **V Waste Management**

- i. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W generated from project shall be obtained.
- ii. Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- iii. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- iv. Organic Waste Converter within the premises with a minimum capacity of 0.5 kg/person/day must be installed. Leaves to be put in earmarked pits for converting them into compost to be used as manure.
- v. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- vi. Any hazardous waste generated during construction phase, shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- vii. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, compressed earth blocks, and other environment friendly materials.
- viii. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25<sup>th</sup> 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 share holders/ stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
- iii. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
- iv. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

## **X Miscellaneous**

- i. The project proponent shall prominently advertise it at least in two local 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 30days 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.

**261.05 EC for Expansion of Common Effluent Treatment Plant from 16 MLD to 26 MLD based on SBR Technology by Haryana State Industrial and Infrastructure Development Corporation (HSIIDC) Ltd.**

**Project Proponent : Not Present**  
**Consultant : Gaurang Environmental Solutions Pvt Ltd.**

The Project was submitted to the SEIAA vide online Proposal No. SIA/HR/INFRA2/414529/2023 on dated 17.01.2023 for obtaining Environmental Clearance under Category 7(h) of EIA Notification 14.09.2006. The PP submitted requisite scrutiny fee vide DD No.197212 Dated 30.01.2023 of Rs.1,50,000/-

The case was taken up in 261<sup>st</sup> meeting held on 27.02.2023. However PP requested vide letter dated 21.02.2023 to defer the case as they were unable to attend the meeting due to unavoidable circumstances. The committee acceded with the request of PP and deferred the case.

**261.06 EC for Hisar Integrated Manufacturing Cluster (Hisar IMC) at District Hisar, Haryana by Department of Civil Aviation**

**Project Proponent : Not Present**  
**Consultant : EQMS Global Pvt. Ltd.**

The Project was submitted to the SEIAA vide online Proposal No. SIA/HR/INFRA2/416859/2023 on dated 05.02.2023 for obtaining Environmental Clearance under Category 8(b) of EIA Notification 14.09.2006. The PP submitted requisite scrutiny fee vide DD No.473642 Dated 20.05.2022 of Rs.2,00,000/-

The case was taken up in 261<sup>st</sup> meeting held on 27.02.2023. However the PP requested vide mail dated 24.02.2023 to defer the case as they were unable to attend the meeting due to unavoidable circumstances. Further also the main file of the case also not received from SEIAA keeping in view the circumstances, the committee acceded with the request of PP and deferred the case for the next meeting.

**261.07 EC for Expansion of Affordable Group Housing Colony At Village-Nawada Fatehpur, Sector – 81, Gurugram, Haryana by M/s GLS Infracon Pvt. Ltd.**

**Project Proponent : Ashish Drall**  
**Consultant : Vardan EnviroNet**

The Project was submitted to the SEIAA vide online Proposal No. SIA/HR/INFRA2/415625/ 2023 on dated 27.01.2023 for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006. The PP submitted requisite scrutiny fee vide DD No.500170 dated 30.01.2023 of Rs.2,00,000/-.

The case was taken up in 261<sup>st</sup> meeting held on 27.02.2023. The PP presented the case before the committee and submitted following information about the project:

- The project is appraised on the concept basis.
- The land falls under the residential zone as per the Gurugram Master Plan 2031.
- The project had received two Licenses from the Directorate of Town & Country Planning, Haryana, One is License No. 34 of 2020 dated 30/10/2020 which is Valid up to 29/10/2025 for 5.6625 Acre and another is License No. 160 of 2022 on dated 04/10/2022 which is Valid up to 03/10/2027 for additional land of 1.875 Acres.
- Earlier EC was granted on dated; 26.04.2021 though vide letter no.SEIAA(127)/HR/2021/398.
- PP has submitted revised EMP.
- PP has submitted undertaking regarding to enhance the solar panel capacity from 40 kW to 50 kW.
- PP has submitted water assurance, sewerage assurance, construction status of earlier EC, Forest NOC, Power assurance and Project cost duly CA certified.

The discussion was held on STP details, wildlife sanctuary distances, traffic study, FAR for green area, land ownership details, Non- FAR, Incremental load, Revised EMP, OWC location, Asola wild life sanctuary, Sewage assurance, no of trees, commercial, IGBC certificate etc. After discussion, the committee raised some observations to which PP replied vide letter dated 27.02.2023 which is as under:

S. No.	Observations	Reply
1.	PP shall submit the revised EMP.	Revised EMP is attached as <b>Annexure-1.</b>
2.	PP shall increase solar panel capacity from 40 kw to 50 kw.	Undertaking for same is attached as <b>Annexure-2.</b>
3.	PP shall submit water assurance from concerned department.	Water assurance from concerned department is attached as <b>Annexure-3.</b>
4.	PP shall submit sewerage assurance from concerned department.	Sewerage assurance from concerned department is attached as <b>Annexure-4.</b>
5.	PP shall submit total project cost duly CA certified.	Total project cost duly CA certified is attached as <b>Annexure-5.</b>
6.	PP shall submit the proof regarding details of Occupational health surveillance programmes organized for the workers working at construction site.	Proof regarding details of Occupational health surveillance programmes organized for the workers working at construction site is attached as <b>Annexure-6.</b>
<b>SEIAA observations</b>		
7.	PP shall submit NOC from Forest Department regarding: (i) Eco Sensitive Zone (ii) Wildlife (iii) Wetland (iv) Restricted Area (v) Controlled Area or any other such	Forest NOC from concerned department is attached as <b>Annexure-7.</b>

	Establishments. (vi) National Board for Wildlife (NBWL)	
8.	PP shall submit the construction status of project along with site photographs.	Construction status of project is attached as <b>Annexure-8</b> . Site photographs showing construction status is attached as <b>Annexure-9</b> .
9.	PP shall submit power mobilization plan.	Power assurance is attached as <b>Annexure-10</b> .

The PP also submitted the action taken report for observed non-compliance against the EC conditions. The point wise reply against the observed non compliances is as below:

S. No.	Non-Compliance	Action taken Report
1.	PP has reported the concentration of PM-10 and PM-2.5 beyond the permissible limit. (AQM condi. – ii and Noise monitoring condi. – i)	The concentration of PM <sub>10</sub> and PM <sub>2.5</sub> in the ambient air in Gurugram area is above the permissible limit. Thus, the value is coming higher.
2.	PP has not submitted the records of use of low sulphur diesel to run the DG sets. (AQM condi. –xi)	DG set is equipped with latest technology, which runs on High Speed Diesel (HSD) at the project site, which already has low sulfur content. Bills of HSD are attached as <b>Annexure –1</b> .
3.	PP has not submitted details of Occupational health surveillance programmes organized for the workers working at construction site. (HH condi. – v)	We will conduct Occupational health surveillance programmes organized for the workers working at construction site in future.
4.	PP has not submitted details of environment management cell set up under the control of senior Executive. (CER condi. – iii)	Detail of environment management cell is attached as <b>Annexure – 2</b> .
5.	PP has not submitted the copy of environment statement of form –V. (Misc. condi. – v)	<b>Not Applicable</b> . Project is still in construction phase. Once the project comes in operation phase, we will submit the Environment Statement (Form –V)

PP also submitted Basic Detail and EMP detail of the project as below:

**Table 1 – Basic Detail**

Name of the Project: Expansion of Affordable Group Housing Colony at Village Nawada Fatehpur, Sector-81, Gurugram, Haryana by M/s GLS Infracon Pvt. Ltd & Others				
Sr. No.	Particulars	Existing	Expansion	Total
1.	Online Proposal Number	<b>SIA/HR/INFRA2/415625/2023</b>		
2.	Latitude	--	--	28°23'22.75"N
3.	Longitude	--	--	76°56'30.36"E
4.	Plot Area	22,915.288 m <sup>2</sup> / 5.6625 Acres	7,587.844 m <sup>2</sup> (1.875 Acres)	30,503.132 m <sup>2</sup> (7.5375 Acres)
5.	Proposed Ground Coverage	7,564.392 m <sup>2</sup> (33.01 %)	2,783.956 m <sup>2</sup>	10,348.348 m <sup>2</sup>
6.	Proposed FAR	53,848.250 m <sup>2</sup>	17,217.257 m <sup>2</sup>	71,065.507 m <sup>2</sup>
7.	Non FAR Area	26,139.913 m <sup>2</sup>	2,270.219 m <sup>2</sup>	28,410.132 m <sup>2</sup>
8.	Total Built Up area	79,988.163 m <sup>2</sup>	19,487.476 m <sup>2</sup>	99,475.639 m <sup>2</sup>
9.	Total Green Area with %	4,630.458 m <sup>2</sup>	1,470.168 m <sup>2</sup>	6,100.626 m <sup>2</sup> (20%)
10.	Rain Water Harvesting Pits (with size) nos	6	2	8
11.	STP Capacity (KLD)	430	250	680
12.	Total Parking for two-	824	736	1560

	wheelers				
13.	Total Parking for Cars (ECS)	--	1,040	1,040	
14.	Organic Waste Converter	Total 2 nos. of OWC of capacity 1,750 Kg/day (1×1250+1×500 Kg/day).	450 kg/day	Total 4 nos. of Organic waste converters of capacity 2,200 Kg/day (1×1,250 Kg/day+1×500Kg/day+1×250Kg/day+2×100Kg/day)	
15.	Maximum Height of the Building (m)	69.95 m	--	69.95 m	
16.	Power Requirement (kW)	3,500	1,770	5,270	
17.	Power Backup (kVA)	500 KVA (2 x 250 KVA )	-100 KVA	400 KVA (2 x 200 KVA )	
18.	Water Requirement (KLD)	419	117	536	
19.	Domestic Water Requirement (KLD)	288	77	365	
20.	Fresh Water Requirement (KLD)	288	77	365	
21.	Treated Water (KLD)	131	40	171	
22.	Waste Water Generated (KLD)	338	94	432	
23.	Solid Waste Generated (kg/day)	2,326	661	3023	
24.	Biodegradable Waste (kg/day)	1,396	418	1814	
25.	Number of Towers (nos)	5	2	7	
26.	Dwelling Units/ EWS (nos)	820	220	1040	
27.	Community Center	195.250 m <sup>2</sup>	--	195.250 m <sup>2</sup>	
28.	Stories	S+20F& S+P+20F	S+14F	S+20F, S+P+20F & S+14F	
29.	R+U Value of Material used (Glass)	U Value: 5.5 w/sqm k SHGC: 0.9	--	U Value: 5.5 w/sqm k SHGC: 0.9	
30.	Total Cost of the project: (Cr)	i) Land Cost ii) Construction	188.75	65	253.75
31.	CER	--	--	--	
32.	EMP Budget(In Lakhs)	943.75	82.25	1026	
33.	Incremental Load in respect of:	i) PM 2.5	0.0235	-0.02348	0.00002
		vi) PM 10	0.0627	-0.06265	0.00005
		vii) SO <sub>2</sub>	0.1363	-0.13616	0.00014
		viii) NO <sub>2</sub>	0.08517	-0.08508	0.00009
		ix) CO	0.0000011	-0.0000003	0.0000008
34.	Construction Phase:	Power Back-up	Temporary electrical connection of 19 KW & 01 DG of 125 KVA	--	Temporary electrical connection of 19 KW & 01 DG of 125 KVA
		Water Requirement & Source	Fresh water – 10 KLD for drinking & sanitation. Treated wastewater 30 KLD for construction Source: Fresh water – GMDA Construction Water	--	Fresh water – 10 KLD for drinking & sanitation. Treated wastewater 30 KLD for construction Source: Fresh water – GMDA Construction Water – GMDA

			- GMDA		
		STP (Modular)	1 Nos of 5 KLD	--	1 Nos of 5 KLD
		Anti-Smoke Gun	01 Nos of Anti-smoke gun	--	01 Nos of Anti-smoke gun

### **Construction Status of Project**

S.No.	Description	Activities Wise % Work done							
		Tower-A	Tower-B	Tower-C	Tower-D	Tower-E	Comm.-1	Community Hall	Aaganwadi cum creche
1.	Excavation Work	100%	100%	100%	100%	100%	0%	0%	0%
2.	Foundation	100%	100%	100%	100%	100%	0%	0%	0%
3.	RCC work	100%	100%	42%	4.7%	9.5%	0%	0%	0%
4.	Casting of slab	100%	100%	0%	0%	0%	0%	0%	0%
5.	Sewer system	0%	0%	0%	0%	0%	0%	0%	0%
6.	Drainage System	0%	0%	0%	0%	0%	0%	0%	0%
7.	Flushing System	0%	0%	0%	0%	0%	0%	0%	0%
8.	Water supply system	0%	0%	0%	0%	0%	0%	0%	0%
9.	Electrical Light poles	0%	0%	0%	0%	0%	0%	0%	0%
10.	STP	0%	0%	0%	0%	0%	0%	0%	0%
11.	Landscape Work	0%	0%	0%	0%	0%	0%	0%	0%

### **Table EMP Budget During Existing Phase**

Description	Expense done (Rupees) (2021 to till now)
Monitoring for Air, Water, Stack, emission & Noise	4,50,000/-
Barricading of project site	15,00,000/-
PPE for workers & Health Care	2,50,000/-
Medical cum First Aid facility (Providing medical room & Doctor)	2,00,000/-
DG set	7,00,000/-
Total	31,00,000/-

### **Table EMP Budget During Expansion Phase**

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)	5.00	15.00	Waste Water Management (Sewage Treatment Plant)	180.00	220.00

Garbage & Debris disposal	0.00	15.00	Solid Waste Management (Dust bins & OWC i.e 2,200 kg/day )	70.00	60.00
Green Belt Development	10.00	15.00	Green Belt Development	90.00	80.00
Air, Noise, Soil, Water Monitoring	0.00	5.00	Monitoring for Air, Water, Noise & Soil	00.00	10.00
Rainwater harvesting system (8 pits)	15.00	5.00	Rainwater harvesting system	00.00	5.00
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	5.00	10.00	DG Sets including stack height and acoustics	10.00	15.00
PPE for workers & Health Care	15.00	30.00	Energy Saving (Solar Panel system)	30.00	15.00
Medical cum First Aid facility ( providing medical room & Doctor	10.00	35.00			
Storm Water Management (temporary drains and sedimentation basin)	10.00	10.00			
<b>Total</b>	<b>70 Lakhs</b>	<b>140 Lakhs</b>	<b>Total</b>	<b>380 Lakhs</b>	<b>405 Lakhs</b>

A detailed discussion was held on the submissions as well as presentation made by the PP before the committee. After detailed deliberation, the committee rated this project with **“Gold Rating”** and was of the unanimous view that the case be recommended to the SEIAA for granting Environmental Clearance under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India alongwith the following specific and general stipulations:

**A. Specific conditions:-**

1. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
2. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
3. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
4. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
5. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and



- fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
6. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
  7. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
  8. The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed **6,100.626 m2 (20% of plot area)** shall be provided for green area development.
  9. **The PP shall increase solar power capacity from 40 kW to 50 kW.**
  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 expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
  12. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
  13. The PP shall not carry any construction above or below the Revenue Rasta, if any
  14. The PP shall keep the ROW below the HT Line passing through the project, if any.
  15. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
  16. The PP shall 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<sub>2</sub> 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, electricity and sewage connection permitted by the competent authority.
  18. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
  19. **08 Rain water harvesting** recharge pits shall be provided for ground water recharging as per the CGWB norms.
  20. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits.**
  21. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
  22. The PP shall obtain power assurance from the competent authority.
  23. The PP may provide electric charging stations to facilitate electric vehicle commuters.
  24. The PP shall provide the **One Anti Smog Gun** for suppression of dust during construction & operational phase and shall use the treated water, if feasible.
  25. The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.
  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 fire fighting equipment etc as per National Building Code including protection measures from lightening etc.
3. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
4. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable and shall abide with the conditions imposed in NOC, if any issued by Forest Department and NBWL.
5. The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board.
6. The PP shall obtain the permission for withdrawal of ground/surface water from competent authority before the start of the project and also obtain the CTO from HSPCB after the approval from competent authority.
7. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
9. The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, the Plastics Waste (Management) Rules, 2016 and Batteries Waste (Management Handling) Rules 2001 (as amended in 2020) shall be followed.
10. The project proponent shall follow the ECBC Act/ECBC-Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.

#### **I Air Quality Monitoring and Preservation**

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

construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.

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

## **II Water Quality Monitoring and Preservation**

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

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

### **III Noise Monitoring and Prevention**

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

### **IV Energy Conservation Measures**

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

## **V Waste Management**

- i. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W generated from project shall be obtained.
- ii. Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- iii. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- iv. Organic Waste Converter within the premises with a minimum capacity of 0.5 kg/person/day must be installed. Leaves to be put in earmarked pits for converting them into compost to be used as manure.
- v. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- vi. Any hazardous waste generated during construction phase, shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- vii. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, compressed earth blocks, and other environment friendly materials.
- viii. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25<sup>th</sup> 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 share holders/ stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
- iii. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
- iv. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

### **X Miscellaneous**

- i. The project proponent shall prominently advertise it at least in two local news papers of the District or State, of which one shall be in the vernacular language within seven days indicating

- that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
- ii. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
  - iii. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
  - iv. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
  - v. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
  - vi. The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
  - vii. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
  - viii. The project proponent shall abide by all the commitments and recommendations made in the form-IA, Conceptual Plan and also that during their presentation to the Expert Appraisal Committee.
  - ix. No further expansion or modifications in the plan shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC)/SEIAA, Haryana. The project proponent shall seek fresh environmental clearance under EIA notification 2006 if at any stage there is change of area of this project.
  - x. Any change in planning of the approved plan will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance
  - xi. The PP should give unambiguous affidavit giving land promoters in accordance with your ownership and possession of land legal the case referred for Environment Clearance to SEIAA.
  - xii. Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
  - xiii. The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
  - xiv. The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
  - xv. The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
  - xvi. The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Trans boundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

**261.08      EC for Affordable Plotted Colony under DDJAY-2016 Over an Area Measuring 8.16875 Acres in the Revenue Estate of Village Babupur, Sector 106, District Gurugram, Haryana by M/s Anudhara Solutions Private Limited**

**Project Proponent      : Sh.Mohit Gahlaut**  
**Consultant                : Grass Roots Research & Creation India (P) LTD.**

The Project was submitted to the SEIAA vide online Proposal No. SIA/HR/INFRA2/417180/2023 on dated 07.02.2023 for obtaining Environmental Clearance under

Category 8(a) of EIA Notification 14.09.2006. The PP submitted requisite scrutiny fee vide DD No.502669 dated 30.01.2023 of Rs.2,00,000/-.

The case was taken up in 261<sup>st</sup> meeting held on 27.02.2023. The PP presented the case before the committee. Reply to the observations raised by SEIAA vide its letter dated 14.02.2023 has been submitted by PP during the meeting vide letter dated 24.02.2023. The committee discussed the case and raised some observations to which PP replied as following:

Sr. No.	Observation	Reply
1.	PP shall submit affidavit w.r.t. Revenue Rasta.	3 Karam Revenue Rasta is passing along the project site in North East direction which is not a part of the project site. The affidavit stating the same is enclosed as <b>Annexure-I.</b>
2.	The PP shall submit CA certificate.	The CA certificate is enclosed as <b>Annexure-II.</b>
3.	The PP shall submit Zoning Plan.	The zoning plan is enclosed as <b>Annexure-III.</b>
4.	The PP shall submit AAI NOC.	This is a residential plotted colony. So, AAI NOC is not required. Affidavit stating the same is enclosed as <b>Annexure-I.</b>
5.	The PP shall revise solar panel details.	Total 25 panels will be installed on the terrace each of capacity 450W. Therefore, total solar power consumed through solar power will be $450 \times 25 = 11,250$ W i.e., 11.25 KW which is approx. 1.55 % of the total electric load (909.31 kVA.). The terrace plan is enclosed as <b>Annexure-IV.</b> We will provide solar power as per HAREDA norms. The affidavit stating the same is enclosed as <b>Annexure-I.</b>
6.	The PP shall revise landscape area to be increased by adding plot green and provide affidavit for green area allotment.	The total landscape area is 5059.319 sqm (i.e. 15.30% of the plot area). The affidavit stating same is enclosed as <b>Annexure-I.</b> The revised landscape plan is enclosed as <b>Annexure-V.</b>
7.	The PP shall submit affidavit for RWH pit (retention time 20 mins).	The Rain Water Harvesting calculation has been revised by taking retention time of 20 minutes and is enclosed as <b>Annexure-VI.</b> The rain water harvesting pits for individual plots will be provided as per the CGWA norms. The affidavit stating the same is enclosed as <b>Annexure-I.</b>
8.	The PP shall submit revised EMP details.	The budget for EMP has been revised and is enclosed as <b>Annexure-VII.</b>
9.	The PP shall submit affidavit for HT line and ROW on both side of HT line.	400 KV HT line is passing through the project site and we have left ROW of 26 m on both side of the HT line. We will develop green lawn under the HT line. The affidavit stating the same is enclosed as <b>Annexure-I.</b>
10.	The PP shall submit Building plan approval.	As per EIA notification 2006 and its amendment thereof, General and specific condition as not applicable for Building and Construction project (Schedule 8(a)). The notification is enclosed as <b>Annexure-VIII.</b> The affidavit for the same is enclosed as <b>Annexure-I.</b>
11.	The PP shall submit name change letter.	The letter for change of developer is enclosed as <b>Annexure-IX.</b>
12.	The PP shall submit no litigation affidavit.	There is no litigation pending against Affordable plotted colony project under DDJAY at Village-Babupur, Sector-106, Gurugram, Haryana and that for any such litigation what so ever, the sole responsibility will be borne by the project proponent. The affidavit stating the same is enclosed as <b>Annexure-I.</b>



13.	The PP shall submit water calculation.	The Water Calculation is enclosed as <b>Annexure-X</b> .
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PP also submitted an affidavit stating therein as under:

1. That we are going to construct Affordable plotted colony project under DDJAY at Village- Babupur, Sector-106, Gurugram, Haryana.
2. That 3 Karam Revenue Rasta is passing along the project site in North East direction which is not a part of the project site.
3. That 400 KV HT line is passing through the project site and we have left ROW of 26 m on both side of the HT line. We will develop green lawn under the HT line.
4. That, we will provide solar power as per HAREDA norms.
5. That, the total landscape area is 5,059.319 sqm (i.e. 15.30% of the plot area)
6. That, this is a residential plotted colony so AAI NOC is not applicable.
7. That, rain water harvesting pits for individual plots will be provided as per the CGWA norms.
8. That, as per EIA notification 2006 and its amendment thereof, General and specific condition as not applicable for Building and Construction project (Schedule 8(a)).
9. That, there is no litigation pending against Affordable Plotted Colony Project under DDJAY at Village- Babupur, Sector-106, Gurugram, Haryana and that for any such litigation what so ever, the sole responsibility will be borne by the project proponent.

PP also submitted basic details and EMP details as following:

**Table 1 – Basic Detail**

<b>Name of the Project: Affordable Plotted Colony Project under DDJAY located at Village- Babupur, Sector-106, Gurugram, Haryana by M/s Anudhara Solutions Pvt. Ltd.</b>		
<b>Sr. No.</b>	<b>Particulars</b>	
1.	Online Proposal Number	SIA/HR/INFRA2/417180/2023
2.	Latitude	28°30'27.24"N
3.	Longitude	76°59'25.39"E
4.	Plot Area	33057.710 m <sup>2</sup> (8.16875 acres)
5.	Net Plot Area	-
6.	Proposed Ground Coverage	20,545.36m <sup>2</sup>
7.	Proposed FAR	44700.267 m <sup>2</sup> (Commercial@ 1.75 of the plot area & Residential @ 2.64 of Plot Area)
8.	Non FAR Area	36189.997m <sup>2</sup>
9.	Total Built Up area	80890.26m <sup>2</sup>
10.	Total Green Area with %	5059.319m <sup>2</sup> (@15.30% of Plot Area)
11.	Rain Water Harvesting Pits (with size)	11 No. of RWH pits (effective dia. and depth of a Recharge pit 3 m and 2.5m respectively)
12.	STP Capacity	211KLD
13.	Total Parking	This is affordable plotted colony under DDJAY so parking is in individual plot.
14.	Organic Waste Converter	1
15.	Maximum Height of the Building (m)	16 m
16.	Power Requirement	909.31 kVA
17.	Power Backup	1430 KVA (2 x 625 KVA + 1 x 180 KVA)
18.	Total Water Requirement	211 KLD
19.	Domestic Water Requirement	198 KLD
20.	Fresh Water Requirement	144 KLD
21.	Treated Water	152KLD
22.	Waste Water Generated	169 KLD
23.	Solid Waste Generated	1225 kg/day

24.	Biodegradable Waste	735 kg/day	
25.	Number of Towers	-	
26.	Dwelling Units/ EWS	117	
27.	Basement	1	
28.	Stories	S+4	
29.	R+U Value of Material used (Glass)	Component U Value R Value Roof < 0.409R-2.1 External wall < 0.352R-2.35	
30.	Total Cost of the project:	Land Cost	INR 350.0 Crores
		Construction Cost	
31.	EMP Budget (per year)	Capital Cost	700.0Lakhs
		Recurring Cost	87.75 Lakhs
32.	Incremental Load in respect of:	PM <sub>2.5</sub>	0.02µg/m <sup>3</sup>
		PM <sub>10</sub>	0.003µg/m <sup>3</sup>
		SO <sub>2</sub>	1.25µg/m <sup>3</sup>
		NO <sub>2</sub>	1.01µg/m <sup>3</sup>
		CO	0.88µg/m <sup>3</sup>
33	Status of Construction	Not started yet as proposed project is fresh for obtaining EC.	
34.	Construction Phase:	i) Power Back-up	100 kVA
		ii) Water Requirement & Source	Approx. 162 ML - treated water from GMDA.
		iii) STP (Modular)	1
		iv) Anti-Smog Gun	1

Table 2 – EMP Detail

## During Construction Phase :

COMPONENT	EMP BUDGET	
	CAPITAL COST(INR LAKH)	RECURRING COST(INR LAKH/YR)
Labor Sanitation & Waste water Management	30	7.5
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	25	6.25
Storm Water Management (temporary drains and sedimentation basin)	20	5
Solid Waste Management	10	2.5
<b>TOTAL</b>	<b>85</b>	<b>21.25</b>

## During Operation Phase :

COMPONENT	EMP BUDGET	
	CAPITAL COST(INR LAKH)	RECURRING COST (INR LAKH/YR)
Sewage Treatment Plant	80.0	20
Rain Water Harvesting System	30.0	7.5
Solid Waste Management	20.0	5
Environmental Monitoring	0	9.0
Green Area/ Landscape Area	20.0	5
Others (Energy saving devices, miscellaneous)	80.0	20

<b>Socio-Economic</b>		
Rejuvenation of Talab, Daultabad	50.0	---
Rejuvenation of Drain near Babupur	60.0	---
Fund allocation in nearby Aanganwadi	40.0	---
Fund allocation for setting up computer centers	60.0	---
Installation of cowdung briquetting machine in nearby cowsheds	80.0	---
Setting up solar lighting facilities in Babupur Village, Dharampur village, Daultabad	90.0	---
<b>Fund allocated for Wild Life Conservation</b>		
➤ Plantation of tress	1.5	
➤ Digging of Ponds	1.5	
➤ Construction of feeding Platforms and enclosure	1.0	
➤ Awareness Generation	0.5	
➤ Putting artificial nests on tress	0.5	
<b>TOTAL</b>	<b>615.0</b>	<b>66.50</b>

<b>TOTAL EMP BUDGET</b>		
<b>COMPONENT</b>	<b>CAPITAL COST(INR LAKH)</b>	<b>RECURRING COST(INR LAKH/YR)</b>
During Construction Phase	85.0	21.25
During Operation Phase	615.0	66.50
<b>TOTAL</b>	<b>700.0</b>	<b>87.75</b>

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

**A. Specific conditions:-**

1. Sewage shall be treated in the STP based on latest Technology 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 EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment Monitoring Cell as per documents submitted.
4. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
5. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
6. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and

inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to 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 habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
8. 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 **5059.319m<sup>2</sup> (@15.30% of Plot Area)** shall be provided for Green Area development for whole project. The Trees species will be planted as per the list approved by DFO.
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 fire fighting 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<sub>2</sub> load by30% 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 install solar power as per HAREDA norms**
16. PP shall leave ROW of 26 mts. on both side of the 400 KV HT line which is passing through the project site and shall develop green lawn under the HT line.
17. The PP shall not carry any construction above or below the Revenue Rasta without permission.
18. The PP shall not obstruct the passage for access to other land falling within their project.
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, if any from HWRA/CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from HWRA/CGWA.
21. The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
22. **11 Rain water harvesting recharge pits (double bore)** shall be 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 RWH pits
24. The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
25. The PP may provide electric charging stations to facilitate electric vehicle commuters.
26. The PP shall provide **one Anti smog gun** for suppression of dust during construction & operational phase and shall use the treated water, if feasible.

27. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
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 get agreement with individual plot holder to plant one tree in each plot.
30. The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.

#### **B. Statutory Compliance:**

- [1] The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority for ground coverage, FAR and should be in accordance with zoning plan approved by Competent Authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- [2] The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of fire fighting equipment etc as per National Building Code including protection measures from lightening etc.
- [3] The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
- [4] The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- [5] The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board.
- [6] The project proponent shall obtain the necessary permission for drawl of ground water /surface water required for the project from the competent authority.
- [7] A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
- [8] All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
- [9] The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, 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**

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

6. Sand, murrum, 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 low sulphur 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**

1. 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.
2. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
11. 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.

12. 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.
13. All recharge should be limited to shallow aquifer.
14. No ground water shall be used during construction phase of the project.
15. 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.
16. 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.
17. 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.
18. No sewage or untreated effluent water would be discharged through storm water drains.
19. 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.
20. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
21. 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**

1. 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.
2. 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.
3. 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**

1. 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.
2. Outdoor and common area lighting shall be LED.
3. 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.

4. 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.
5. 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.
6. 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.
7. The PP will submit report indicating compliance of each parameter of ECBC requirement and submit quantification saving report for each component.

## **V Waste Management**

1. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
2. 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.
3. 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.
4. 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.
5. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6. 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.
7. 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.
8. 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.
9. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
10. 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**

1. 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).
2. 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.

3. 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.
4. 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**

1. 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.
2. For indoor air quality the ventilation provisions as per National Building Code of India.
3. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
4. 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.
5. Occupational health surveillance of the workers shall be done on a regular basis.
6. A First Aid Room shall be provided in the project both during construction and operations of the project.

## **IX Corporate Environment Responsibility**

1. The project proponent shall comply with the provisions of CER, as applicable.
2. 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.

3. 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.
4. 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**

1. The project has been appraised on the concept basis as such PP will obtain fresh EC in case of change in the planning.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
9. 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.
10. 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.
11. 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
12. 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.
13. 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.
14. The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
15. The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
16. 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.
17. 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.

**261.09 ToR (Under Violation) for Proposed Residential Group Housing Project at Sector 99, Village Dhankot, District Gurgaon, Haryana by M/s Assotech Moonshine Urban Developer Pvt. Ltd.**

**Project Proponent : Not Present**  
**Consultant : P & M Solution**

The Project was submitted to the SEIAA vide online Proposal No. SIA/HR/INFRA2/417687/2023 on dated 10.02.2023 for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006. The PP submitted requisite scrutiny fee vide DD No.031899 Dated 18.01.2023 of Rs.2,00,000/-

The case was taken up in 261<sup>st</sup> meeting held on 27.02.2023. However, the PP requested vide letter dated 24.02.2023 to defer the case as they were unable to attend the meeting due to unavoidable circumstances. The committee acceded with the request of PP and deferred the case.

**261.10 EC for Proposed Panipat Cooperative Sugar Mills Limited, 5000 TCD Sugar Mill Crushing Capacity at Village Dahar, Tehsil Israna, District Panipat, Haryana by M/s Panipat Cooperative Sugar Mills Limited**

**Project Proponent : Sanjeev Sharma**  
**Consultant : SMS Envocare Ltd**

The Project Proponent submitted the case to SEIAA vide online Proposal SIA/HR/IND2/404530/2022 dated 29.10.2022 for obtaining Environmental Clearance under category 5 (j) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee vide DD No. 075275 dated 12.11.2021 of amount Rs.2,00,000/-.

ToR was granted to the project on 08.04.2022 under violation.

The case was taken up in 256<sup>th</sup> meeting held on 30.11.2022. The Committee discussed the documents and information given by PP and further, raised following observations:

1. The PP shall submit detailed/chronological note of the project
2. The PP shall submit latest status report of the project with photographs
3. The PP shall submit cost certificate duly verified by authorised CA including Civil, Mechanical and component costs
4. The PP shall submit latest google images of the project
5. The PP shall submit details of Air Pollution Control Measure device
6. The PP shall submit the proof of the fact that data regarding air quality/emission is being provided to HSPCB/CPCB.
7. The PP shall submit technical details of Boiler and its SoP
8. The PP shall submit report regarding efficiency of Boiler with reasonability
9. The PP shall submit details of work order given to the agency for lifting of ash/baggage
10. The PP shall revise details/figures of hazardous waste given in PPT
11. The PP shall submit actual, tangible and audited EMP detail.
12. The PP shall submit the details of expenses done so far and future action plan (tabular form) of its EMP budget in tabular form

13. The PP shall clearly depict public demands raised during public hearing in the revised EMP detail
14. The PP shall identify and adopt a nearby pond for its rejuvenation
15. The PP shall give the details of use of ground water as well as water from canal
16. The PP shall submit plan as to how use of ground water can be reduced for the project.
17. The PP shall submit updated compliance report of public demand and its future action plan in tabular form
18. The PP shall submit a revised, detailed and tangible Damage Assessment Study keeping in view the fact that the project has been completed before taking Environment Clearance.
19. The PP shall submit the detail of ETP/STP and ZLD.

The case was then taken up in 261<sup>st</sup> meeting held on 27.02.2023. The PP submitted the reply of above mentioned observations.

The committee held a detailed discussion on the reply submitted by PP. After due deliberation, the committee observed that the Damage Assessment Plan submitted by the PP was not proper. The committee advised the PP to re-assess the Damage Assessment Plan in view of the various orders passed by Hon'ble NGT as discussed during the meeting. The PP was further advised to submit revised EMP details. The committee discussed the reply and raised observations as following:

1. The PP shall submit a revised, detailed and tangible Damage Assessment Study in view of the various orders passed by Hon'ble NGT.
2. The PP shall submit the revised EMP details/budget in Tabular Form by mentioning EMP already incurred up to date and future plans under EMP budget.
3. The PP shall adopt a pond for its rejuvenation/beautification/maintenance and shall add expenses to be incurred in this regard, in EMP budget.

The PP shall submit the reply of above mentioned observations within 15 days. Thereafter, the case shall be taken up in next meeting as and when the reply submitted by PP.

**261.11 EC for Expansion in EC of Warehouse for storage of Non-agro Produce located at Village Farrukhnagar, Distt. Gurugram and Village Khalikpur, Distt. Jhajjar, Haryana by M/s Farukhnagar Logistics Parks LLP**

**Project Proponent : Sh.Nikhil Kinha**  
**Consultant : Eco Paryavaran Laboratories & Consultants Pvt. Ltd.**

The Project was submitted to the SEIAA vide online Proposal No. SIA/HR/INFRA2/413898/2023 on dated 22.11.2022 for obtaining Environmental Clearance under Category 8(b) of EIA Notification 14.09.2006. The PP submitted requisite scrutiny fee vide DD No.389405 Dated 21.11.2022 of Rs.1,50,000/- and DD No.389563 Dated 30.11.2022 of Rs. 50,000/.

The case was taken up in 260<sup>th</sup> meeting held on 08.02.2023. The Consultant along with PP submitted that some minor corrections are to be done in the online form, therefore ADS may be generated.

The detailed discussion was held on the request of PP and committee decided to raise an ADS to enable the PP to make necessary changes in the online form. Hence an ADS was generated as per the minutes. The PP closed the ADS and submitted the revised EIA report, Conceptual Plan, Form 1, Form 1A and Checklist with all Annexures, drawings and ToR Compliance Report

The case was taken up in 261<sup>st</sup> meeting held on 28.02.2023. The PP presented the case before the committee. The committee discussed the case and raised some observations to which PP replied vide letter dated 28.02.2023 which is as under.

1. Updated action taken report is enclosed as Annexure 1.
2. Affidavit covering all specified points i.e. construction status of project, storage of products, green area, revenue rasta, temporary sheds, disposal in drain No. 8, STPs, RWH pits, Aravalli NOC etc is enclosed as Annexure 2.
3. Zoning Plan showing revenue raasta of 5 karam width is enclosed as Annexure 3.
4. Comparative project details chart mentioning areas, components and development status is enclosed as Annexure 4.
5. Comparative EMP table showing EMP proposed earlier, expenditure done and additional expenditure proposed is enclosed as Annexure 5.
6. Layout plan showing correct area conversion in sq.ft is enclosed as Annexure 6.

The PP submitted an affidavit dated 28.02.2023 stating therein as under:

1. That there is no change in products to be stored w.r.t. earlier EC accorded, accorded EC Expansion as well current EC expansion application.
2. That 70% project has been completed and the balance will be developed within the time frame of 2 years.
3. That PUC certificates for vehicles are being maintained as per the mandatory requirement of RTO. A copy of the same is enclosed as **Enclosure 3** of ATR attached.
4. That permission for approach road (SH-15A) has been obtained from Executive Engineer, Provisional Division, PWD B&R Branch, Jhajjar vide Memo No. 7411 dated 21.05.2018. A copy of the same is enclosed as **Enclosure 9** of ATR attached.
5. That the existing trees will be retained to the maximum possible extent and if any tree will be cut, the compensatory plantation will be done as per the norms of the Department of Forest, Haryana.
6. That the temporary sheds have been provided within the project site for construction workers.
7. That excess treated water shall be discharged into drain no. 8.
8. That the green area has been kept the same in the project w.r.t EC accorded 2018, EC accorded for Expansion 2019, and further Expansion of the project i.e. 88,054 sq.m (@ 20.30%). Thus, 5,530 total no. of trees are to be planted within the project out of which, 2,075 trees have already been planted within the premises. The remaining trees will be planted within the time frame of 2 years.
9. That 3 STPs (i.e. 2 STP's of 25 KLD each and 1 of 110 KLD) have already been installed and 2 STPs of 250 KLD and 1 MLD capacity are proposed to be installed within the project premises. The remaining 2 STPs will be installed within the time frame of 2 years.
10. That 108 pits and 2 rainwater harvesting tanks have been proposed within the project. Out of which, 35 pits have already been constructed and remaining no. of rain water recharging pits and 2 rain water harvesting tanks will be developed within the time frame of 2 years.
11. That NOC has been obtained from DC regarding Aravalli vide Letter No. 30 dated 17.07.2018 and is enclosed as **Enclosure 10(a)**. Further, Aravalli Clearance is applicable for area covered under Gurgaon District and not for the area covered under Jhajjar District. The khasra No. comparison with aravalli NOC is enclosed as **Enclosure 10(b)**.
12. That Building plans have been revalidated till 03.01.2024 after paying due composition charges as per the letter of Town and Country Planning Department vide Memo No. 7/16/2009-2TCP/ dated 29.4.2010. Further, 25% of the permitted FAR was already completed thus there is no requirement for extension of CLU as per DTCP memo No.G-1784/SD(B)2007/15081-110 dated 1.6.2007. Copy of letters from TCP are enclosed as **Enclosure 11**.

13. That solar plant of 500 KW has been installed against the condition of 250 KW plant as per earlier accorded EC. Further, there is a planning to install 1.5 MW additional solar panel.

The PP further submitted the comparison chart as following:

**Table 1: Comparison of EC Accorded 2018 & 2019, Proposed & Total after Expansion**

S. No.	Description	EC Accorded 2018	EC Accorded 2019	Proposed	Total (After Expansion)	Implementation status	Remarks for Proposed
1.	<b>Total Area</b>	4,33,685.50 sq.m (or 107.168 acres)				-	There is no change in plot area
2.	<b>Built Up Area</b>	1,42,709.29 sq.m	2,62,932.15 sq.m	16,384.15 sq.m	2,79,316.3 sq.m	Project is partial operational. 70% of the project has been completed. Occupational Certificate obtained for 9 Blocks.	-
3.	<b>Green area</b>	88,053.33 sq.m (@ 20.30%) sq.m	88,054 sq.m (@ 20.30%)			5,530 trees have been proposed; out of which 2,075 trees has been planted	Remaining trees shall be planted within period of 2 years
4.	<b>Parking area</b>	65,132.46 sq.m	65,053 sq.m (@ 15%)			-	-
5.	<b>No. of Sheds/ Blocks</b>	7	14*	-	14#	9 blocks are constructed and operational.	*However by mistake, 7 sheds were mentioned in 2019 EC letter. # Positions of A& B has been changed.
6.	<b>Population</b>	2,166 persons	3,390 persons	29,332 persons\$	32,722 persons	-	\$ Increase in population due to increase in no. of shifts
7.	<b>Water Requirement</b>	384 KLD	297 KLD	1,135 KLD	1,432 KLD	-	Increase in water demand due to increase in population
8.	<b>Fresh water Demand</b>	60 KLD	23 KLD	767 KLD	790 KLD	-	
9.	<b>STP capacity</b>	1 STP of 150 KLD capacity	1 STP of 50 KLD capacity	Part I: Existing STP of 110 KLD capacity and proposed 1 MLD Part II: Existing 2 STPs of 25 KLD each and proposed 250 KLD		STP's of capacity 1 × 110 KLD and 2 × 25 KLD are operational	-
10.	<b>Solid waste generation</b>	1,020 kg/day	1,592 kg/day	6,459 kg/day	8,051 kg/day	-	-
11.	<b>Rain water recharging Pits &amp; tanks</b>	107 pits	108 pits and 2 rainwater harvesting tanks			35 No. of pits are already constructed.	Remaining Pits and 2 rain water harvesting tanks will be constructed within time period of 2 years.
12.	<b>Power Load</b>	7,500 KW	7,500 KW	2,500 KW	10,000 KW	-	Increase due to actual power load requirement

S. No.	Description	EC Accorded 2018	EC Accorded 2019	Proposed	Total (After Expansion)	Implementation status	Remarks for Proposed
							and DG sets
13.	Solar power	-	150 KW	100 KW	250 KW	250 KW has already been installed	Further, planning to install Solar power of capacity 2 MW.
14.	DG sets	3 DGs of 2,500 KVA (2 × 1,000 KVA & 1 × 500 KVA)	3 DGs of 2,500 KVA (2 × 1000 KVA & 1 × 500 KVA)	Total 21 DG sets of 9,517 total capacity (i.e. 1 × 62.5 KVA, 2 × 82.5 KVA, 1 × 112.5 KVA, 1 × 162 KVA, 1 × 250 KVA, 2 × 320 KVA, 6 × 500 KVA, 1 × 625 KVA and 6 × 750 KVA)		10 existing DG sets of 3154.5 KVA capacity (i.e. 1 × 62.5 KVA, 2 × 82.5 KVA, 1 × 162 KVA, 1 × 250 KVA, 2 × 320 KVA, 1 × 500 KVA, 1 × 625 KVA and 1 × 750 KVA).	
15.	Project Cost	Rs. 594 Crores	Rs. 594 Crores	Rs. 36 Crores	Rs. 630 Crores	Rs. 410 Crores has been spent on the project till date.	-

#### EMP Detail

S. No.	Environmental Protection Measures	As per EC accorded (2019) - Construction Phase		Amount already spent		Additional Proposed Construction Phase		Operatio n Phase
		Capital Cost (Rs. in lakhs)	Recurring Cost (Rs. in lakhs/year)	Capital Cost (Rs. in lakhs)	Recurring Cost (Rs. in lakhs/year)	Capital Cost (Rs. in lakhs)	Recurring Cost (Rs. in lakhs/year)	Recurring Cost (Rs. in lakhs/year)
1.	Air Pollution Control	10	2	32	1	10	0.5	2
2.	Water Pollution Control (STP, dual plumbing etc.)	150	14	200	6	140	2	15
3.	Noise Pollution Control	5	1	5	1	5	0.5	1
4.	Landscaping	70	2	35	2	5	5	7
5.	Solid Waste Management	25	4	20	2	70	5	8
6.	Rain water harvesting	150	5	55	3	100	2	5
7.	Energy conservation	10	2	75	2	1000	1	2
8.	Miscellaneous (fire-fighting, environment monitoring etc.)	10	4	100	3	10	0.5	4
9.	CER (Beautification of pond located in the Village Yaqubpur- UID no.01-HR-JJ-RDDL-0082 -YAKU-004)	-	-	-	-	25	-	-
<b>Total</b>		<b>Rs. 430 lakhs</b>	<b>Rs. 34 lakhs</b>	<b>Rs. 522 lakhs</b>	<b>Rs. 20 lakhs</b>	<b>Rs. 1,365lakhs</b>	<b>Rs. 16.5 lakhs</b>	<b>Rs. 44 lakhs</b>

The Committee held a detailed discussion on the documents submitted by PP and found those in order. After due deliberations, the Committee rated this project with “**Gold Rating**” and was of the unanimous view that this case be recommended to the SEIAA for granting Environmental Clearance

under EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations:

**A: Specific Conditions:**

1. The PP shall take the necessary approval from PESO, if applicable
2. The PP shall follow the compliance of Public Liability Insurance Act, 1991
3. 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.
4. 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.
5. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project.
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 PP shall maintain Redevelopment of **Pond located in the Village Yaqubpur, (Pond UID:01-HR-JJ-RDDL-0082 -YAKU-004) as proposed in EMP Budget)**
  1. 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.
  2. 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.
  3. 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.
  4. 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).
  5. 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
  6. 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. **88,054 sq.m (@ 20.30%)** shall be provided for green area development.



1. 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.
2. 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<sub>2</sub> load by 30% if HSD is used.
3. The PP shall not carry any construction below the HT Line passing through the project, if any.
4. The PP shall not carry any construction above or below the Revenue Rasta, if any.
5. 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.
6. The PP shall not allow parking of the vehicles on the roads or revenue Rasta outside the project area.
7. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority
8. The PP shall develop the onsite and offsite emergency plan in consultation with the regulatory authority.
9. That solar plant of 500 KW has been installed against the condition of 250 KW plant as per earlier accorded EC. Further, there is a planning to install 1.5 MW additional solar panel.
10. **The PP shall install 1.5 MW additional solar panel to the solar plant of 500 KW already installed**
11. **108 pits and 2 rainwater harvesting tanks** shall be provided for ground water recharging as per the CGWB norms.
12. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits.
13. The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
14. The PP may provide electric charging stations to facilitate electric vehicle commuters.
15. PP shall submit timeline regarding implementation of green plan, RWH
16. The PP shall not allow establishment of any category A or B type industry in the project area.
17. The PP shall carry out the quarterly awareness programs for the staff.
18. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
19. The PP shall comply with provisions of Manufacturing storage and import of Hazardous chemical rules

**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**

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 low Sulphur 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, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
6. Sand, Murrum, 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-low sulphur 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**

1. 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.
2. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
  3. Total fresh water use shall not exceed the proposed requirement as provided in the project details.
  4. 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.
  5. 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.
  6. 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.
  7. 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.
  8. 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.
  9. 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.
  10. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
  11. 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.
  12. 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.
  13. All recharge should be limited to shallow aquifer.
  14. No ground water shall be used during construction phase of the project.
  15. 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.
  16. 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.
  17. 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.
  18. No sewage or untreated effluent water would be discharged through storm water drains.
  19. 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.

20. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
21. 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**

1. 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.
2. 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.
3. 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**

1. 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.
2. Outdoor and common area lighting shall be LED.
3. 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.
4. 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.
5. 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.
6. 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.
7. The PP will submit report indicating compliance of each parameter of ECBC requirement and submit quantification saving report for each component.

### **V Waste Management**

1. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
2. 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.

3. 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.
4. 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.
5. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6. 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.
7. 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.
8. 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.
9. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
10. 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**

1. 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).
2. 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.
3. 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.
4. 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**

1. 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.
2. For indoor air quality the ventilation provisions as per National Building Code of India.
3. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
4. 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.
5. Occupational health surveillance of the workers shall be done on a regular basis.
6. A First Aid Room shall be provided in the project both during construction and operations of the project.

### **IX Corporate Environment Responsibility**

1. The project proponent shall comply with the provisions as applicable, regarding Corporate Environment Responsibility for expansion and existing parts.
2. 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.
3. 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.
4. 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**

1. 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.
2. 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.
3. 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.

4. 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.
5. 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.
6. 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.
7. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
8. 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.
9. 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.
10. 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
11. 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.
12. 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.
13. The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
14. The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
15. 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.
16. 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.

**261.12 EC under violation for Proposed Residential Plotted Colony over land measuring of 29.928 Acres at Sector-84 & 85 Gurugram, Haryana by M/s SS Group Pvt. Ltd**

**Project Proponent : Not Present**  
**Consultant : Vardan EnviroNet**

The Project Proponent submitted the case to SEIAA vide online Proposal SIA/HR/INFRA2/408328/2022 dated 09.12.2022 for obtaining Environmental Clearance under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee vide DD No.735851 dated 13.07.2022 of Rs.2,00,000/-.

The case was taken up in 258<sup>th</sup> meeting held on 04.01.2023. The PP and consultant appeared before the committee and presented the case. During presentation, the committee raised the following observations:

1. The PP shall submit detail of credible action taken by the competent authority.
2. The PP shall submit CCR
3. The PP shall submit green plan and RWH details with time schedule
4. The PP shall submit detailed CA Certificate for audited total cost of the project and upto date audited cost of the project.
5. The PP shall submit detail of revenue generated from the project and certificate to this effect.
6. The PP shall submit overall layout plan with longitude and latitude.
7. The PP shall submit detail of revenue rasta
8. The PP shall submit multiple photographs of the project site with longitude and latitude
9. The PP shall submit details of species of plant which are proposed to be planted on site.
10. The PP shall install hybrid DG set
11. The PP shall submit google images of the site for the year 2013.
12. The PP shall submit test report of potable water
13. The PP shall develop Miyawaki Forest
14. The PP shall enhance solar power
15. The PP shall submit scientific tangible damage assessment methodology regarding land, air, noise, water, soil, ecology, and solid waste management detail in documentary form.
16. The PP shall submit tangible cost of the project prescribed in SoP dated 07.07.2021.
17. The PP shall submit green plan status, time schedule of remaining plantation, available tree detail as per MoEF&CC guidelines

The PP was asked to submit reply of above mentioned observations within 15 days and the case was deferred for next meeting.

The case was taken up in 260<sup>th</sup> meeting held on 08.02.2023. The PP presented the case before the committee and submitted the reply of above mentioned observations vide letter dated 10.01.2023, however, after discussion it was observed that some more points are to be cleared. Therefore, the committee decided to convey followings observations to the PP:

1. The PP shall submit tangible, scientific and realistic damage assessment methodology regarding land, air, noise, water, soil, ecology, and solid waste management detail in documentary form as per SoP dated 07.07.2021.
2. The PP shall submit revised green plan, time schedule of remaining plantation, and available tree detail as per MoEF&CC guidelines with list of native species to be planted.
3. The PP shall submit CA certificate total cost including land cost of the project.

Thereafter, the case was taken up in 261<sup>st</sup> meeting held on 27.02.2023. The reply of above mentioned observations was submitted vide letter dated 20.02.2023. However, PP made a written request dated 27.02.2023 that due to some unavoidable circumstances they are not able to attend the meeting and requested to defer the case. The committee acceded with the request of PP and deferred the case.

**261.13 EC Under Violation Category for Proposed Industrial Estate project in Sector-37 at Karnal, Haryana by M/s HSIIDC Karnal**



**Project Proponent : Shri Rajbir**  
**Consultant : Vardan EnviroNet**

The PP submitted the final EIA/EMP report of the project vide online Proposal No.SIA/HR/MIS/78835/2022 on dated 25.06.2022 for obtaining Environmental Clearance under Violation Category 8(b) of EIA Notification 14.09.2006. ToR was granted to the project on 16.05.2022.

The case was considered in 245<sup>th</sup> meeting of SEAC held on 25.07.2022. After discussion, the committee raised some observations.

Then the case was taken up in 257<sup>th</sup> meeting of SEAC, Haryana held on 21.12.2022. However, deferred on request of PP.

Thereafter, the case was taken up in 259<sup>th</sup> meeting held on 19.01.2023. The PP submitted reply of the observations raised in 245<sup>th</sup> meeting of SEAC. The Committee had a discussion on the reply submitted by PP and observed that the PP has to clarify some more points and raised some more observations and directed to PP to submit a revised reply. The PP submitted revised reply to the observations alongwith an affidavit vide letter dated 19.01.2023 as under:

S. No.	Observations	Reply
1.	PP shall submit affidavit regarding for no allotment of Category-A & B type industry in the project site.	Affidavit regarding same is attached as <b>Annexure-1</b>
2.	The PP shall submit revised green plan with 15% green cover including Miyawaki minimum 5% of total green cover/area.	Revised Landscape plan showing green area of 15% of total land area along with Miyawaki Forest area on 10 acres is attached as <b>Annexure-2.</b>
3.	The PP shall submit Green plan with area development, name of plant species in consultation with regional DFO, time schedule for implementation.	Green area details are attached as <b>Annexure-3.</b> List of Plant Species as per approved by regional DFO is attached as <b>Annexure-4</b> <b>Green belt Time schedule:</b> Landscape works and trees plantation work will start from one year onwards from date of start of construction and will be completed within one year from the date of start of operation.
4.	PP shall submit details of Prosecution in environment court against project in affidavit form.	Affidavit regarding same is attached as <b>Annexure-4</b> and details of Prosecution in environment court against project are attached as <b>Annexure-5.</b>
5.	PP Shall submit total project cost duly CA certified and total project cost incurred.	Total project cost duly CA certified and total project cost incurred is attached as <b>Annexure-6.</b>
6.	PP shall submit details of land status, litigation and possession in affidavit form.	Affidavit regarding same is attached as <b>Annexure-4.</b>
	PP shall submit permission for disposal of excess treated water from CETP.	Treated waste water will be re-used for horticulture & washing purpose in the industrial estate and the balance /excess treated waste water shall be disposed off into the nearby Bazida Drain. Permission of same is under process in irrigation department.
7.	The PP shall submit detail of revenue received from this project.	Detail of revenue received from this project is attached as <b>Annexure-6.</b>
8.	The solar power shall be increased upto 10% of total power load.	We will provide solar panel capacity as per HAREDA norms.
9.	The PP shall submit details of process of treatment of domestic effluent in CETP.	A detail of process of treatment for domestic effluent in CETP is attached as <b>Annexure-7.</b>
10.	The PP shall submit an affidavit to the effect that neither any water supply nor sewage supply or any other development activity at the site.	Affidavit regarding same is attached as <b>Annexure-4.</b>

11.	The PP shall submit an affidavit to the effect that only one industry is running in the area and shall also inform the name, area of industry, purpose of industry and status of effluent discharged.	Affidavit regarding same is attached as <b>Annexure-4.</b>
12.	The PP shall submit an Affidavit to the effect that any commercial project having an area of more than 20,000 Sqm. shall obtain separate EC.	Affidavit regarding same is attached as <b>Annexure-4.</b>
13.	Revised Form-1, 1A and Conceptual plan to be submit.	Revised Form-1, 1A and Conceptual plan is attached as <b>Annexure -8.</b>

Further, the PP also submitted the information about the project in the form of an Affidavit as under:

1. That the deponent has authorized by the department to file the present affidavit being employee of HSIIDC.
2. That the deponent on behalf of HSIIDC has applied for issuance of Environmental clearance in Schedule 8 section (B) of the EEIA Notification, 2006.
3. That As per office Memorandum dated 4<sup>th</sup> April 2016, we have applied for Environmental Clearance, the relevant clause of which at Sr. no. 5 is re-produced as under:-  
 "The Industrial Estate in EIA Notification, 2006 in Schedule at item 7 Section - (C) provides that Industrial Estates with an area greater than 500 ha and housing at list one category B industry will be category A and B is category B Industrial Estate of area below 500 ha and not housing any industry of category A or B does not require prior environmental clearance under EIA Notification, 2006,. If the area is less than 500 ha but contains building and construction projects greater than 20000 sq mt and development area more than 50 ha it will be treated as activity listed at S. No. 8 (a) or 8 (b) in the schedule as the case may be"
4. The case file is under name of Development of Sector-37 HSIIDC, Industrial Estate, Karnal wherein the area of land in question is measuring 83.79 hectare is granted vide SEIAA, Haryana letter no. SEIAA (140)/HR/2022/950 dated 16.05.2022.
5. That the deponent on behalf of HSIIDC undertake that "No industry under category "A and B" shall be allowed for housing in Sector-37 HSIIDC, Industrial Estate, Karnal".
6. That the deponent on behalf of HSIIDC request to consider our case/application for issuance of Environmental Clearance under activity listed at sr. no. 8 Section (b) in the schedule.
7. That the deponent is filling present application as per the directions of the department.
8. That we have applied EC for an area measuring 207.07 acres of land.
9. That at present out of 207.07 acres of land 11.76 acres of land is under litigation vide CWP 15672/2017.
10. That physical possession of 22.69 acres of land is yet to be obtained including above mentioned litigated area
11. That we will carry out the development activity on the land which is under litigation only after the final judgment of court
12. That trees species will be planted as per list approved by regional DFO
13. That industrial plots owner will construct their RWH pits and we will put condition in letter of intent (LOI) for installation of RWH pits.
14. That there is no any water supply or sewage supply or any other development activity at the site apart from one unit constructed at plot no. 1,2 and part of 3.
15. That any commercial project having an area of more than 20,000 sqm shall obtain separate EC
16. That there is only one industry which is running at on plot no. 1,2, and part of 3 in the name of Karnal Print and Pack cluster Pvt. Ltd. On an area measuring 4050 sqm. This industry engaged in the process of printing and packaging. The discharge of effluent generated from industry is being disposed off at their own by the industry.
17. That the treated waste water shall be re-used for horticulture & washing purpose in the Industrial Estate and the balance/excess treated waste water shall be disposed off into the nearby Bazida Drain.

The committee had a discussion on the revised reply submitted by PP and further observed that some more information to be clarified by the PP and asked PP to submit following documents:

1. The PP shall submit revised EMP budget which should be tangible.
2. The PP/consultant will work out revised damage assessment, augmentation/remedial measures plan as per SoP dated 07.07.2021 for violation cases.

The case was taken up in 260<sup>th</sup> meeting held on 08.02.2023. The PP submitted the reply of observations raised in 259<sup>th</sup> meeting. It has been brought to the notice of Committee that a Complaint dated 03.02.2023 from Sh.Vikram Singh, son of Late Brig. Verinder Singh from New Delhi, is received. The committee after detailed discussion, decided that the complaint be shared among the committee members, PP and consultant. It was also decided that PP will submit the reply of the complaint. The committee decided to take up the case as and when the reply of the complaint will be received from the PP.

The case was taken up in 261<sup>st</sup> meeting held on 28.02.2023. The PP submitted the reply of complaint which is as under:

S. No.	Complaint no.	Reply against complaint
1.	An industrial area was created by HSIIDC in sector 3,3A and sector 3 extension in the year 2005. These industrial areas were created without the projects undergoing the procedure of EIA as mandated by notification so 1533 of the MOEF.	The S.O.1533 dated: 14.09.2006 was notified in the year 2006 and is effective for lands acquired after issuance of above said notification. The land under sector-3 &3A were acquired before the year 2006 i.e. in 1986 & 2005 respectively. The land of sector-3 Ext. was notified u/s-4 of Land Acquisition Act 1894 on 11.07.2006 and the area of this land was less than 50 Hectare. Hence, the Environment Clearance was not required. Further, these industrial areas are not linked with the industrial area at Sector 37.
2.	That the sector 37 proposed industrial area is in reality an extension of the existing industrial area in sector 3, 3A and sector 3 extension. The new industrial area proposed to be set up across the GT road on the land in the erstwhile Yamuna flood plain. A fact confirmed by all old gazettes of the District.	Sector-37, Karnal is situated on other side of Sector-3, 3A & 3 Extn. across the G.T. Road and it is not the extension of Sector-3, 3A & 3 Extn. Sector 37 industrial area is an independent industrial area with independent site plan. Copy of approved site layout plan is attached. <b>(Annexure-1)</b>
3.	The siting of the proposed industrial area in sector 37 proposed on prime fertile agricultural land in violation of all logical principles of land use planning, management and sustainable development	The land of Sector-37 Karnal has been acquired as per Development plan wherein it has been marked as Industrial Sector. The final master plan 2025 approved by DTCP and signed from the HSIIDC is attached. <b>(Annexure-2)</b>
4.	Karnal has historically been home to a host of institutions revolving around agriculture and related activities i.e. Soil Salinity Research Institute, National Dairy Research Institute, Sugarcane Research Institute, the National Bureau of Animal Genetic Resources, and the Indian Institute of Wheat and Barley Research.	The land of Sector-37 Karnal has been acquired as per Development plan wherein it has been marked as Industrial Sector. The final master plan 2025 approved by DTCP and signed from the HSIIDC is attached. <b>(Annexure-2)</b>
5.	The Central Soil Salinity Research Institute has in its research highlighted that Karnal is one of the 33	The land of Sector-37 Karnal has been acquired as per Development plan

	most affected districts affected by soil salinity in the Indo Gangetic plain. They have prepared a computerized data base on all salt affected soils in the district of Karnal/ country which is studiously ignored by the office of the District Town planner in formulation of Master Plans. This resulting in sub optimal land utilization	wherein it has been marked as Industrial Sector. The final master plan 2025 approved by DTCP and signed from the HSIIDC is attached. <b>(Annexure-2)</b>
6.	In Karnal master plans dated 5/8/2002, 12/8/2008.2/9/2013 and amendment 13/8/2018 have been created without the Constitution of a District Level Committee as required by Article 243 ZD(1) of the Constitution and the 74th constitutional amendment. The master plans are defective and have not been subjected to the rigour of the EIA process	The land of Sector-37 Karnal has been acquired as per Development plan wherein it has been marked as Industrial Sector. Master plan was made by different department and we do not have to say anything in that process. The final master plan 2025 approved by DTCP and signed from the HSIIDC is attached. <b>(Annexure-2)</b>
7.	The Master plans have arbitrarily converted fertile agricultural land to industrial, residential and institutional use without the rigour of EIA as mandated by SO 1533 of 2006 of the Environment protection Act 1986	The land of Sector-37 Karnal has been acquired as per Development plan wherein it has been marked as Industrial Sector. Master plan was made by different department and we do not have to say anything in that process. The final master plan 2025 approved by DTCP and signed from the HSIIDC is attached. <b>(Annexure-2)</b>
8.	In a recent judgment the Hon'ble Supreme Court of India in Residents Welfare Association versus The Union Territory of India has stated," We therefore appeal to the legislature, the executive and the policy makers at the centre as well as at state levels to make necessary provisions for carrying out ; environmental impact assessment studies before permitting urban development." SEIM/SEAC is respectfully requested in the interest of sustainable development to examine the request for EC for the proposed industrial area in sector 37 Karnal against the above submitted facts. The proposed industrial area is proposed to be established on the old floodplain of the Yamuna on prime agricultural land when in the district abundant low quality saline soil exists which is low on fertility and amenable to industrialization	The land of Sector-37 Karnal has been acquired as per Development plan wherein it has been marked as Industrial Sector. The final master plan 2025 approved by DTCP and signed from the HSIIDC is attached. <b>(Annexure-2)</b>
9.	The precedent established by the Hon'ble Supreme Court in Residents Welfare association vs. The Union Territory is binding on all courts in the country and will form the basis of any challenge petition	The land of Sector-37 Karnal has been acquired as per Development plan wherein it has been marked as Industrial Sector. The final master plan 2025 approved by DTCP and signed from the HSIIDC is attached. <b>(Annexure-2)</b>
10.	That HSIIDC despite being a violating unit since 2012 has once again in its application for environment clearance failed to divulge violations of law committed. This comes on the heels of the previous application where environment clearance was sought by concealing the fact of the existing operating unit on plot 1, 2 and 3 being a print and packaging unit. Without the possession of an environment clearance, without registration of the project with HRERA, HSIIDC has conducted an e-auction on 25.10.2021 for residential plots and a hospital site at sector 37 Karnal. The above has been complained off to HRERA who in the enclosed order dated 07.04.2022 have directed suomoto action against HSI:DC. The above violation and its	Presently, the application for the environment clearance under Violation category has been filed as per the MOEF &C.C. O.M. dated: 07.07.2021, which is at advance stage of approval and no facts have been concealed in the application of EC. The acknowledgment of order dated: 07.04.2022 is not traceable in H.O. as well as in Field office. However, this office has initiated for registration in HRERA and the same shall be obtained accordingly.

	deliberate concealment are adequate to delist the project being a repeat concealment by the same project proponent	
11.	<p>HSIIDC has submitted a damage assessment report and a remediation plan. These documents do not reveal that the industrial activity proposed in the industrial area in sector 37 is the creation of a print and packaging cluster. Print and packaging involving offset, screen printing in addition to packaging using cardboard, plastics, PPE coated fabrics, poly coated paper, HDPE laminated fabric, polyester foil laminates, waterproof papers, PE coated papers, blister paper etc. These activities involve printing inks, dyes and plastics all toxic materials harmful to the environment and capable of significantly altering the soil and water of the area if handled inappropriately without care. HSPCB has placed dyes and dye intermediates in the red category and digital/gravure printing in the orange category of industries.</p> <p>At present since 2012 the unit operating out of plot 1,2,3 being a print and packaging unit has been operating without consent to establish or operate. The HSPCB has printed an elaborate manual titled Methodology for assessment of environmental compensation for violating cases which may kindly be referred to arrive at the extent of damage caused by the unit on account of its operations since 2012.</p> <p>The project proponent must be made to adhere of the requirement of establishing only units that have minimal environmental impact and are in the green or white category if at all.</p>	<p>The damage assessment report and remediation plan has been submitted by considering the project implemented on the plots 1, 2 &amp; part of 3 and damage is calculated as per SOP issued by MOEF&amp;CC dated 07.07.2021.</p> <p>We have submitted an affidavit that we will not allow any category A and B type of industry in the said industrial area in sector 37.</p>
12.	<p>The respected SEIAA/SEAC is also informed that the office memorandum dated 07.07.2021 has not been issued as per the procedure of delegated legislation of the provisions of the Environment Protection Act 1986 Section 3(2),5 and 6. Section 6 which governs the rules to regulate environmental pollution requires the process of issuance of a notification in the official gazette. This procedure being further amplified by section 21 and 23 of the General clauses Act 1897. This requiring the authority to publish a draft of the proposed rules receiving feedback by a certain date from the general public, incorporation of suggestions and thereafter a final publication of the notification. The notification dated 07.07.2021 lacking in all these and liable to be set aside. The Hon'ble Madurai Bench of the Madras High in Fatima versus The Union of India having stayed the notification.</p> <p>The Delhi High court also hearing a public interest litigation against the notification</p>	<p>Relates to SEIAA/ SEAC. The Hon'ble Supreme court has lifted the stay put by The Hon'ble Madurai Bench of the Madras High Court on the SOP dated 07.07.2021 and accordingly afterwards MOEF&amp;CC and other states have decided the violation cases on the basis of SOP dated 07.07.2021.</p>
13.	<p>That for the above reasons the respected SEAC is requested to delist the project for creation of an industrial area in sector 37, Karnal. The concealment a second time around of violations (an e-auction conducted) being grave and significant warranting delisting. In addition the preservation of sustainable development warrants delisting of the project.</p>	<p>Relates to SEIAA/SEAC. At the time of application submitted for obtaining EC under violation category we have clearly mentioned that construction has been carried on plot no. 1 , 2 and 3 and print and packaging unit is running its operation</p>

The PP also made submissions regarding observations raised in last 259<sup>th</sup> meeting. The committee held a detailed discussion on the reply submitted by PP. After due deliberation, the committee advised PP as follows:

1. The PP shall submit an affidavit that they shall abide with the order of any future court order regarding this project or there is no litigation pending in any court against the project.
2. The PP shall prepare and submit the Damage Assessment Plan in view of the various orders passed by Hon'ble NGT as discussed during the meeting.
3. The PP shall submit revised EMP details which should be realistic/scientific/tangible and also advised to adopt a pond for its rejuvenation/beautification/maintenance and shall add expenses to be incurred in this regard, in EMP budget.
4. The PP shall submit reply of observations in tabular form.

The PP shall submit the reply of above mentioned observations within 15 days. Thereafter, the case shall be taken up in next meeting as and when the reply submitted by PP.

**261.14 EC for Capacity Expansion Mining of Stone along with Associated Minor Minerals mine for total production enhancement from 5.6 MTPA to 9 MTPA at Khasra No 216, over area of 29.50 ha Located at Kalyana 2 Village Kalyana, Tehsil & District Charkhi Dadri, Haryana proposed by M/s SBIPL Projects Limited**

**Project Proponent : Sh.Rakesh Sangwan**  
**Consultant : Vardan EnviroNet**

The Project Proponent submitted the cases to SEIAA vide online Proposal SIA/HR/MIN/406448/2022 dated 15.11.2022 for obtaining Environmental Clearance under category 1(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee vide DD No. 751532 dated 15.11.2022 of amount Rs.1,50,000/-.

The case was taken up in 256<sup>th</sup> meeting held on 30.11.2022. During presentation, it was submitted by PP that previous EC was granted on 23.05.2017. The ToR was auto generated on 23.06.2021 in this case. It is further submitted by PP that the project relates to District Charkhi Dadri but District Survey Report has still not been finalized, however, mining plan has been approved. It was also submitted by PP that Certified Compliance Report with regard to the project also not available.

After due deliberation, the committee decided to defer the case and directed PP to submit finalized District Survey Report as well as Certified Compliance Report of the project within 15 days.

Thereafter, the case was taken up in 259<sup>th</sup> meeting held on 19.01.2023. The PP presented the case before the committee. Dr.Madhvi Gupta, Mining Engineer and Shri Rajender Parshad, Assistant Mining Engineer attended the meeting on behalf of Director General, Mining Department, Haryana and they were also of the view alongwith the members of the committee that DSR prepared and approved by the Deputy Commissioner, Charkhi Dadri should be published in public domain for 30 days to invite observations from the public, if any, and thereafter, duly approved DSR must be sent to Director Mines and Geology Department, Haryana for further necessary action.

The committee deferred the case and now shall be taken up as and when DSR and Certified Compliance Report are received.

The case was taken up in 260<sup>th</sup> meeting held on 08.02.2023. The PP along with consultant appeared before the committee for presentation of their case. However, deferment requested by PP and the Committee acceded with the request of PP and deferred the case for next meeting.

The case was taken up in 261<sup>st</sup> meeting held on 28.02.2023. The PP presented the case before the committee.

1. The Letter of intent has been issued to M/s SBIPL Projects Limited vide letter no. DMG/HY/Kalyana-2/2016/2010 dated 11.04.2016, for "Mining of Stone along with associated minor minerals at Khasra No 216, over area of 29.50 ha Located at Village Kalyana , Tehsil & District Charkhi Dadri, Haryana for 12 years .
2. The first Mining Plan including Progressive Mine Closure Plan was got approved by the competent authority from DMG, Haryana vide letter no. DMG/HY/MP/Kalyana-Plot 2//5534-37 dated 02.11.2016. Further mining plan for the production enhancement for the period of 2021-2023 has been prepared & approved by DMG, vide letter no DMG/HY/MP/Kalyana-2/3980 on dated 11.10.2021.
3. Environment Clearance for the project has been granted by the SEIAA Haryana vide letter no vide letter no SEIAA/HR/2017/356, Dated 23/05/2017, for production capacity of 5600000 TPA.
4. The Project area is free from forest area and the same has been confirmed by DFO Bhiwani vide letter No-16 dated 05.04.2017
5. Consent to establish has been granted by Haryana State Pollution Control Board (HSPCB) vide letter no HSPCB/2017/2014 dated 02.06.2017. CTO has also been granted by HSPCB vide letter no HSPCB/Consent 13100421CRDCTO8086368 dated 26.08.2021 which is valid upto 30.09.2024.
6. ToR has been granted for Capacity Expansion Mining of Stone along with Associated Minor Minerals mine for total production enhancement from 5.6 MTPA to 9 MTPA, Located at Khasra No 216, Kalyana 2 Village Kalyana, Tehsil & District- Charkhi Dadri, Haryana Mining Lease Area-29.50 ha by M/S SBIPL Project Limited by SEIAA Haryana vide letter no. SEIAA/HR/2021/424
7. Conservation plan has been prepared and approved by Forest Department, Government of Haryana, O/o P.C.C.F. (WL) cum Chief Wildlife Warder, Haryana vide letter no; 2080 dated 05/09/2017.
8. Draft EIA submitted to Haryana State Pollution Control board to conduct the Public Hearing on 15.03.2022
9. Public hearing was conducted on 12.10.2022 at project site under the Chairmanship of Sh. Anurag Dhalia, ADC, Charkhi Dadri
10. Final EIA was submitted on PARIVESH Portal vide application no. SIA/HR/MIN/406448/2022 dated 15.11.2022.
11. Site was visited by the Officials of IRO, MoEF&CC, Chandigarh on the 22/23rd Dec-2022 for the purpose of monitoring the compliance of the Environment Clearance Conditions.
12. The IRO also shared the Monitoring Report on 27.12.2022, with details of observation on implementation of EC conditions.
13. The Project Proponent submitted its reply to the observations that were raised by the committee on 28.02.2023.
14. Affidavit was submitted to the committee against the points raised.
15. Replenishment Study is not applicable as it is a stone mining.

Sh. Deepak Hooda, State Geologist and Sh. B. D. Yadav, Senior Geologist (Representatives from Mines & Geology Department, Haryana) also attended the meeting. The District Survey Report (DSR) circulated among the members present in the meeting. A thorough discussion was held on the DSR. The representative from the Mines & Geology Department also authenticated the DSR.

PP submitted an affidavit dated 28.02.2023 stating therein as under:

1. We will increase the expenditure of Public Hearing under head Repair & maintenance of toilets from 2 Lakh to 5 Lakh.

2. We will increase the expenditure of Public Hearing from 1 Lakh to 5 Lakh under Installation of street solar lights in consultation with Village Panchayat, in the following villages Kalyana, Kheri Batter, Kheri Bura, Mehra, Kalali
3. We will increase the expenditure of Public Hearing from 5 Lakh to 15 Lakh under Beautification and Creation of Greenbelt around the Pond in Kalyana Village.
4. We shall give provide Skill based training to Unemployed Youth of the Village for Jobs in the Government ITI Balali Village.
5. Replenishment has been submitted as a part of Mining Plan, which has been approved by DMG, Haryana. Conservation Plan has been approved. DSR has been approved.

During further discussion, the PP also submitted attested copy of approved DSR for district Charkhi Dadri which is forwarded by Mining Officer to SEIAA vide letter dated 14.02.2023. The first Mining Plan including Progressive Mine Closure Plan was got approved by the competent authority from DMG, Haryana vide letter no. DMG/HY/MP/Kalyana-Plot 2//5534-37 dated 02.11.2016. Further, Mining Plan for the production enhancement for the period of 2021-2023 has been prepared and approved by DMG, vide letter no DMG/HY/MP/Kalyana-2/3980 on dated 11.10.2021. Conservation plan has been prepared and approved by Forest Department, Government of Haryana, O/o P.C.C.F. (WL) cum Chief Wildlife Warden, Haryana vide letter no; 2080 dated 05/09/2017.

After detailed deliberations, the Committee decided to recommend the case to SEIAA for grant of EC for production enhancement from 5.6 MTPA to 9 MTPA to the project up to validity period of mining plan.

**261.15 EC for Proposed Group Housing Project (5.00 ACRE) falling in the Residential Plotted Colony (50.14375 ACRE) in the revenue estate of Village Maheshwari & Garhi Alawalpur, Sector-23 & 24, Tehsil Dharuhera & District Rewari, Haryana by M/s AMD Estates Private Limited**

**Project Proponent : Sh.Sanjay Malhotra**  
**Consultant : OCEAO-ENVIRO Management Solutions (India) Pvt. Ltd.**

The Project Proponent submitted the case to SEIAA vide online Proposal SIA/HR/INFRA2/402398/2022 dated 15.11.2022 for obtaining Environmental Clearance under category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee vide DD No. 011877 dated 11.10.2022 of amount Rs.2,00,000/-.

The case was taken up in 256th meeting held on 01.12.2022. The PP along with its consultant presented the case before the committee.

During discussion it is submitted by PP that earlier environment clearance dated 12.12.2013 has been obtained for the Group Housing part of the project having plot area 5 acres and built-up area 48588.30 m<sup>2</sup> and the remaining plot area measuring 45.14375 acres is a residential plotted colony project as per the zoning plan so it has been exempted from Environment Clearance. Further, the PP has submitted site photographs stating that no construction activity has been done till date on the area for which EC has been obtained. However, the PP could not produce the certified compliance report issued by the competent authority on the earlier obtained environment clearance.



Further, the PP informed the Committee that there are slight changes in the planning with regard to this proposal (Group Housing project (5.00 acres) and requested vide letter dated 01.12.2022 to raise EDS/ADS to enable them to submit revised Form-I, IA etc. with regard to falling the Residential Plotted Colony (50.14375 acre) in the revenue estate of Village Maheshwari & Garhi Alawalpur, Sector-23 & 24, Tehsil Dharuhera & District Rewari, Haryana.

The committee after deliberation decided to raise ADS as requested by PP to enable them to revise/update required information through PARIVESH portal and the case was deferred.

The PP submitted the revised proposal through PARIVESH portal. Then case was taken up in 261<sup>st</sup> meeting held on 28.02.2023. The PP presented the case before the committee. After discussion, the committee raised some observations to which PP replied vide letter dated 28.02.2023 alongwith an affidavit stating therein as under:

1. That we have obtained License No. 39 of 2012 dated 25-04-2012 vide letter No. 5DP-V-2012/LC-2500 on a land measuring 50.14375 acre, subsequently renewals of license have been obtained which is valid upto 21-04-2025. (**Attached as Annexure-1**)
2. That we have obtained approval of zoning plan separate for Group Housing for a land measuring 5.0 Acre vide DRG No. DG TCP 3867 dated 09-05-2013. (**Attached as Annexure-2**)
3. That we have obtained environmental clearance from SEIAA, Haryana for Group Housing of 5.0 Acre vide letter SEIAA/HR/2013/1407 dated 12.12.2013. (**Attached as Annexure-3**)
4. That, however, till date we have not started construction activity at the project site which has also been confirmed/stated in the certified compliance report obtained from Regional Office, MoEF&CC. (**Attached as Annexure-4**). As the validity of existing environmental clearance has been expired hence, we are hereby applying for obtaining environmental clearance in a Fresh category.
5. That comparison between the basic details of environmental clearance obtained in 2013 and the submitted proposal for obtaining environmental clearance now. (**Attached as Annexure-5**)
6. That we have obtained assurance for water supply and sewer assurance for discharge of excess treated water from H.S.V.P, Rewari during operational phase. (**Attached as Annexure-6**)
7. That we have obtained power assurance from DHBVN, Rewari for 3377 KW. (**Attached as Annexure-7**)
8. That we have obtained clarification regarding applicability of forest laws on non-forest land from Dy. Conservator of Forest, Rewari (**Attached as Annexure-8**)
9. That Aravalli NOC is not applicable on our project as the project belongs to Rewari district.
10. That there is no High-Tension line passing through the Group Housing project site.
11. That there is no revenue rasta is passing through the Group Housing project site.
12. That we will install Genset based on gas supply at our project site.

PP also submitted Comparative Chart, Basic Detail and EMP detail of the project as below:

**COMPARITIVE AREA STATEMENT FOR GROUP HOUSING**

S. No.	AREA SUMMARY	AS PER EARLIER EC GRANTED	AS PER PROPOSED FRESH ENVIRONMENT CLEARANCE
1.	TOTAL PLOT AREA	5 ACER	5 ACER
2.	TOTAL BUILT UP AREA	47594.04 SQ.MT.	48588.300 SQ.MT.
3.	TOTAL WATER REQUIREMENT	259 KLD	<b>238 KLD</b>
4.	TOTAL FRESH WATER REQUIREMENT	152 KLD	143 KLD
5.	TOTAL WASTE WATER GENERATION	245 KLD	<b>187 KLD</b>

6.	STP CAPACITY	250 KLD	270 KLD
7.	RAIN WATER HARVESTING PITS	3	6
8.	TOTAL SOLID WASTE GENERATION	854 KG/DAY	822 KG/DAY
9.	TOTAL PARKING	455 ECS	473 ECS
10.	POWER REQUIREMENT	1783 KW	1202.35 KW
11.	ORGANIC WASTE CONVERTOR	NIL	1 OWC-600

Table 1 – Basic Detail

<b>Name of the Project: Proposed Group Housing Project (5.00 Acre) falling in the Residential Plotted Colony (50.14375 Acre) in the revenue estate of Village Maheshwari and Garhi Alawalpur, Sector 23 &amp; 24, Tehsil Dharuhera and District Rewari (Haryana) by M/s AMD Estates Private Limited</b>			
<b>Sr. No.</b>	<b>Particulars</b>		<b>Details</b>
1.	Latitude		28° 13' 24.09" N
2.	Longitude		76° 49' 18.99" E
3.	Total Plot Area		20234.250 sqm
4.	Built Up area		48588.300 sqm
5.	Permissible Ground Coverage		<b>6535.258 sqm (35%)</b>
6.	Proposed Ground Coverage		6179.070 sqm (33.08%)
7.	Permissible FAR		<b>32676.290 sqm (175%)</b>
8.	Proposed FAR		32649.756 sqm (174.858%)
9.	Green Area		4056.281 sqm (20.05%)
10.	Rainwater Harvesting Pits		6 Nos (70 cum each)
11.	STP Capacity		270 KLD
12.	Parking Required		438 ECS
13.	Parking Provided		473 ECS
14.	Organic Waste Converter		01 Nos (OWC-600)
15.	Maximum Height of the Building (m)		50.335 m
16.	Power Requirement		1202.35 KW
17.	Source		DHBVN, Rewari
18.	Power Backup		03 Nos of DG Sets having total capacity 1380 KVA (2 x 600 + 1 x 180)
19.	Total Water Requirement		238 KLD
20.	Fresh Water Requirement		143 KLD
21.	Recycled/Treated Water Requirement		95 KLD
22.	Wastewater Generated		187 KLD
23.	Solid Waste Generated		822 kg/day
24.	Biodegradable Waste		493.2 kg/day
25.	Number of Towers		05 Blocks
26.	Basement		01
27.	Stories		S+14
28.	R+U Value of Material used (Glass)		U = 3.5 W/sqm k, R = 0.91
29.	Total Cost of the project:		101.82 Cr
30.	EMP Budget		217 Lacs
31.	Incremental Load in respect of	PM 2.5	0.08 µg/m <sup>3</sup>
		PM 10	0.19 µg/m <sup>3</sup>
		SO <sub>x</sub>	1.46 µg/m <sup>3</sup>
		NO <sub>x</sub>	3.26 µg/m <sup>3</sup>
		CO	1.48 mg/m <sup>3</sup>

Table 2 – EMP Detail

Description	During Construction Phase		During Operation Phase		
	Capital Cost (Lakhs)	Recurring Cost (Lakhs/Year)	Capital Cost (Lakhs)		Recurring Cost (Lakhs/Year)
Water for Dust suppression	3.50	2.00	Wastewater Management (Sewage Treatment Plant)	100.00	5.00
Wastewater Management	2.50	1.00	Solid Waste Management	15.00	2.50
Air, Noise, Soil, Water Monitoring	0.00	1.00	Green Belt Development	25.00	4.00
PPE for workers & Health Care	2.00	0.5	Monitoring for Air, Water, Noise & Soil	0.00	1.00
Green Belt Development	3.00	0.5	RWH Pits	40.00	2.50
Others	1.00	0.5	Provision of Solar System	25.00	2.00
<b>Total</b>	<b>Rs 12.0</b>	<b>Rs. 5.5</b>		<b>Rs. 205.0</b>	<b>Rs. 17.0</b>

A detailed discussion was held on the submissions as well as presentation made by the PP before the committee. After detailed deliberation, the committee rated this project with **“Gold Rating”** and was of the unanimous view that the case be recommended to the SEIAA for granting Environmental Clearance under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India along with the following specific and general stipulations:

**A. Specific conditions:-**

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

be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time

8. The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed **4056.281 sqm (20.05%)** of plot area shall be provided for green area development.
9. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
10. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
12. The PP shall not carry any construction above or below the Revenue Rasta, if any
13. The PP shall keep the ROW below the HT Line passing through the project, if any.
14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO<sub>2</sub> load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
16. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
17. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
18. **6 Nos (70 cum each) 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 **RWH pits**.
20. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
21. The PP shall obtain power assurance from the competent authority.
22. The PP may provide electric charging stations to facilitate electric vehicle commuters.
23. The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.
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 fire fighting equipment etc as per National Building Code including protection measures from lightening etc.
3. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
4. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable and shall abide with the conditions imposed in NOC, if any issued by Forest Department and NBWL.

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

## **I Air Quality Monitoring and Preservation**

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

## **II Water Quality Monitoring and Preservation**

- i. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
- ii. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- iii. Total fresh water use shall not exceed the proposed requirement as provided in the project details. The per capita supply should adhere to NBC 2016 and CGWA Notification dated 12.12.2018.
- iv. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF& CC along with six monthly Monitoring reports.
- v. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
- vi. At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
- vii. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
- viii. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
- ix. Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
- x. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- xi. The local bye-law provisions on rain water harvesting should be followed. If local bye law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain Water Harvesting pits shall be provided for ground water recharging as per the CGWB norms.
- xii. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for use. The ground water shall not be withdrawn without approval from the Competent Authority.
- xiii. All recharge should be limited to shallow aquifer.
- xiv. No ground water shall be used during construction phase of the project.
- xv. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
- xvi. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- xvii. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
- xviii. No sewage or untreated effluent water would be discharged through storm water drains.
- xix. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per

statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.

- xx. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxi. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

### **III Noise Monitoring and Prevention**

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

### **IV Energy Conservation Measures**

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

### **V Waste Management**

- i. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W generated from project shall be obtained.
- ii. Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general

safety and health aspects of people, only in approved sites with the approval of competent authority.

- iii. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- iv. Organic Waste Converter within the premises with a minimum capacity of 0.5 kg/person/day must be installed. Leaves to be put in earmarked pits for converting them into compost to be used as manure.
- v. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- vi. Any hazardous waste generated during construction phase, shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- vii. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, compressed earth blocks, and other environment friendly materials.
- viii. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25<sup>th</sup> 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 share holders/ stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
- iii. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
- iv. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

#### **X Miscellaneous**

- i. The project proponent shall prominently advertise it at least in two local news papers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
- ii. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30days 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.

**261.16 EC for Expansion of Group Housing Colony at Sector 48, Gurugram, Haryana by M/s Sweta Estates Pvt Ltd.**

**Project Proponent : Not Present**  
**Consultant : Gaurang Environmental Solutions Pvt. Ltd.**

The EIA/EMP report was submitted to the SEIAA, Haryana vide online proposal No.SIA/HR/MIS/68360/2015 dated 03.06.2022 for obtaining Environmental Clearance under Category 8(b) of EIA Notification 14.09.2006. The PP has submitted scrutiny fee amounting to Rs.2,00,000/- vide DD No.507024 dated 26.11.2021 in compliance of Haryana Government, Environment & Climate Change Department Notification No. DE&CCH/3060 dated 14.10.2021.

The case was taken up in 244th meeting of SEAC, Haryana held on 09.07.2022 and recommended the case to SEIAA for grant of EC.

The recommendations of SEAC were taken up in the 144th meeting of SEIAA held on 09.08.2022. SEIAA observed that the project proponent has obtained Environmental Clearance of 562141.739 Sq. Meters and now has proposed addition of 8826.641 Sq. Meters in the existing EC already granted by the Government of India. The total built-up area proposed after expansion will be 570968.38 Sq. Meters unit.

After going through the above facts and records, the Authority decided to refer the case back to SEAC to examine the case with respect to the status of construction of existing site with detailed report of FAR and Non FAR areas and status of construction of the proposed expansion and submit its recommendations for further consideration.

Further, it was decided to depute a sub-committee comprising of Dr. Rajbir Singh Bondwal, IFS (Retd.), Member SEAC and a representative of HSPCB to verify the status of existing construction and proposed construction on ground and to send a comprehensive report within 10 days.

Vide SEIAA order dated 20.10.2022, Dr.Sandeep Kumar Gupta, Member SEAC was nominated in place of Shri Rajbir Bondwal during his leave period to carry out the site visit.

The case was taken up in 255<sup>th</sup> meeting held on 14.11.2022. The site visit report in this case is still awaited. The PP appeared before the committee and has submitted that Dr.Sandeep Gupta, Member, SEAC has conducted site visit on 01.11.2022. However, Dr.Sandeep Gupta, Member, SEAC has sent an email dated 14.11.2022 that he is unable to attend the meeting due to sickness and could not prepare site inspection report. He has further stated that site inspection report will be submitted as early as possible. Accordingly, the committee decided to defer the case for next meeting and Sub-Committee, SEAC Member is requested to submit the site visit report, positively before the next meeting.

The case was taken up in 256<sup>th</sup> meeting held on 30.11.2022. The sub-committee submitted Site Inspection Report during the meeting. The committee decided to circulate the report among all the members and PP for comments. The case is deferred and shall be taken as and when comments of PP received with regard to report, in this case.

The Site Inspection Report was circulated among the members, consultant and PP as per minutes of 256<sup>th</sup> meeting.

The case was taken up in 258<sup>th</sup> meeting held on 03.01.2023. The PP was also asked to submit ATR as per the Site Inspection Report. The PP submitted the ATR dated 31.12.2022 along with an undertaking stating therein as under:

1. That we will not reduce green area of the project as mentioned in the previous EC letter.
2. That we will do further plantation in the project as per the list of species circulated by SEAC, Haryana.

The committee discussed the ATR submitted by the PP at length. After detailed deliberation, the committee decided to recommend the case to SEIAA for granting EC as conveyed earlier vide Minutes of 244<sup>th</sup> Meeting of SEAC alongwith the Site Inspection Report as well as ATR submitted by PP.

The recommendations of SEAC were taken up during 152nd Meeting of SEIAA held on 25.01.2023.

The Authority after having gone through the relevant record and details placed on the file, the Authority observed as under:

1. Total Plot Area in the EC letter dated August 2017 issued by the MoEF & CC, GoI and in the Fresh Proposal made for Expansion vide proposal dated 29.06.2022 before the Authority, reflects variations and mismatchings.
2. Built-up area i.e. dwelling units and height / number of Floors, are proposed to be increased, without making any change in the Net Plot Area, this needs clarity.
3. Further, the plans given in the presentations as well as submitted with the applications are not legible and clear (as what details have been mentioned therein).
4. Green Area is shown to be increasing, when the Net Area of the Plot remains, unchanged/ unaltered.
5. For the use of Revenue Rasta Passing through the Project Site; **Right of Way (RoW)** permission is required from the Competent Authority.

After detailed deliberations, the Authority decided to refer back this case to SEAC with the directions to re-look into the observations raised above as well as other relevant aspects.

The case was taken up in 261<sup>st</sup> meeting held on 28.02.2023. The PP requested vide email to defer the case due to non-submission of reply of queries raised by SEIAA, Haryana. The committee acceded with the request of PP and deferred the case.

**261.17**      **EC for Mining of sand minor mineral from the riverbed of Yamuna River with 36,00,000 MTPA production capacity over an area of 94.09 Hectare located at Village- Dadsiya, Tehsil & District- Faridabad, Haryana by M/s Dev & Div Solutions Pvt. Ltd.**

**Project Proponent**      : **Sh.Anil Gupta**  
**Consultant**                : **Vardan EnviroNet**

The EIA/EMP report was submitted to the SEIAA, Haryana vide online proposal No.SIA/HR/MIN/77692/2021 dated 03.06.2022 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 1(a) of EIA Notification 14.09.2006. The PP has submitted Scrutiny Fee amounting to Rs.1,50,000/- vide DD No.740654 dated 10.11.2021 in compliance of Haryana Government, Environment & Climate Change Department Notification No. DE&CCH/3060 dated 14.10.2021.

The case was taken up in 244<sup>th</sup> meeting of SEAC, Haryana held on 09.07.2022 and recommended the case to SEIAA for grant of EC.

The recommendations of SEAC were considered in the 144<sup>th</sup> meeting of SEIAA held on 09.08.2022 and after due deliberation, the Authority decided to refer back this case to SEAC with following observations for examination.

1. SEAC to provide its comments on the mining plan and replenishment study, duly approved and accepted by the Mines and Geology Department, Haryana, submitted by the project proponent.
2. SEAC may ensure that the Wildlife Conservation Plan submitted by PP is in order, including the cost norm requirements, the details of works and timelines for implementation of the same and give its recommendations / opinion on the same,

for further consideration of the authority.

3. The project cost should be certified by a competent/ qualified CA for consideration of cost norms in all such cases and SEAC may take the same into consideration while appraising the cases.

The PP submitted the reply of the above mentioned observations. Thereafter, the case was taken up in 247<sup>th</sup> meeting. However, PP sent a mail with a request to defer the case. The Committee acceded with the request of PP and deferred the case.

Thereafter, the case was taken up in 259<sup>th</sup> meeting held on 19.01.2023. The PP presented the case before the committee. Dr.Madhvi Gupta, Mining Engineer and Shri Rajender Parshad, Assistant Mining Engineer attended the meeting on behalf of Director General, Mining & Geology Department, Haryana and explained that DSR is at final stage of approval of Deputy Commissioner, Faridabad and shall be get approved in a week or so. The Committee advised to PP to get the DSR duly approved from the committee headed by the Deputy Commissioner, Faridabad. Thereafter, duly approved DSR must be sent to Director Mines and Geology Department, Haryana for further necessary action.

The committee deferred the case with the unanimous decision that it shall be taken up as and when DSR duly approved by the competent authority is received.

Thereafter, the case was taken up in 260<sup>th</sup> meeting held on 08.02.2023. However the case was deferred on request of PP.

The case was taken up in 261<sup>st</sup> meeting held on 28.02.2023. The PP and consultant appeared before the committee and presented their case. The committee directed them to submit the reply of observation raised by SEIAA in its 144<sup>th</sup> meeting. The PP submitted the reply in the form of an affidavit dated 28.02.2023 stating therein as under:

1. Replenishment Study has been submitted as a part of mining plan, which has been approved by DMG, Haryana.
2. The Conservation Plan has been approved.
3. DSR for Faridabad has been approved.

Further, the PP submitted approved DSR for district Faridabad which is duly signed by the Members of the District Level Committee. The Mining Plan was approved by Director, Mines & Geology, Haryana vide its letter dated 16.05.2022. The replenishment study report in this case was also approved alongwith mining plan dated 16.05.2022. Intimation to this effect was also received to SEIAA vide letter dated 23.12.2022 from the Director, Mines & Geology, Haryana. Conservation Plan was also got approved from Principal Chief Conservator of Forests & Chief Wildlife Warden, Haryana vide letter dated 03.01.2023.

Sh. Deepak Hooda, State Geologist and Sh.B. D. Yadav, Senior Geologist (Representatives from Mines & Geology Department, Haryana) also attended the meeting. The District Survey Report (DSR) circulated among the members present in the meeting. A thorough discussion was held on the DSR. The representative from the Mines & Geology Department also authenticated the DSR.

After a detailed discussion on DSR along with the supporting documents submitted by the PP, the Committee unanimously decided to send the case to SEIAA for granting EC and further reiterated the recommendations conveyed vide 244<sup>th</sup> MoM.

**261.18 EC for Mining of sand minor mineral from the riverbed of Yamuna River with 24,00,000 MTPA production capacity over an area of 66.32 Hectare located at Village Makhanpur, Tehsil & District- Faridabad, and State- Haryana by M/s Dev & Div Solutions Pvt. Ltd.**

**Project Proponent : Anil Gupta**  
**Consultant : Vardan EnviroNet**

The EMP/EIA report was submitted to the SEIAA, Haryana vide online proposal No.SIA/HR/MIN/68081/2021 dated 10.06.2022 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 1(a) of EIA Notification 14.09.2006. The PP has submitted Scrutiny Fee amounting to Rs.1,50,000/- vide DD No. 740653 dated 10.11.2021 in compliance of Haryana Government, Environment & Climate Change Department Notification No. DE&CCH/3060 dated 14.10.2021.

The case was taken up in 244<sup>th</sup> meeting of SEAC, Haryana held on 09.07.2022 and recommended case to SEIAA for grant of EC.

The recommendations of SEAC were considered in the 144<sup>th</sup> meeting of SEIAA held on 09.08.2022 and after due deliberation, the Authority decided to refer back this case to SEAC with following observations for examination.

1. SEAC to provide its comments on the mining plan and replenishment study, duly approved and accepted by the Mines and Geology Department, Haryana, submitted by the project proponent.
2. SEAC may ensure that the Wildlife Conservation Plan submitted by PP is in order, including the cost norm requirements, the details of works and timelines for implementation of the same and give its recommendations / opinion on the same, for further consideration of the authority.

The project cost should be certified by a competent/ qualified CA for consideration of cost norms in all such cases and SEAC may take the same into consideration while appraising the cases.

The PP submitted the reply of the above mentioned observations. Thereafter, the case was taken up in 247<sup>th</sup> meeting. However, PP sent a mail with a request to defer the case. The Committee acceded with the request of PP and deferred the case.

Thereafter, the case was taken up in 259<sup>th</sup> meeting held on 19.01.2023. The PP presented the case before the committee. Dr.Madhvi Gupta, Mining Engineer and Shri Rajender Parshad, Assistant Mining Engineer attended the meeting on behalf of Director General, Mining & Geology Department, Haryana and explained that DSR is at final stage of approval of Deputy Commissioner, Faridabad and shall be get approved in a week or so. The Committee advised to PP to get the DSR duly approved from the committee headed by the Deputy Commissioner, Faridabad. Thereafter, duly approved DSR must be sent to Director Mines and Geology Department, Haryana for further necessary action.

The committee deferred the case with the unanimous decision that it shall be taken up as and when DSR duly approved by the competent authority is received.

Thereafter, the case was taken up in 260<sup>th</sup> meeting held on 08.02.2023. However, the case was deferred on request of PP.

The case was taken up in 261<sup>st</sup> meeting held on 28.02.2023. The PP and consultant appeared before the committee and presented their case. The committee directed them to submit the reply of observation raised by SEIAA in its 144<sup>th</sup> meeting. The PP submitted the reply in the form of an affidavit dated 28.02.2023 stating therein as under:

1. Replenishment Study has been submitted as a part of mining plan, which has been approved by DMG, Haryana
2. Conservation Plan has been approved and submitted
3. DSR for Faridabad has been approved and submitted

Further, the PP submitted approved DSR for district Faridabad which is duly signed by the Members of the District Level Committee. The Mining Plan was approved by Director, Mines & Geology, Haryana vide its letter dated 16.05.2022. The replenishment study report in this case was also approved alongwith mining plan dated 16.05.2022. Intimation to this effect was also received to SEIAA vide letter dated 23.12.2022 from the Director, Mines & Geology, Haryana. Conservation Plan was also got approved from Principal Chief Conservator of Forests & Chief Wildlife Warden, Haryana vide letter dated 03.01.2023.

Sh. Deepak Hooda, State Geologist and Sh.B. D. Yadav, Senior Geologist (Representatives from Mines & Geology Department, Haryana) also attended the meeting. The District Survey Report (DSR) circulated among the members present in the meeting. A thorough discussion was held on the DSR. The representative from the Mines & Geology Department also authenticated the DSR.

After a detailed discussion on DSR along with the supporting documents submitted by the PP, the Committee unanimously decided to send the case to SEIAA for granting EC and further reiterated the recommendations conveyed vide 244<sup>th</sup> MoM.

**261.19 EC for Commercial Complex “JMD The Regent” at village Nangli Umarpur, Sector-62, Gurugram, Haryana by M/s JMD Limited**

**Project Proponent : Not Present**  
**Consultant : Gaurang Environmental Solutions Pvt Ltd.**

The application was submitted on 13.02.2015 and the case was considered by SEAC in its 129<sup>th</sup> meeting held on 15.03.2016 wherein it was observed that PP has already started construction work which amounts to violation of EIA Notification and sent back to SEIAA for taking legal Action.

The file was transferred to MoEF&CC, GoI in compliance of MoEF& CC, GoI Notification dated 14.03.2017. The Ministry of Environment Forest & Climate Change returned back all the cases pertains to violation category to SEIAA Haryana in view of MoEF& CC, GoI Notification dated 08.03.2018.

Thereafter, the case was considered by SEAC in its 169<sup>th</sup> meeting held on 18.05.2018 for approval of Terms of Reference under violation notification dated 14.03.2017 and 08.03.2018 and recommended to SEIAA for Approval of Terms of Reference. The recommendation of SEAC was considered in 115<sup>th</sup> meeting of SEIAA held on 25.07.2018 and SEIAA decided to agree with the recommendation of SEAC and approved the ToR and communicated to the PP vide letter dated 09.08.2018. The case was taken up in 131<sup>st</sup> SEIAA meeting held on 3<sup>rd</sup> December, 2021 and Authority deliberated on the reply submitted by PP and recommendations of SEAC.

After due deliberations, Authority decided to defer this case till the legal opinion from Ld. LR, Haryana is received. Thereafter, the case was taken up in 232<sup>nd</sup> meeting of SEAC held on 07.01.2022. The committee deliberated on the inspection report submitted by sub-committee members and as per report no construction has been done on the project site and therefore it was decided by the committee to recommend to SEIAA for withdrawal of earlier TOR issued to the project as the PP has also requested vide letter dated 12.10.2021 to Chairman SEIAA for withdrawal of Proposal No. SIA/HR/NCP/22996/2018 applied under Violation Notification.

The recommendation of SEAC was taken up in the 135<sup>th</sup> meeting of SEIAA held on 25.01.2022 and the Authority after examining the MoM of SEAC of 129<sup>th</sup> and 232<sup>nd</sup> meeting gathered that there is clear cut contradiction in stand of PP and recommendations of SEAC, and more so the record indicated that violation has been committed vis-à-vis approved plan.

The Authority decided to refer the case back to SEAC with the direction that there is need for thorough inspection of records and SEAC should do the critical analysis before recommending such cases to SEIAA.

The case was taken up in 235<sup>th</sup> meeting, and the PP requested vide letter dated 28.03.2022 for the deferment which was considered and acceded by SEAC after discussion. Thereafter, the case was taken up in 242<sup>nd</sup> meeting of SEAC, held on 24.06.2022. The PP submitted the self contained note of the project as below:

- The proposal was for EC for Commercial Complex 'JMD The Regent' at village Nangli Umarpur, Sector-62, Gurugram, Haryana under fresh category.
- Earlier ToR under violation category has been granted to the project vide letter dated 09.08.2018
- As per earlier planning of project, the plan were approved on 26.04.2019 with plot area of 2.00 acres and built up area of 19,974.761 sqmt. which is less than 20,000 sq.mt
- CTE has been granted by HSPCB to the project valid till 18.11.2022 for built up area 19,774.76 sq.m.
- PP then planned for Revision of building plan and area statement and submitted drawings having a plot area of 2.00 acres and built up area of 23,113.591 sqmt.
- To verify the present site condition, the site inspection was conducted by HSPCB's representative on 24.03.2021 and was found that the construction work done at site was less than 20,000 sq. m. A joint sub-committee was constituted by SEAC comprising of HSPCB (RO HSPCB) and SEAC members (Shri S. N. Mishra and Shri Hitender Singh), who also inspected the site and found the construction below 20,000 sqm.

The SEAC thus reiterated the previous decision submitted to SEIAA in view of similar facts and findings conveyed vide MoM of 232<sup>nd</sup> SEAC meeting for delisting the case.



The recommendation of SEAC was taken up in the 143<sup>rd</sup> meeting of SEIAA held on 15.07.2022. After detailed examination of records, SEIAA observed that the SEAC handling two issues— one regarding violation and another regarding expansion and that there is no clear-cut harmony between the details submitted by PP and subsequent proposal put up for considering the expansion proposal, which requires a clarity with reference to the details mentioned at page No. 3 of 61 regarding FAR, wherein the PP has clearly agreed that total built up area was 22,437.76 sqm. After this initial claim, details have been placed on record indicating 19,974.761 sqm, just less than 30m short of the area required for applicability of EC. It is, therefore, decided that the case be referred back to SEAC to examine the issue thoroughly along with all the relevant documents with reference to the claims of the unit on its non-applicability.

Further, the Authority decided to constitute 2 Members Committee consisting of Shri Sandeep Gupta, Member, SEAC and Shri Prabhaker Kumar Verma, Member, SEAC along with RO, HSPCB (concerned) to visit the site location and put up a comprehensive report/status of the project within 15 days. MS, HSPCB be requested to depute the concerned RO to assist the team during the site visit.

The case was taken up in 251<sup>st</sup> meeting of SEAC held on 10.10.2022. Further, Shri Sandeep Gupta, Member SEAC, informed the committee that he has not received any communication/order for conducting the site visit. The committee unanimously decided to send the case to SEIAA with a request to write a letter to Members of Sub-Committee and concerned RO to conduct site inspection and submit the report in the present case, at the earliest as it is pending since long, as well as PP be asked to submit the prescribed pending scrutiny fees.

The recommendations of SEAC were taken up in the 149<sup>th</sup> meeting of SEIAA held on 08.11.2022.

The Authority after due deliberations; decided to refer back this case to Appraisal Committee (SEAC) with the direction to Sub-committee to carry out site inspection within 07 days, positively and submit its report before the Appraisal Committee under intimation to SEIAA. Further, the project proponent is also directed to submit required Scrutiny fee.

The case was taken up in 256<sup>th</sup> meeting held on 30.11.2022. PP has submitted requisite scrutiny fee vide DD No. 147056 dated 01.12.2022 of Rs.1,50,000/-. However, the site inspection report of sub-committee still not been received yet. The sub-committee has been requested to visit the site and submit the report. The case was deferred for the next meeting.

The member of Sub-Committee, Shri Prabhaker Kumar Verma shown his unavailability to conduct Site Inspection due to pre occupation; hence Shri Vivek Kumar Saxena, IFS, Member SEAC has been nominated in place of Shri Prabhaker Kumar Verma as a sub-committee member vide SEIAA letter dated 19.12.2022.

Thereafter, the case was taken up in 258<sup>th</sup> meeting held on 03.01.2023.

The Chronology of the Project is as under:

- The project is for withdrawal of ToR under Violation category and for grant of EC under fresh category.
- As per the existing conditions, the plan was approved on 26.04.2019 with plot area of 2.00 acres and built up area of 19,974.761 sq.mt. which is less than 20,000

sq.mt and therefore, did not fall under the purview of categorization for obtaining Environmental Clearance under EIA Notification, 2006.

- CTE Renewal issued from HSPCB valid till 18.11.2022 for built-up area of 19,774.76 sq.m. has also been obtained.
- Initially, the application was submitted under violation category for Plot area of 2.00 acres and total Built up area of 22,894.62 sq.mt. as per earlier approved building plan (2010)
- ToR under violation category was issued by SEIAA vide letter dated 09.08.2018.
- The plan approved in 2010 for Built up area of 22,894.62 sq.mt was superseded by above mentioned approved plan (2019) for Built up area of 19,974.761 sq.mt making the earlier plan Null and Void, so the request of withdrawal of ToR under violation category was made.
- Building plan and area statement for project has been made which got approved on 10.01.2020 for plot area of 2.00 acres and built up area of 23,113.591 sq.mt.
- The area thus proposed exceeds 20,000 sq.mt of built up area which makes us fall under the purview of obtaining Environmental Clearance under EIA Notification, 2006 and hence, applied for EC under fresh category vide Proposal No. SIA/HR/MIS/216487/2021.
- As per the approved plan (2020) the built up area of 23,113.591 sq.mt. supersedes the previous Built up area of 19,974.761 sq.mt
- Case was considered in 232nd meeting of SEAC and the committee decided to appraise for withdrawal of ToR under violation category.
- SEIAA, in its 135th meeting decided to refer back the case to SEAC with the direction that there is need of thorough inspection of records and SEAC should do the critical analysis.
- To verify the present site condition, the site inspection was conducted by Haryana State Pollution Control Board representative dated 24.03.2021 and was found that construction work done at site is less than 20,000 sq. m.
- A joint sub-committee was constituted by SEAC comprising of HSPCB (RO HSPCB) and SEAC members (Shri. S.N Mishra and Shri. Hitender Singh); also have inspected the site and found the construction below 20,000 sq.m
- The case was then considered in 242nd meeting of SEAC dated 24.06.2022 and the committee at length and after detailed deliberation the committee has reiterated the previous decision submitted to SEIAA in view of similar facts and findings conveyed vide MoM of 232nd SEAC meeting for delisting the case.
- SEIAA, in its 143rd meeting decided to refer back the case to SEAC to examine the issue thoroughly along with all the relevant documents with reference to the claims of the unit on its non-applicability. Further, the Authority decided to constitute 2 Members Committee consisting of Shri Sandeep Gupta, Member, SEAC and Shri Prabhaker Kumar Verma, Member, SEAC along with RO, HSPCB (concerned) to visit the site location and put up a comprehensive report/status of the project within 15 days. MS, HSPCB be requested to depute the concerned RO to assist the team during the site visit.
- The case was considered in 251st meeting of SEAC dated 10.10.06.2022 and during scrutiny of documents, it was observed that the prescribed scrutiny fee has not been deposited by the PP in this case. Further, Shri Sandeep Gupta, Member SEAC, informed the committee that he has not received any communication/order for conducting the site visit.
- The committee unanimously decided to send the case to SEIAA with a request to write a letter to Members of Sub-Committee and concerned RO to conduct site inspection and submit the report in the present case, at the earliest as it is pending since long, as well as PP be asked to submit the prescribed pending scrutiny fees.
- The recommendations of SEAC were taken up in the 149th meeting of SEIAA held on 08.11.2022. The Authority after due deliberations; decided to refer back this case to Appraisal Committee (SEAC) with the direction to Sub-committee to carry out site inspection within 07 days, positively and submit its report before the Appraisal Committee under intimation to SEIAA

- The case was taken up in 256th meeting held on 30.11.2022 and the committee observed that PP has submitted requisite scrutiny fee vide DD No. 147056 dated 01.12.2022 of Rs.1,50,000/-. However, the site inspection report of sub-committee still not been received yet. The sub-committee has been requested to visit the site and submit the report.

Site Visit Report not submitted. However, it evident from scrutiny of the record that earlier also a sub-committee of following members was constituted for site inspection vide order dated 23.11.2021:

1. Sh.S. N. Mishra, Member, SEAC
2. Shri Hitender Singh, Member, SEAC
3. Regional Officer, HSPCB, Gurgaon

The sub-committee visited the site on 07.03.2020 and concluded as under:

- “1. In light of the above, sub-committee of the view that the construction at the site is in accordance with the latest approved building plans which is less than 20000 sqms. The area proposed for additional construction is lying vacant
2. The Project Proponent is now seeking EC, since the proposed area after revision/expansion shall exceeds 20000 sqms.”

Further, vide order dated 01.08.2022 another sub-committee consisting of Shri Sandeep Gupta, Member, SEAC and Shri Prabhaker Kumar Verma, Member, SEAC (replaced with Shri Vivek Saxena, Member, SEAC vide order dated 19.12.2022) along with RO, HSPCB (concerned) to visit the site location and put up a comprehensive report/status of the project. However, Site Visit Report not submitted. The sub-committee was directed to conduct the site inspection at the earliest as the case is pending since long. The report dated 07.03.2020 submitted by earlier sub-committee constituted in this case be also forwarded to the Members of sub-committee recently constituted by SEIAA. The case has been deferred and shall be taken up as and when inspection report is received.

The case was taken up in 260<sup>th</sup> meeting held on 08.02.2023. The site visit report not submitted. One of the members of the sub-committee has conveyed that site visit has been conducted and report is at the stage of final preparation and shall be submitted before the next meeting after signing of all the sub- committee members. The case is deferred and shall be taken up as and when the site visit report is received.

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

In its site visit report, the sub-committee concluded that the sub-committee has the view that the construction at project site begun without obtaining EC for a building plan approved initially on 30 Mach 2010 for a total built up area of 22894.619m<sup>2</sup> which include G+6 floor construction approval for both Block A and Block B. The PP continued the construction of both Block A and Block B.

The sub-committee further observed that from the satellite images as viewed on Google Earth (Annexure-III) that the PP raised the building structure of Block A up to G+7 floors upto 2014-15 which is against the approved building plan of 2010 where construction of G+6 floor for Block A was

approved. In this regard, the PP need to provide a clarification also on the construction area details of the basement of Block A done till 2014-15 which was altered in the later building plans. It has also been observed by the sub-committee that at present there is no STP installed. The status of STP installation need to be submitted by the PP as Block B is operational. The current status of tree plantation, schedule of further tree plantation as per the plan of the project needs to be submitted by the PP.

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

**261.20 Expansion of Environmental Clearance for Shopping/Commercial Building on 32.36 acres (DLF Downtown formally known as Mall of India) at Sector 25A, Gurugram, Haryana by M/s DLF Limited**

**Project Proponent : Shri Ramesh Chand Bakshi**  
**Consultant : Ind Tech House Consult**

The Project was submitted to the SEIAA vide online Proposal No. SIA/HR/INFRA2/418061/2023 on dated 13.02.2023 for obtaining Expansion of Environmental Clearance under Category 8(b) of EIA Notification 14.09.2006. The PP submitted requisite scrutiny fee vide DD No.521520 Dated 23.12.2022 of Rs.2,00,000/-.The Auto ToR has been granted to the project on 06.02.2023

The case was taken up in 261<sup>st</sup> meeting held on 28.02.2023. The PP presented the case before the committee. The committee discussed the case and raised some observations. PP submitted an affidavit mentioning therein as under:

1. First EC was obtained from SEIAA, Haryana Vide file No. SEIAA/HR/2019/81 dated 06.05.2019. Copy of EC is attached as **Annexure 1**.
2. After, that the amendment in the EC was obtained from SEIAA, Haryana Vide file no. SEIAA (125)/HR/2020/539 dated 06.11.2020 for the ground coverage and maximum no. of Floor. Copy of Amendment in EC is attached as **Annexure 2**.
3. Further Transfer of EC has been done vide memo no. SEIAA/HR/2023/59 dated 02/02/2023 from M/S DLF city Centre Limited to M/S DLF Limited and copy of the same is attached as **Annexure 3**.
4. Comparative statement of the project is attached as **Annexure 4**.
5. Aravalli and Forest NOC is attached as **Annexure 5**.
6. Water and power assurance of the project has been obtained and attached as **Annexure 6**.
7. No HT line and revenue rasta passes through the project site.
8. No court case pending against the project or land.
9. OC of Building 2 and 3 has been obtained and copy of OC is attached as **Annexure 7**.
10. Height NOC has been obtained and copy of the same is attached as **Annexure 8**.
11. Certified compliance of the project was obtained vide file no. 16-08/2019/IRO/Env. Dated 16.08.2022 CCR copy is attached as **Annexure 9**. As per MoEF&CC OM dated 8<sup>th</sup> June 2022, CCR is valid for 1 Year. Copy of notification is attached as **Annexure 10**.
12. As per previous EC dated 06.05.2019, the green area was 32754.438 sqm (25% of the plot area) and the ground coverage was 62262.7 sqm. But as per amendment in EC obtained vide letter dated 06.11.2020 the ground coverage was increased to 78567.69sqm. resulting in the decrease of green area to 20%. As per current proposal

the ground coverage is 74307.1 sqm but as directed by SEAC, Haryana we are maintaining the total area as 32814.57 (25.05% of the plot area) by providing 5% vertical green. Landscape Plan is attached as **Annexure 11**

13. Project cost was reduces from 4551 CR. To 3498 cr. due to reduction of basement in building 2 and 3 also due to removal of LG and UG floor. Further we are also going for economical construction practice. CA Certificate is attached as **Annexure 12**.
14. Due to addition of 6 no. of floors in Building no,.4 we have applied for EC under expansion category.
15. CTE of the project has been obtained and copy of the same is attached as **Annexure 13**. CTO of Building 2 and Building 3 has been obtained and copy of CTO is attached as **Annexure 14**.
16. We will provide solar 1522 kWP. Revised EMP is attached as **Annexure 15**.

PP also submitted basic details and EMP details as following:

#### COMPARATIVE STATEMENT

S. No.	Particulars	As per Previous EC Received on 6 <sup>th</sup> May 2019	As per Amendment dated 06.11.2020	After Expansion	Changes	Unit	Remarks
1	Plot Area	1,30,956.07	-	1,30,956.07	No change	sqm	-
2	Built Up area	10,57,114.090	-	875074	-182040.09	sqm	As the 3 basements under building 2 and 3 were reduces hence the built-up area decreases. In place of LG and UG only ground floor proposed
3	No. of Floors	5B+LG+UG+8	5B+LG+UG +9	5B+GF+15	6.00	No.	Addition of 6 floors in building 4 and LG and UG floors were scrapped
4	Ground Coverage	62262.7	78567.69	74307.1	-4260.59	sqm	As we are going for vertical expansion after receipt of permission for increased height in AAI NOC. The ground coverage is being reduced
5	Green Area	32,754.438	-	32814.57 (25.05%)	60.13	sqm	Green area will be slightly higher than the previous EC.
6	Total Water Requirement	2354.4	-	3881.36	1526.96	KLD	Increased due to increase in Population
7	Fresh Water Requirement	1204.7	-	1361.17	156.47	KLD	Increased due to increase in Population
8	Waste Water Generation	1171.7	-	2364.6	1192.90	KLD	Increased due to increase in Population
9	STP Capacity	1600	-	3500	1900.00	KLD	Increased due to increase in Population
10	Power Requirement	28310	-	60900	32,590.00	KW	Increased due to increase in No. of Floors
11	DG Sets	40000	-	67500	27500.00	KVA	Increased due to increase in No. of Floors
12	Parking Required	8243	-	9167	924.00	ECS	Increased due to increase in No. of Floors
13	Parking Proposed	10522	-	10416	-106.00	ECS	Decreased due to reduction in basement
14	Total Solid waste	9322	-	14230	4908.00	kg/day	Increased due to increase in Population
15	Bio Degradable Waste	3729	-	5690	1961.00	kg/day	Increased due to increase in Population

16	No. of RWH Pits	28	-	16 (03 Constructed)	-12.00	No.	Total peak Runoff for 15min 1455.29 m3. We are proposing 1260 m3 volume collection tank for reuse purpose. Balance run off volume 95.29 m3 rain water will go to recharge pits. We have proposed 16 Nos of RWH pits having volume of each RWH is 44 m3. Total capacity of harvesting pit = 44 x 16 = 704 KL (608 KL Additional which is more enough to cater to harvest / store rain water.
17	Cost of Project	4551	-	3498	-1053.00	Cr	Project cost was reduces from 4551 CR. to 3498 cr. due to reduction of basement in building 2 and 3 also due to removal of LG and UG floor. Further we are also going for economical Construction practice.

**EMP Detail:**

<b>Environment Management Plan (Construction Phase)</b>		
<b>COMPONENT</b>	<b>CAPITAL COST (Rs in Lacs)</b>	<b>RECURRING COST (Rs in Lacs)/Annum</b>
Barricading of construction site	26.15	5.75
Anti - smog gun with complete assembly (04 Nos.)	5	2.4
Dust mitigation measures	1.5	0.25
Site sanitation	2	1
Mobile STP	3	1
Disinfection/ Pest Control		0.5
Labour Health Check Up & First Aid Facility	1	0.5
Labor Welfare (canteen, creche, safe access road - water power, cooking kerosene/gas)	2.5	1.5
Wheel Washing	1	0.5
Waste Storage Bins - Labour Camp/Site Offices	1.5	0.75
Traffic Management Signages	1.5	0.15
Safety Training To Workers		1
Environment Monitoring & 6 Monthly Compliance Report of EC Conditions		2
<b>TOTAL</b>	<b>45.1531</b>	<b>17.30</b>

<b>ENVIRONMENT MANAGEMENT PLAN (Operation Stage)</b>		
<b>COMPONENT</b>	<b>CAPITAL COST (Rs in Lacs)</b>	<b>RECURRING COST (Rs in Lacs)/Annum</b>
Sewage Treatment Plant (3500 KLD) (2000+1500)	700	189.00
Rain Water Harvesting System (16 nos) Rain Water Storage Tanks With Filtration System	56	8.40
Solid Waste Storage Bins & Composter (organic waste converter	245.79	162.22
Horticulture Development (Tree Plantation & Landscaping)	18.74	4.69
Roof Top Spv Plant (1522 kwp)	1217.6	0.00
Environment Monitoring & 6 Monthly Compliances of Environment Clearance Conditions		2.00
<b>TOTAL</b>	<b>2238.13</b>	<b>366.30</b>

During discussion, the PP and Consultant informed that earlier the project was applied for expansion from 32.36 Acres to 36.36 acres vide proposal no. SIA/HR/MIS/78846/2022 which was later delisted by SEIAA and the baseline report was carried out for the period of March 2022 to May 2022 and the same baseline has been used for this proposal for expansion of 32.36 Acres and as per MoEF&CC OM dated 29th August, 2017, the baseline report is valid.

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

**A. Specific conditions:-**

1. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening
2. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
3. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase. 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 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.
5. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
6. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
7. The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed **32814.57 sqm (25.05% of total plot area)** shall be provided for green area development.
8. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.

9. In basements adequate ventilation/Exhaust fans shall be provided so that the polluted basement air shall be recharged from the cut outs located at the ground level.
10. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint
11. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
12. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
13. The PP shall not carry any construction above or below the Revenue Rasta.
14. The PP shall not carry any construction below the HT Line passing through the project.
15. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
16. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
17. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
18. **The PP shall provide solar 1522 kWP**
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 commercial colony/project.
21. **16 (03 Constructed) Rain Water Harvesting pits** shall be provided for rainwater usages 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 RWH pits.
23. The PP shall install **04 no of Anti smog gun** mounted on truck in the project for suppression of dust during construction and operational phase and shall use the treated water, if feasible, as per CAQM guidelines.
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, and the Plastics Waste (Management) Rules, 2016 shall be followed.
- [10] The project proponent shall follow the ECBC Act/ECBC-Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.

## **I Air Quality Monitoring and Preservation**

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

## **II Water Quality Monitoring and Preservation**

- i) The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
- ii) Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- iii) Total fresh water use shall not exceed the proposed requirement as provided in the project details. The per capita supply should adhere to NBC 2016 and CGWA Notification dated 12.12.2018.

- iv) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- v) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
- vi) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
- vii) Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
- viii) Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
- ix) Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
- x) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- xi) The local bye-law provisions on rain water harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain Water Harvesting pits shall be provided for ground water recharging as per the CGWB norms.
- xii) A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
- xiii) All recharge should be limited to shallow aquifer.
- xiv) No ground water shall be used during construction phase of the project.
- xv) Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
- xvi) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- xvii) Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
- xviii) No sewage or untreated effluent water would be discharged through storm water drains.
- xix) Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
- xx) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxi) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

### III Noise Monitoring and Prevention

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

### IV Energy Conservation Measures

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

### V Waste Management

- i) A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
- ii) Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- iii) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- iv) Organic Waste Converter within the premises with a minimum capacity of 0.5 kg /person/day must be installed. Leaves to be put in earmarked pits for converting them into compost to be used as manure.
- v) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- vi) Any hazardous waste generated during construction phase, shall be disposed off as per

- applicable rules and norms with necessary approvals of the State Pollution Control Board.
- vii) Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
  - viii) Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
  - ix) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
  - x) Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

## **VI Green Cover**

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

## **VII Transport**

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

## **VIII Human Health Issues**

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

#### **IX Corporate Environment Responsibility**

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

#### **X Miscellaneous**

- i) The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
- ii) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
- iii) The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
- iv) The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
- v) The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
- vi) The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
- vii) The project authorities must strictly adhere to the stipulations made by the State Pollution

Control Board and the State Government.

- viii) The project proponent shall abide by all the commitments and recommendations made in the form-IA, Conceptual Plan and also that during their presentation to the Expert Appraisal Committee.
- ix) No further expansion or modifications in the plan shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC)/SEIAA, Haryana. The project proponent shall seek fresh environmental clearance under EIA notification 2006 if at any stage there is change of area of this project.
- x) Any change in planning of the approved plan will 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.

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