

Minutes of the 239th Meeting of the State Expert Appraisal Committee (SEAC), Haryana constituted for considering Environmental Clearance of Projects (B Category) under Government of India Notification dated 14.09.2006 held on 08.04.2022 under the Chairmanship of Sh. V. K. Gupta, Chairman, SEAC, through Video Conferencing (VC).

At the outset the Chairman, SEAC welcomed the Members of the SEAC and advised the Secretary to give brief background of this meeting. The minutes of the 238th Meeting were approved. In the meeting 8 no. of agenda projects received from SEIAA, were taken up for scoping, appraisal and grading as per agenda circulated.

The 239th meeting of SEAC Haryana was held online by video conferencing on 08.04.2022. The following members joined the meeting:

Sr. No.	Name	Designation
1.	Shri Prabhakar Verma	Member
2.	Dr. Vivek Saxena, IFS	Member
3.	Dr. Rajbir Singh Bondwal, IFS (Retd.),	Member
4.	Dr. Sandeep Gupta	Member
5.	Dr. R. K. Chauhan, Joint Director, Environment & Climate Change Department, Haryana	Member Secretary

239.01 EC for Expansion cum Modification of Group Housing Project at Village Palra, Sector 70A, Gurgaon by M/s Haamid Real Estate Pvt. Ltd.

Project Proponent : Ms. Julie Jha
Consultant : Vardan EnviroNet.

The project proponent submitted the case along with EIA/EMP to the SEIAA vide online proposal no. SIA/HR/MIS/61220/2021 dated 04.10.2021 as per check list approved by the SEIAA/SEAC for obtaining EC under category 8(b) of EIA Notification dated 14.09.2006. The TOR was granted vide letter dated 08.07.2021.

The case was considered in 224th, 227th & 228th meeting of SEAC held on 29.10.2021, 30.11.2021 & 04.12.2021 and recommended to SEIAA for grant of Environment Clearance.

The PP has submitted scrutiny fee amounting to Rs. 2,00,000/- DD. No. 001385 dated 30.10.2021 vide letter dated 01.11.2021 received on 02.11.2021 in compliance of Haryana Government, Environment & Climate Change Department Notification No. DE&CCH/3060 dated 14.10.2021.

The recommendation of SEAC was taken up in the 132nd meeting of SEIAA held on 21.12.2021; the Authority while examining the case found that there is contradiction in regard to discharge of excess treated water in Water Balance Diagram (Page No. 28) and description under

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mode of discharge given on Page No. 38 (Under point 2.13) in Form-IA. This requires clarity and response of PP.

Authority further asked PP to ensure 28 no. of RWH Pits to be installed as proposed in the original Plan (Page No. 130) submitted earlier for the grant of existing EC.

It needs to be further understood whether the observations raised by RO, MOEF & CC, GOI stands complied with.

Authority decided to refer back the case to SEAC for submitting compliance of above said observations.

Thereafter, the case was taken up in 232nd meeting of SEAC held on 07.01.2022. The observations raised by SEIAA in its meeting were considered and PP submitted the reply of observations as following:-

S. No.	Observations	Reply
1	That there is contradiction in regard to discharge of excess treated water in Water Balance Diagram (Page No. 28) and description under mode of discharge given on Page No. 38 (Under point 2.13) in Form-IA	The treated water from STP will be used in flushing and horticulture purpose. After usage of water in flushing and horticulture, the excess treated water of 380KLD from STP will be discharged in the nearest sewerage line. There is typing error at point no.2.13
2	28 no. of RWH Pits to be installed as proposed in the original Plan (Page No. 130) submitted earlier for the grant of existing EC.	We will develop 28 no's of RWH pits at our project site.
3	Whether the observations raised by RO, MOEF & CC, GOI stands complied with.	The observations raised by RO, MOEF & CC, GOI were duly replied by us and our reply against the observations has been incorporated by the RO, MOEF&CC, GOI in the Certified compliance report issued. Further the Action taken report is placed on record.

After due deliberation on treated water, RWH, Certified compliance report, the committee considered the reply submitted by PP and decided to forward the case to SEIAA as committee has already submitted with full facts vide SEAC MOM of 228th meeting.

The recommendation of SEAC was taken up in the 134th meeting of SEIAA held on 18.01.2022 and the Authority decided to refer the case back to SEAC stating that the recommendation & appraisal should be thorough & clear about the raised observations.

The PP submitted the reply dated 23.02.2022 of observations raised vide 132nd and 134th MOM of SEIAA. Thereafter, the case was taken up in 234th meeting of SEAC. The PP and consultant presented the reply of observations along with the action taken on the non-compliant point of compliance report issued by RO, MOEF & CC, GOI as given below:-

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Table 1: Action Taken report submitted by PP on the non-compliant point of compliance report issued by RO, MOEF & CC, GOI:-

Sr. No.	Observations	Reply
1.	PP has not submitted the utilization details of fly ash and copy of structural stability certificate of the buildings. (Cp. Condi.-10 & 16)	The details of RMC/fly ash used for construction & Fly ash bills are attached as Annexure 1(placed on record) . The Structural stability certificate issued by competent authority is attached as Annexure-2 (placed on record) .
2.	PP has not submitted the copy of fire approval plan and Fire NOC. (Cp. Condi.-16&19 and Gen. Ph. Condi.-06)	Copy of Fire approval plan is attached as Annexure-3(placed on record) .
3.	PP has not submitted the location map, details of maintenance budget and person responsible for maintenance of RWH pits. (Cp. Condi.-18&Op. Condi.-j)	The maintenance of RWH pits has been carried out source agency agreement for same is attached as Annexure-4(placed on record) .
4.	PP has not submitted the copy of power assurance, copy of affidavit regarding not to use ground water and copy of third party. (Cp. Condi.-20, 21&25)	Copy of power sanction letter is attached as Annexure-5(placed on record) . The affidavit regarding not to use ground water is attached as Annexure-6(placed on record) .
5.	PP has not submitted adequacy certificate of STPs and details of plantation and green belt area map. (Op. Condi.-b&h)	Copy of adequacy certificate of STPs is attached as Annexure-7. (placed on record) . Details of plantation & green belt area map are attached as Annexure-8. (placed on record) .
6.	PP has not submitted the copy of transformer manufacturer certificate, copy of local newspaper advertisement and link of company website where copy of EC and six monthly compliance reports has been uploaded. (Op. Condi.-aa&Gen. Ph. Condi.-07)	Copy of transformer manufacturer certificate is attached as Annexure-9 . Link of Company website: www.haamidrealestates.com
7.	PP has not submitted the copy of latest corporate environment policy and details of fund earmarked towards environmental protection measures along with year wise utilization details. (Gen. Ph. Condi.-10 &11)	Corporate Environment policy is enclosed as Annexure-10. (placed on record) . Details of fund (12,69,69,433) earmarked towards environmental protection measures are attached as Annexure -11 .

The PP also submitted the following reply to the observation raised in SEIAA MOM :-

- That the Total water requirement is 1355KLD out of which 808kld fresh water required to be fulfilled through GMDA/HSVP water supply, 547KLD recycled and treated water. The Treated effluent from STP shall be recycled /reused for flushing, Horticulture, DG cooling and Gardening and 380KLD water will be discharged into sewage line.
- That excess discharge of treated water 380KLD at page no. 28 to be used in the construction site. The PP submitted that construction site was mentioned as the typographic error, however it to be discharge in sewage line at page no. 38 point no. 2.13 in form IA. The PP submitted the updated form IA regards to the correction along with affidavit that 380KLD discharge in sewage line and also take permission from the competent authority for the disposal of sewage into the sewage line.

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- That 28no. of RWH pits will be installed at the project site as 22 no. of RWH pits already existing in the site for which EC already been granted vide letter dated 04.09.2013. Now, the PP has proposed 6 RWH pits in the expansion part instead of 5 RWH pits earlier proposed for the expansion part. The detailed calculation including runoff@90mm rainfall is recalculated and placed at annexure. The Plan showing 6 RWH pits also placed on record.

The Committee deliberated on the reply regarding the contradiction in discharge of excess treated water in water balance diagram at page no.28 and description on the mode of discharge at page no. 38 in Form IA, 28 no. of RWH pits to be installed in the original form, the observation raised by RO MoEF CC,GOI in the certified compliance report. The committee found that observations raised by RO MoEF &CC, GOI were duly replied by PP and their reply against the observations has been incorporated by the RO, MoEF &CC,GOI in the certified compliance report issued further ATR on fly ash, fire approval plan, RWH pits, power assurance, STP, Transformer manufacture certificate and structure stability certificate is placed on record. The PP further corrected the mistake at page. No. 130 and PP also agreed to develop 28pits Further, 380KLD of water will be discharged into the sewage line. ATR on compliance report of RO MoEF &CC is also considered by the committee.

Thereafter, the case was deferred for want of additional information vide 238th meeting dated 02.04.2022 and accordingly ADS was raised. Further, the ADS were closed after uploading the additional information on PARIVESH Portal . Thereafter, the case was again taken up in 239th meeting of SEAC held on 08.04.2022. The committee discussed on the ADS raised on the project in 238th meeting .In view of reply of ADS uploaded by PP on PARIVESH portal the committee unanimously decided to recommend the case to SEIAA for EC along with additional stipulation and other standard and specific condition which committee has already submitted vide SEAC MOM of 228thmeeting.

Additional Stipulations:-

- 28 Rain Water Harvesting pits shall be provided for rainwater usages as per the CGWB norms.
- The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 28 RWH pits.
- 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.
- The Excess 380KLD treated water will be discharged into the sewage line

239.02 EC for Revision and Expansion of Warehouse/Logistic/Industrial Storage Project at Revenue Estate of Village Sehsaula, Taluka Tauru, Mewat (Nuh), Haryana by M/s ERPL Warehouse Park Private LTD

Project Proponent: Mr.NitinGawali
Consultant : Aplinka Solutions Pvt.Ltd

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The case was submitted on dated 22.11.2021 for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006.

- The proposed project is for EC for Revision and Expansion of Warehouse/Logistic/Industrial Storage Project.
- Consent to Establish for the same is obtained from HSPCB (HSPCB/Consent/: 329962321GSMWCTE8394569) Dated 07.01.2021
- Certified compliance report of the existing part has been obtained dated 04.08.2021. Action taken report of the points raised as per this report is submitted by the PP to MoEF&CC.

The case was considered in 228th SEAC meeting held on 04/12/2021. SEAC held the discussions on abnormal increase in population 3500 to 8500 and reducing the staff water requirement from 45 LPCD to 30 LPCD in order to avoid construction of bigger STP detriment to Proper Management/conservation of Environment, without any legitimate backing for such storage and commercial project where washroom/Toilets are necessary component as per NBC that too should use water efficient fixtures, AravaliNoC, Green plan, water requirement, revised EMP, STP, contour plan, sewer permission, water assurance etc. and certain observations were raised.

SEAC considered the submitted reply of PP & rated this project with “Gold ratings” and recommended the project to SEIAA.

The recommendation of SEAC was considered in the 132nd Meeting of SEIAA held on 21.12.2021 and the Authority observed that there is a definite Reduction” in Green area from 20.02% in accorded EC to 15.02% in the said proposal. Further, the following variation in the data submitted by PP has been observed:

Rain Water Harvesting Pits:

As per details given at page no. 92 of Conceptual Plan are:

<i>Sr. No.</i>	<i>Particular</i>	<i>Area (m²)</i>	<i>Run-off co-efficient</i>	<i>Rainfall intensity</i>	<i>Run-off (m3/hr)</i>
<i>1</i>	<i>Roof Area</i>	<i>98197.38</i>	<i>0.9</i>	<i>0.09</i>	<i>7953.99</i>
<i>2</i>	<i>Area under Road/Parking</i>	<i>70988.05</i>	<i>0.7</i>	<i>0.09</i>	<i>4472.25</i>
<i>3</i>	<i>Green Area</i>	<i>29910</i>	<i>0.2</i>	<i>0.09</i>	<i>538.38</i>

Details Given in Reply to SEAC vide letter dated 06.12.2021 at Annexure -14.

<i>Sr. No.</i>	<i>Particular</i>	<i>Area (m²)</i>	<i>Run-off co-efficient</i>	<i>Rainfall intensity</i>	<i>Run-off (m3/hr)</i>
<i>1</i>	<i>Roof Area</i>	<i>169254</i>	<i>0.9</i>	<i>0.09</i>	<i>13709.574</i>
<i>2</i>	<i>Area under Road/Parking</i>	<i>144746.64</i>	<i>0.7</i>	<i>0.09</i>	<i>9119.04</i>
<i>3</i>	<i>Green Area</i>	<i>55980</i>	<i>0.2</i>	<i>0.09</i>	<i>1007.64</i>

The case was referred back to SEAC to examine variation in data submitted and the reduction in the green area. Further, it was observed that the reply to SEAC Annexure-16 is a copy paste of reply to SEAC Annexure-14 of the next project i.e. M/s Crystal City Developers Private Limited .

Further, Authority observed while recommending the case SEAC has mentioned in its MOM of 228th Meeting that the decision was “Unanimous” whereas dissent note conveyed in this case indicates otherwise.

The case was taken up in 232nd meeting of SEAC held on 07.01.2022. The discussion was held on population details, Climatology data of CPCB, Hydraulic design and dimensions of each component of two 270KLD, STP using MBBR technology, micromet data, Fire fighting plan, Revised FMCG products, MSDS, Contour plan, traffic study, Revised ECBC, copy of LOI as issued for the project etc. and certain observations were raised in the meeting of SEAC and SEIAA

PP submitted self contained note as below along with the reply of observations:-

- *ERPL Warehousing Park Pvt. Ltd. Has obtained an environment clearance letter dated 02.11.2020 wherein the water calculations for staff were done keeping 45 LPCD as the water consumption.*
- *PP has introduced change in the project planning.*
- *PP has reduced the water consumption to 30 LPCD for their staff population as the Multinational Brands anticipated to occupy the space; they have been working over the water reduction policies directed to revolutionize the water conservation scenario.*
- *PP has intimated regarding the water conservation demand of the probable future occupiers and their water requirement target of 30 litres per capita per day for the staff by installing efficient fixtures and adequate technologies.*
- *PP has considered making provision for the washroom area instead of the bathing facilities and has referred NBC 2016, BIS norm published by Central Ground Water Authority, Government of India.*
- *PP has clarified that the requirement of water will not be compromised in any way and neither had intended to excuse from the budget associated with the STP capacity.*
- *PP will install the water meter to monitor the actual consumption of fresh water.*
- *PP will adopt adequate fixtures along with the necessary facilities to conserve the water.*

The reply was placed before the committee and the committee deliberated on following points:-

- Latest notification of Haryana Water Resources Authority dated 07.01.2022, it is observed that the village, where project is proposed, is falling under the Pink Zone (Low ground water stressed village).
- That PP has proposed to extract the water from Ground itself as there is no other source of water available in the region. PP has already applied for Ground Water NOC from the Haryana Water Resources Authority and submitted the copy of application to the office of SEAC.

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- Further, it is also observed that PP has proposed water conservation measures like Dual plumbing, Rain water Harvesting through 53 pits and 2 ponds, inclusion of water saving fixtures using adequate technologies and an affidavit in this regard has also been submitted to the office of SEAC.

After due deliberation on the water requirement @30LPCD in view of taking water conservation measures by installing facets etc. and making the provision of washrooms without bathroom, the committee considered the reply submitted by PP and decided by majority to forward the case to SEIAA along with additional stipulation and other standard and specific condition which committee has already submitted vide SEAC MOM of 228th meeting.

Additional Stipulations:-

1. Telemetry water flow meters shall be installed at the source of water i.e. Borewell; Inlet and Outlet of STP (as per the guidelines of HWRA and HSPCB) and data needs to be submitted with Six Monthly compliance reports to the SEIAA/HSPCB.
2. The PP shall obtain the Fresh Environment Clearance with updated water requirement in case of increase in water quantum at any stage
3. That, the PP shall contribute towards the conservation of water by installing various water conservation technologies

The recommendation of SEAC was taken up in the 134th meeting of SEIAA held on 18.01.2022 and the Authority decided to refer the case back to SEAC stating that the recommendation & appraisal should be thorough & clear about the raised observations

The PP is mentioning the consumption of water at 30 LPCD instead of 45 LPCD that may not be an attempt to install a STP with lower capacity. SEAC should clearly mention technical view point on this aspect very clearly while recommending the case to SEIAA and the corrective action taken pertaining to the variation in the data. The corrected data should find its place in appraisal & recommendations.

The case was taken up in 234th meeting of SEAC, Haryana held on 09.03.2022. The PP submitted the reply of observation raised by SEIAA in its 134th meeting as following:-

During the SEAC 234th meeting proceedings dated 09.03.2022, PP has given clarifications for the queries communicated in the minutes of 134th SEIAA, Haryana meeting.

- PP has requested to consider the water demand of staff population as 45 lpcd since the project is facing delay and financial repercussions on adhering to the reduced water demand of 30 lpcd. PP has submitted an undertaking regarding the same.
- PP has also submitted that the STP will be installed at higher capacity as per the calculations of 45 litres per capita daily and accordingly the related facilities will be designed at 45 lpcd.
- PP has given their submission for the reduction in Green area from 20.02% in accorded EC dated 02.11.2020 to 15.02% in the said proposal.
- PP has intimated that the Previous Environment Clearance of this project was obtained over total plot area 2,16,001.15sqm on the concept basis since the CLU was in process for the proposed site. PP planned the green area of project as per the complete plot area of 2,16,001.15sqm. at the time of obtaining previous EC.

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- PP received the CLU over net plot area (1,99,093.44sqm) wherein 2988.4 sqm and 13917.32 sqm of area is falling under road widening and highway greenbelt respectively (that is total reduction of 16907.71sqm of the area).
- PP raised a concern that the said land parcel under deduction was part of previous sanctioned green area in EC.
- PP has now proposed green area as 29,910.00 sqm (15.02% of the net plot area) under revision and expansion and shared details with respect to green area as given below;

Water demand as per revised requirement of 45 lpcd in comparison with the 30 lpcd demand

Particulars	Accorded in previous EC (KLD)	As per earlier submitted proposal at 30 lpcd (KLD)	As per revised details at 45 lpcd (KLD)
Fresh water	92	155	230
Treated water	179	190	287
Total	271	345	517
Wastewater generation	123	209	307
STP capacity	150	265 KLD (1 x 160 + 1 x 105)	390KLD (1 x 160 + 1 x 230)

Green area clarification

Particulars	Green Area (sqm)
As per EC accorded	43,281.37
Deduction as per CLU	16907.71
Balance Green area	26373.66 (13.24% of net plot area)
Proposed Green area as per revision and expansion (as per minimum area requirement for developing green cover as per the Logistics, Warehousing & Retail Policy 2019, Government of Haryana (6.3, Page 14, Haryana Government Industries & Commerce Department Notification dated 3rd March 2019)	29,910.00 (15.02% of the net plot area) <i>(additional 2500 sqm)</i>

PP has confirmed that the plot landuse has been planned as per the requirements and permissible limits and **no additional space remains on the site.**

References considered for the ground coverage, surface parking and green area

Guidelines	Permissible/Required limits
Green Area	15% Logistics, Warehousing & Retail Policy 2019, Government of Haryana (6.3, Page 14, Haryana Government Industries & Commerce Department Notification dated 3rd March 2019)
Ground coverage	60% (Haryana Building Code, 2017)
Surface Parking	15% (Haryana Building Code, 2017)

PP has shared a mosaic plan showing the bifurcation of complete plot area.

Mosaic plan: Area details

Sr. No.	Particulars	Accorded in previous EC	Revision/Expansion	Total proposed Area	% Net Plot area
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1	Total Plot Area	216001.15m ²	-1.99m ²	2,15,999.16m ²	
	Area under highway greenbelt (As per CLU)		-13917.32m ²		
	Area under road widening (As per CLU)		-2988.40m ²		
2	Net Plot area (As per CLU)	216001.15m²	16907.71m²	1,99,093.44m²	
3	Proposed Ground Coverage	101,275.82m ²	-3,078.44m ²	98,197.38m ²	49.32
4	Proposed Green Area	43,281.37m ²	-13,371.37m ²	29,910.00m ²	15.02
5	Proposed surface parking	32,515.56m ²	-1,354.94m ²	31,160.62m ²	15.65
6	Amenity Structure Area on surface (including services, utility block, gate house & driver toilet)	1,458.17m ²	4,297.96 m ²	5,756.13m ²	2.89
7	Other Open Paved Area	12,504.28m ²	-6,986.14m ²	5,518.14m ²	2.77
8	Area under roads/pavements	24,965.96m ²	3,587.20m ²	28,553.16m ²	14.34

During the meeting, SEAC asked the PP to comply the following conditions to which PP agreed and submitted the following

- The PP will develop 2500 sqm of area as vertical green which will be in addition to the 29,910.00 sqm of proposed green area.
- The PP will introduce the Miyawaki plantation technique for the green area development on site and has submitted a plan in this regard.
- To develop and maintain land earmarked for highway greenbelt having an area 13917.32 sqm (still under the possession of PP) in consultation with the competent authority and accordingly PP submitted an undertaking regarding the same.

After due deliberation, the SEAC noted that the facts presented by the PP in relation to the mandatory requirements under the **Logistics, Warehousing & Retail Policy 2019, Government of Haryana** and **Haryana Building Code, 2017** have been complied with. Also the submission made by the PP with regard to the revised water requirement (at 45 lpcd for the proposed staff population instead of 30 lpcd) has been agreed by the Committee and revised *Form-1, Form-1A and conceptual plan* were sought and submitted by the PP in hard copy (reply) to the same as a corrective action.

Thereafter, the case was deferred for want of additional information vide 238th meeting dated 02.04.2022 and accordingly ADS was raised. Further, the ADS were closed after uploading the additional information on PARIVESH Portal. Thereafter, the case was again taken up in 239th

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meeting of SEAC held on 08.04.2022. The committee discussed on the ADS raised on the project in 238th meeting .

In view of reply of ADS uploaded by PP on PARIVESH portal the committee unanimously decided to recommend the case to SEIAA for EC along with additional stipulation and other standard and specific condition which committee has already submitted vide SEAC MOM of 228th meeting.

Additional Stipulations:-

- Sewage shall be treated in the modular STP based on latest Technology to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening
- The PP shall also develop the Miyawaki Forest as proposed in the EMP with the capital cost and maintain the same.
- 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.
- 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.
- 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 **29,910.00** (15.02% of the net plot area) *2500 sqm additional vertical* shall be provided for Green Area development for whole project, excluding plot areas.

239.03 EC for Crystal City Logistic Park -1 (Warehouse/ Industrial Storage/ Logistic/ Assembling Park) Project located at 60 Milestone, Village Rathiw as, Bhudka, Manesar, Village Bhodakalan, Tehsil Pataudi, District Gurugram, Haryana, National Highway-48, Haryana by M/s Crystal City Developers Private Limited

**Project Proponent: Mr.NitinGawali
Consultant : Aplinka Solutions Pvt.Ltd.**

The proposed project is for EC for Crystal City Logistic Park -1 (Warehouse/ Industrial Storage/ Logistic/ Assembling Park) Project.

The case was considered in 228th SEAC meeting & committee raised certain observations. PP submitted the replies to the raised observations; committee considered the reply, recommended the project to SEIAA with "Gold ratings".

The recommendation of SEAC was considered in the 132nd Meeting of SEIAA held on 21.12.2021 and the Authority observed the following variation in the data submitted by PP:

Rain Water Harvesting Pits.

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As per details given at page no. 93 of Conceptual Plan are:

Sr. No.	Particular	Area (m ²)	Run-off efficient	co-	Rainfall intensity	Run-off (m ³ /hr)
1	Roof Area	169254	0.9		0.09	13709.574
2	Area under Road/Parking	126216.56	0.7		0.09	7951.64
3	Green Area	74510.08	0.2		0.09	1341.18

Details given in Reply to SEAC vide letter dated 06.11.2021 at Annexure -14.

Sr. No.	Particular	Area (m ²)	Run-off efficient	co-	Rainfall intensity	Run-off (m ³ /hr)
1	Roof Area	169254	0.9		0.09	13709.574
2	Area under Road/Parking	144746.64	0.7		0.09	9119.04
3	Green Area	55980	0.2		0.09	1007.64

The case was referred back to SEAC to examine variation in data submitted.

Further, Authority observed while recommending the case SEAC has mentioned in its MOM of 228th Meeting that the decision was "Unanimous" whereas dissent note conveyed in this case indicates otherwise.

The case was taken up in 232nd meeting of SEAC held on 07.01.2022. The discussion was held on population details, Climatology data of CPCB, Hydraulic design and dimensions of each component of two 270KLD, STP using MBBR technology, micromet data, Fire fighting plan, Revised FMCG products, MSDS, Contour plan, traffic study, Revised ECBC, copy of LOI as issued for the project etc. and certain observations were raised in the meeting of SEAC and SEIAA which were replied by PP placed on record.

After due deliberation the committee considered the reply submitted by PP and decided by majority to forward the case to SEIAA along with additional stipulation and other standard and specific condition which committee has already submitted vide SEAC MOM of 228th meeting.

The recommendation of SEAC was taken up in the 134th meeting of SEIAA held on 18.01.2022 and the Authority decided to refer the case back to SEAC stating that the recommendation & appraisal should be thorough & clear about the raised observations and the corrective action pertaining to the variation in the data. The corrected data should find its place in appraisal & recommendations.

The PP submitted the reply dated 22.02.2022.

Thereafter, the case was taken up in 234th meeting of SEAC, Haryana held on 09.03.2022.

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During the 234th meeting proceedings dated 09.03.2022, PP has given his submission for the variation in data as noted **at Page no. 93 of Conceptual Plan and the Reply to SEAC vide Letter dated 06.11.2021.**

- PP informed that while filing the ToR application, the project was in planning stage and thus, tentatively 74510.08 sqm (that is 20% of the netplot area) was considered as green area.
- PP shared their concern with respect to the need to increase the area under parking, adequate road infrastructure and fire tendermovement keeping the plot area same during the 214th SEAC ToR appraisal meeting dated 28.05.2021.
- PP requested to consider the changes during the SEAC 214th meeting (for TOR) dated 28.05.2021 and presented the case on revised calculations and SEAC considered the request of PP and recommended the project with proposed green area as 55,980.00 sq.m. (15.03%) and Road/parking area as 1,44,746.64sq.m. since all the requirements and limits defined for development of warehouse shall be catered.

References considered for the ground coverage, surface parking and green area

Guidelines	Permissible/Required limits
Green Area	15% Logistics, Warehousing & Retail Policy 2019, Government of Haryana (6.3, Page 14, Haryana Government Industries & Commerce Department Notification dated 3rd March 2019)
Ground coverage	60% (Haryana Building Code, 2017)
Surface Parking	15% (Haryana Building Code, 2017)

PP has shared the figures submitted in the initial proposal and the changes communicated during SEAC ToR appraisal in their reply.

Comparison of the initial tentative planning and proposed areas for road and paved, surface parking and green

Particulars	Initial planning (sq.m.)	Proposed Area (sq.m.)
Surface parking	55882.56	56049.34
Road and paved	70334.00	88697.30
Green area	74510.08	55980

PP has shared a mosaic plan showing the bifurcation of complete plot area.

Mosaic plan: Area details

Sr. No	Particular	Area (sq.m.)	Percentage % net of plot area
	Total Gross Plot Area	3,79,139.2593	--
1	Net Plot area	3,72,550.4003	100
2	Proposed Ground Coverage	169254.00	45.43

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3	Proposed Green Area	55980.00	15.03
4	Proposed surface parking	56049.34	15.04
5	Amenity Structure Area on surface(services)	2569.76	0.69
6	Area under roads/pavements	88697.30	23.81

- PP has proposed a total no. of 92 recharge pits with single bore of diameter 1.8 m, depth 2.4m and two rain water harvesting ponds; **no deviation has been done from the proposal submitted initially to SEIAA.**
- Reviewing the submission of PP, SEAC agrees that change in green area has been adjusted for stipulations done for the parking, road and paved area and fire tender movement which is the very important aspect in the logistics and warehousing projects. Also, the SEAC reviewed that the changes done are within the prescribed limits of Haryana Building bye laws 2017.
- Based upon the facts shared by the PP, SEAC postulates that the changes intimated during the ToR appraisal meeting were recommended. The case was further taken up in SEIAA 129th meeting dated 08.10.2021 and the ToR letter was granted by SEIAA vide letter no. SEIAA (129)/HR/2021/968 dated 26.10.2021 to PP for the said project is as per the revised details.
- EIA report follows the ToR recommendations itself. Details of the ToR letter and EIA proposals are therefore in sync and there is no variation in the data.
- Further, SEAC noted that project is considering all the mandatory requirements and permissible limits laid in Logistics, Warehousing & Retail Policy 2019, Government of Haryana and Haryana Building Code, 2017; there is no additional space left in the plot.
- No deviation is noted in the number of pits and ponds as proposed within the project premises.
- Further, Additionally the PP has agreed for development of 2500 sqm approx. of vertical green area in addition to the 55980.00 sqm of proposed green area.

Thereafter, the case was deferred for want of additional information vide 238th meeting dated 02.04.2022 and accordingly ADS was raised. Further, the ADS were closed after uploading the additional information on PARIVESH Portal . Thereafter, the case was again taken up in 239th meeting of SEAC held on 08.04.2022. The committee discussed on the ADS raised on the project in 238th meeting .

In view of reply of ADS uploaded by PP on PARIVESH portal , developing 92RWH pits, additional green area 2500sqm(vertical green) , land-use etc. the committee considered the reply submitted by and decided to recommend the case to SEIAA for EC along with additional stipulation and other standard and specific condition which committee has already submitted vide SEAC MOM of 228th meeting.

Additional Stipulations:-

- 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

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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 **55980** (15.03% of the net plot area)

- 2500 sqm additional vertical shall be provided for Green Area development for whole project, excluding plot areas.
- 92 Rain Water Harvesting pits and two RWH ponds shall be provided for rainwater usages as per the CGWB norms.
- The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 92 RWH pits.

239.04 EC for Affordable Group Housing Colony Project located at Revenue Estate of Village Dhanwapur, Sector 104, Gurugram, Haryana by M/s Czar Buildwell Pvt. Ltd

Project Proponent : Mr. Ashok Punia
Consultant : Grass Root technology Pvt. Ltd.

The Project was submitted to the SEIAA vide online Proposal No. SIA/HR/MIS/226216/2021 dated 08.10.2021 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006.

The case was considered in 232nd meeting of SEAC held on 06.01.2022 and recommended to SEIAA for grant of Environment Clearance for Expansion.

The recommendation of SEAC was taken up in the 135th meeting of SEIAA held on 24.01.2022 and the Authority after going through the submitted documents vis-à-vis reply to the raised queries of SEAC gathered that there are certain inaccuracies in calculating the capacity of Rain Water Storage Tank & in reusing such stored water.

Authority further observed that PP has submitted an affidavit stating to achieve “ZLD” & at the same time showing approx. 300 KLD of excess treated water to discharge in external sewer.

Authority decided to refer back the case to SEAC with the directions to relook into every aspect of the submitted case including Form-1, 1A & Conceptual plan etc. to arrive at a meaningful opinion.

Thereafter, the case was taken up in 234th meeting of SEAC, Haryana held on 09.03.2022. The PP submitted the reply of observations raised by SEIAA in its 135th meeting as following:-

S. No.	Queries	Reply
1.	The PP shall submit the revised rain water storage tank calculation and reuse of such stored water.	The updated EC proposal showing revised rain water storage tank calculation is enclosed as Annexure-A . Also, we will use stored rain water within the project site for horticulture purpose.

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2.	The PP has submitted an affidavit stating to achieve “ZLD” & at the same time showing approx. 300 KLD of excess treated water to discharge in external sewer.	We had inadvertently submitted an affidavit stating that we would achieve “Zero Liquid Discharge” with the installation of all necessary equipment’s. Now, we wish to withdraw our submitted affidavit and letter for same is enclosed as Annexure- B-1 . Also, the revised affidavit as per minutes of 232 nd meeting of SEAC, Haryana is enclosed as Annexure- B-2 .
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The committee deliberated on the reply submitted by PP, calculation of RWH tank, and 300KLD disposal to sewerage and wrong mentioned of ZLD. The committee considered the reply and excepted the proposal of discharge of treated water into sewerage. The PP submitted the affidavit stating that:-

- The Total surplus treated water from STP of the project would be 333KLD which will be discharged to external sewer and they have already made EDC payment to authority for the same
- That, they wish to withdraw the affidavit submitted by them in this regard during 229th meeting wrt. Query no. 23 , wherein they had inadvertently mentioned that they will achieve ZLD.

Thereafter, the case was deferred for want of additional information vide 238th meeting dated 02.04.2022 and accordingly ADS was raised. Further, the ADS were closed after uploading the additional information on PARIVESH Portal . Thereafter, the case was again taken up in 239th meeting of SEAC held on 08.04.2022. The committee discussed on the ADS raised on the project in 238th meeting .

In view of reply of ADS uploaded by PP on PARIVESH portal , developing 92RWH pits, additional green area 2500sqm(vertical green) , land-use etc. the committee considered the reply submitted by and decided to recommend the case to SEIAA for EC along with additional stipulation and other standard and specific condition which committee has already submitted vide SEAC MOM of 232nd meeting.

Additional Stipulations:-

- Rain Water Harvesting tanks shall be provided for rainwater usages as per the CGWB norms.
- The PP shall discharge the excess treated water into the sewage after the permission from the Competent Authority

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239.05 **EC for the project “Affordable Plotted Housing Colony under Deen Dayal Jan Awas Yojana (DDJAY)” over land area measuring 26.957 acres in Sector 93, Village Hayatpur, Sub Tehsil Hasaru, District Gurugram, Haryana by M/s DLF Limited**
Project Proponent: Mr. RC Bakshi
Consultant : Perfact Enviro

The Project was submitted to the SEIAA vide online Proposal No. SIA/HR/MIS/63304/2021 dated 07.12.2021 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8 (b) of EIA Notification dated 14.09.2006

The case was considered in 229th & 233rd meeting of SEAC held on 17.12.2021 & 17.01.2022 and recommended to SEIAA for grant of EC

The recommendation of SEAC was taken up in the 133rd meeting of SEIAA held on 31.12.2021; the Authority observed the following:

On page No. A-14 & A-18, it has been mentioned as “The only source of emission from combustion of fuel (High sulphur diesel) will be from DG sets (3 x 2000 kVA) _____”. Instead PP should install DG sets based on Green fuel (PNG/CNG as per availability) in place of HSD based DG sets.

On page no. A-17, Noise generation from HVAC & DG sets, is PP intended to install HVAC? Type & cooling mechanism of HVAC?

PP submitted that 193/237/259 KLD of excess treated water would be given for sprinkling in the near-by areas. Any formal agreement or permission in this regard?

Revenue rasta is passing through the Project.

Authority decided to refer back the case to SEAC to look into the above mentioned observations and recommend the case to Authority accordingly

Thereafter, the case was taken up in 233rd meeting of SEAC held on 18.01.2022. The observations raised by SEIAA in its meeting were considered and PP submitted the reply of observations as following:-

S.no	Observation	Reply
1	On page No. A-14 & A-18, it has been mentioned as “The only source of emission from combustion of fuel (High sulphur diesel) will be from DG sets (3 x 2000 kVA)_____”. Instead PP should install DG sets based on Green fuel (PNG/CNG as per availability) in place of HSD based DG sets.	There are DG sets of 3 x 2000 KVA . Following measures shall be taken : <ol style="list-style-type: none"> 1. Diesel Conforming to BS VI with 10 ppm Sulphur will be used [Ultra low sulphur diesel as per guidelines of NCAP and GRAP.] 2. Anticipated emission from individual DG sets will comply with CPCB-II norms . 3. Through periodical inspection and maintenance procedures, the emission levels will be controlled to remain within CPCB-II 4. In addition to that , the project will install Retrofit emission control devices approved by CPCB to further reduce the emission by intervening the exhaust as and when required .
2	On page no. A-17, Noise generation from HVAC & DG sets, is PP intended to install HVAC? Type & cooling mechanism of HVAC?	The commercial area of the project will have installation of a Water cooled HVAC system in the commercial part . Revised water management and balance diagram is placed on record
3	PP submitted that 193/237/259 KLD of excess treated water would be given for sprinkling in the near-by areas. Any formal agreement or permission in this regard?	The excess treated will be reused in other nearby DLF projects for construction purposes
4	Revenue rasta is passing through the Project.	Separate services will be provided. We have divided plot into the three zones i.e. Zone A, Zone B & Zone C. Separate STPs are provided in each zone.

After due deliberation on revenue Rasta, DG set, HVAC, HSD, Green fuel, water calculation, usages of treated water, cooling mechanism, and the committee considered the reply submitted by PP . Thereafter, the committee deliberated the reply of observation and again decided to recommend for grant of EC with the standard and specific conditions as earlier recommended vide 229th MoM of SEAC along with additional stipulations as given below:-

- 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.
- The excess treated water shall be reused in nearby DLF Projects for construction purpose

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- The PP shall provide the separate services without crossing the revenue rasta in three pockets i.e. zone A,B and C
- The PP shall install Retrofit emission control devices for DG sets approved by CPCB to further reduce the emission by intervening the exhaust. The emission level shall comply with the CPCB guidelines or norms

The recommendation of SEAC was taken up in the 135th meeting of SEIAA held on 24.01.2022 and the Authority deliberated w.r.t “Revenue Rasta” and decided to seek clarification on the status of “Revenue Rasta”.

Authority further decided to refer back the case to SEAC with the direction to place the justification & recommendation before the Authority w.r.t “Revenue Rasta” whether the agency holds the right to share or agreed to share it with the said project

Thereafter, the case was taken up in 234th meeting of SEAC, Haryana held on 09.03.2022. The PP presented the case before the committee and submitted the reply of observations raised by SEIAA in its 135th meeting dated 24.01.2022 as following:

S.no	Observation	Reply
1	<p>The recommendation of SEAC was taken up in the 135th meeting of SEIAA held on 24.01.2022 and the Authority deliberated w.r.t “Revenue Rasta” and decided to seek clarification on the status of “Revenue Rasta”.</p> <p>Authority further decided to refer back the case to SEAC with the direction to place the justification & recommendation before the Authority w.r.t “Revenue Rasta” whether the agency holds the right to share or agreed to share it with the said project.</p>	<p>Due to Revenue Rasta is passing through the Project, Project site is divided into the three zones i.e. Zone A, Zone B & Zone C.</p> <p>We have provided Separate services such as Separate STPs in each zone and the same has been committed in the 233rd SEAC & 135th SEIAA Meeting of Haryana.</p> <p>Revised water management and water balance Diagram with three number of STPs along with the location is attached as Annexure-I</p> <p>Hence we will not laid down any services beyond revenue rasta.</p>

The committee deliberated on the reply submitted by PP. Thereafter, the case was deferred for want of additional information vide 238th meeting dated 02.04.2022 and accordingly ADS was raised. Further, the ADS were closed after uploading the additional information on PARIVESH Portal . Thereafter, the case was again taken up in 239th meeting of SEAC held on 08.04.2022. The committee discussed on the ADS raised on the project in 238th meeting and on revenue Rasta, DG set, HVAC, HSD, Green fuel, water calculation, usages of treated water, cooling mechanism, and the committee considered the reply submitted by PP . The Committee agrees that PP shall provide separate services for three zones i.e A,B and C.

In view of reply of ADS uploaded by PP on PARIVESH portal the committee decided to recommend the case to SEIAA for EC along with additional stipulation and other standard and specific condition which committee has already submitted vide SEAC MOM of 229th meeting.

Additional stipulations

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- The PP shall install the DG set of 4000KVA capacity and reduce the power backup undertaking
- The PP shall install the DG set based on multi fuel injection system and capacity and will shift DG set on the gas as and when available

239.06 EC of Revision and Expansion of Logistic Park Project at Village Aurangabad, Mitnol & Deeghot, Tehsil Hodal, District Palwal, Haryana by M/s Topline Logistics Park Private Limited

Project Proponent : Mr. Biswanath Ghosal
Consultant : Grass Root Technology Pvt. Ltd.

The project was submitted to the SEIAA vide online proposal no.SIA/HR/MIS/240332/2021 on dated 28.12.2021 as per check list approved by the SEIAA/SEAC] for obtaining Environmental Clearance for expansion under Category 8(a) of EIA Notification14.09.2006.

The case was taken up in 232nd meeting of SEAC held on 06.01.2022 .The PP and consultant appeared before the committee and requested for the deferment of the case which was considered and acceded by the SEAC.

The case was taken up in 234th meeting of SEAC held on 10.03.2022. The PP presented the case before the committee.

- The proposed project is for EC of Revision and Expansion of Logistic Park Project at Village Aurangabad, Mitnol & Deeghot, Tehsil Hodal, District Palwal, Haryana by M/s Topline Logistics Park Private Limited
- Earlier EC has been granted to the project vide letter no. 652 dated 10.11.2020
- CLU has been issued for earlier proposed project vide letter no. CLU/PL-1584A/CTP/16127/2020 dated 14.09.2020 from Town and Country planning.
- CTE has been granted to the project vide letter dated 14.12.2020
- The compliance report has been received from RO HSPCB vide letter dated 08.02.2022
- No wildlife sanctuary falls within 10km from the project site

Table 1:Construction status

Construction Status- Logistic Park Project at Village Aurangabad, Mitnol&Deeghot, Tehsil- Hodal, District- Palwal, Haryana by M/s Topline Logistics Park Private Limited						
Sr. No.	Block No.	No. of Floors	Total Area (sqm)	Costruction Status as on date	Area constructed (sqm)	Remarks
1	Building T 01	G +mezzanine	17650.5	G +mezzanine	17650.5	Under Progress
2	Building T 02	G +mezzanine	16579.63	0	0	Not Constructed
3	Building T 04	G +mezzanine	22708.88	0	0	Not Constructed
4	Building T 06	G +mezzanine	8407.67	0	0	Not Constructed
5	Building T 07	G	22601.2	0	0	Not

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		+mezzanine	5			Constructed
6	Utility building	Ground	3336.7	Ground	3336.7	Under Progress
	Total Built up area		91284.62	Total Constructed area	20987.2	

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

Table 2 :Basic Details

Name of the Project: Revision & Expansion of Logistics Park Project at Village-Aurangabad, Mitnol&Deeghot, Tehsil-Hodal, District-Palwal, Haryana byM/s Topline Logistics Park Pvt Ltd				
Sr. No.	Particulars	Existing	Expansion	Total Area (in M²)
	Online Project Proposal Number	SIA/HR/MIS/240332/2021		
1.	Latitude	28° 02' 27.44'' N		
2.	Longitude	77° 20' 49.30'' E		
3.	Plot Area	2,04,467.60	+11,583.95	2, 16,051.55
4.	Net Plot Area	--	--	--
5.	Proposed Ground Coverage	89,068.94	+19,060.06	1,08,129
6.	Proposed FAR	91,284.59	+53,302.16	1,44,586.75
7.	Non FAR Area	--	--	--
8.	Total Built Up area	91,284.59	+53,302.16	1,44,586.75
9.	Total Green Area with Percentage	(20% total plot area) 40,893.52	-8,248.52	(15.11% total plot area) 32,645
10.	Rain Water Harvesting Pits	50	+3	53
11.	STP Capacity	140 KLD	+104 KLD	244 KLD
12.	Total Parking	30,700 sqm	+ 2,027 sqm	32,727sqm
13.	Organic Waste Converter	1	--	1
14.	Maximum Height of the Building (m)	21	--	21
15.	Power Requirement (kVA)	2025	+812.78	2837.78
16.	Power Backup	325 kVA (1x 325)	--	325 kVA (1x 325)
17.	Total Water Requirement	220 KLD	+102 KLD	322 KLD
18.	Domestic Water Requirement	128KLD	+96 KLD	224 KLD
19.	Fresh Water Requirement	70 KLD	+77KLD	147 KLD
20.	Treated Water	103 KLD	+55 KLD	158 KLD
21.	Waste Water Generated	114 KLD	+81KLD	195 KLD
22.	Solid Waste Generated	884 kg/day	+663 kg/day	1547 kg/day
23.	Biodegradable Waste	265.2 kg/day	+ 598.2 kg/day	464.1 kg/day
24.	Number of Towers	5	+1	6
30.	R+U Value of Material	The project will	--	The project will involve

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	used (Glass)		involve limited use of clear & tinted glass having U-value less than 3.11w/m ² -°C.		limited use of clear & tinted glass having U-value less than 3.11w/m ² -°C.
31.	Total Cost of the project:	i) Land Cost ii) Construction Cost	INR 260.01 Crore	+ INR 40.52Crore	INR 300.53 Crore
32.	EMP Budget (per year)	Capital Cost Recurring Cost	Capital Cost : Rs. 128 lacs Recurring Cost : Rs. 32.5 lacs	Capital Cost : +Rs. 97.3 lacs Recurring Cost :+Rs. 13.918	Capital Cost : Rs. 225.3 lacs Recurring Cost : Rs. 46.418lacs
33.	Incremental Load in respect of:				
	i) PM 2.5		0.66	--	0.01 µg/m ³
	PM 10		0.66	--	0.02µg/m ³
	SO ₂		2.24	--	0.01µg/m ³
	NO ₂		17.85	--	0.28µg/m ³
	CO		6.92	--	0.06µg/m ³
34.	Status of Construction	The construction status of site as on date is as follows: Construction of T-01 block & utility building has been completed.			
35.	Construction Phase:	Power Back-up	100 kW	50 kW	150 kW
		Water Requirement & Source	182ML	+ 107.1 ml	289.1 ML
		STP (Modular)	1	1	1
		Anti-Smoke Gun	1	1	1

Table 3: EMP BUDGET

DURING CONSTRUCTIONPHASE		
COMPONENT	CAPITAL COST(INRLAKH)	RECURRING COST(INRLAKH/YR)
Labor Sanitation & Waste waterManagement	15	7

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Dust Mitigation Measures Including site barricading, water sprinkling and anti-smoggun)	20	5
Storm Water Management (temporary drains and sedimentation basin)	10	2.5
Solid Waste Management	5	1
TOTAL	50	15.5

DURING OPERATION PHASE		
COMPONENT	CAPITAL COST (IN LAKH)	RECURRING COST (IN LAKH/YR)
Sewage Treatment Plant	22	5.5
Rain Water Harvesting System	79.5	8.25
Solid Waste Management	3.094	0.773
Environmental Monitoring	0	9
Green Area/Landscape Area	19.58	4.895
Others (Energy saving devices, miscellaneous)	10	2.5
Socio-Economic		
Shelter for Cow in Srinagar, Aurangabad, & Mitnol villages	3	
Providing Rain Water Harvesting in the following local Govt. Schools- <ul style="list-style-type: none"> Government Senior Secondary School, Aurangabad Government Senior School, Deeghot village Government Senior Secondary School, Bamnikhera 	6	
Providing Water Coolers in the following local Govt. Schools- <ul style="list-style-type: none"> Government Senior Secondary School, Aurangabad Government Senior School, Deeghot village Government Senior Secondary School, Bamnikhera 	6	---

SettingupsolarlightingfacilitiesinSrinagar,Auranagabad,&Mitnol	9	---
--	---	-----

villages		
Plantation in Srinagar, Auranagabad, & Mitnol villages	5	---
Providing of Miyawaki Forest in Srinagar, Auranagabad, & Mitnol villages	6.126	---
Providing sanitation facility in Srinagar, Auranagabad, & Mitnol villages	6	
TOTAL	175.3	30.918

TOTAL EMP BUDGET		
COMPONENT	CAPITAL COST (IN LAKH)	RECURRING COST (IN LAKH/YR)
During Construction Phase	50	15.5
During Operation Phase	175.3	30.918
TOTAL	225.3	46.418

The discussion was held on compliance report, tangible EMP, water calculations, Green plan, water assurance, zoning plan, updated form I, IA and certain observations were raised as following-

1. The PP shall submit the revised tangible EMP
2. The PP shall submit the traffic study, geotechnical studies
3. The PP shall submit the zoning plan, building plan
4. The PP shall submit the revised water calculations along with details of STP
5. The PP shall submit the water assurance from the competent authority
6. The PP shall submit the RWH and Green Plan schedule to be implemented
7. The PP shall submit the revised Green plan
8. The PP shall submit the provide the Miyawaki Forest details
9. The PP shall submit the combined zoning plan
10. The PP shall submit the approval of Building plan
11. The PP shall submit the updated form I, IA

The PP submitted the reply of above said observations vide letter dated 10.03.2022.

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The documents were placed before the committee. The committee after discussion considered the reply and was of the unanimous view that this case should be recommended to the SEIAA.

Thereafter, the case was received back from SEIAA for uploading the documents on PARIVESH Portal in accordance with the corrigendum dated 16.03.2022 issued by SEAC. Then, the case was deferred for want of additional information vide 238th meeting dated 02.04.2022. Further, the ADS were closed after uploading the additional information on PARIVESH Portal. Thereafter, the case was again taken up in 239th meeting of SEAC held on 08.04.2022.

The committee discussed on the ADS raised on the project in 238th meeting. In view of reply of ADS uploaded by PP on PARIVESH portal the committee unanimously decided that this case for granting Environmental Clearance under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India should be recommended to the SEIAA with the following specific and general stipulations:

A. Specific conditions:-

- 1) Sewage shall be treated in the modular STP based on latest Technology to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening
- 2) The PP shall also develop the Miyawaki Forest as proposed in the EMP with the capital cost and maintain the same. The Miyawaki forest shall be developed under the guidance of MD Forest corporation Haryana
- 3) The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
- 4) The PP shall ensure that total 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2% amount. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
- 5) The PP shall not carry out any construct above and below revenue rasta if passing through the project and ensure that permission of the competent authority shall be obtained before carry out any construction above or below the revenue rasta. The PP shall put notice board on the revenue rasta for the passer byes.
- 6) The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
- 7) The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
- 8) Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage

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and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.

- 9) Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
- 10) No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed 32,645 (15.11% total plot area) shall be provided for Green Area development for whole project, excluding plot areas.
- 11) The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- 12) Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
- 13) The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
- 14) The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
- 15) The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the So₂ load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
- 16) The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
- 17) The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
- 18) The PP shall obtain the permission regarding withdrawal of ground water, if any from HWRA/CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from HWRA/CGWA.
- 19) The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
- 20) 3 Rain water harvesting recharge pits in addition to already provided 50 pits shall be provided for ground water recharging as per the CGWB norms
- 21) The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 53RWH pits
- 22) The PP shall provide the Anti smog gun mounted on vehicle in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.
- 23) The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
- 24) Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

B. Statutory Compliance:

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

well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, 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 lowsulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- 11) The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Ultra low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- 12) For indoor air quality the ventilation provisions as per National Building Code of India.

II Water Quality Monitoring and Preservation

- 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

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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.

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- 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

- 1) 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.

- 2) 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.
- 3) 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

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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 MoEFCC/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.

239.07 EC for Affordable Group Housing Colony at Revenue Estate of Village Palwali, Sector 88, Faridabad, Haryana by M/s Emeraled MDPS LLP

Project Proponent : Mr. Bharat Pal

Consultant : Aplinka Solutions Pvt. Ltd.

The project was submitted to the SEIAA, Haryana vide online proposal no. SIA/HR/MIS/233249/2021 dated 08.10.2021. The project proponent submitted the case to the SEIAA as per check list approved by the SEIAA/SEAC for EC under Category 8(a) of EIA Notification 14.09.2006.

The case was taken up in 228th meeting of SEAC held on 01.12.2021. The PP presented the case before the committee. The PP presented the case before the committee

- The PP submitted the copy of DD for Rs. 2.0 lakh in favour of MS, SEIAA

The discussion was held on migration of 5.0062 acres from 30 acres, EC to 30 acres on dated 04.05.2009, not withdrawal of EC Dated 04.05.2009, present case part of 30 acres EC, CTE/CTO/OC, Mosaic Plan, status of construction etc. and certain observations were raised as following:-

1. The PP shall submit the duly signed self- contained note by PP and consultant
2. The PP shall submit the CTE/CTO/OC
3. The PP shall submit the Mosaic plan
4. The PP shall submit the status of construction
5. The PP shall submit the affidavit that no violation has been carried out at the project site and no construction has been carried out after the expiry of the validity of EC
6. The PP shall submit the details of approved zoning plan whether zoning for 12 acres is separate from 30 acres or has combined zoning plan.
7. The PP shall submit the reason for consideration of present case hen earlier EC issued on 04.05.2009 still exists.

The PP submitted the reply of above said observations vide letter dated 28.01.2022.

- The PP submitted the Affidavit that no construction has been carried out for the proposed project at the site after the expiry of validity of EC
- The PP also submitted the self contained note

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Thereafter, the case was taken up in the 235th meeting of SEAC held on 25.03.2022. During the SEAC proceedings, PP has given clarifications for the queries communicated in the minutes of 228th SEAC, Haryana meeting.

- PP has submitted a self-contained note, clarifying that the proposed land measuring 5.0062 acres was initially part of the License no. 124 of 2008 dated 16.06.2008 for a total plot area of 30.268 acres for the development of Group Housing project, granted in favor of M/s RPS Infrastructure Ltd. Later, a license was granted to M/s RPS Infrastructure Ltd. for the development of Affordable Group Housing project on land area 5.0062 acres vide license no 1 of 2021 dated 19.01.2021 (under migration from License no. 124 of 2008 dated 14.06.2008 for group housing colony over an area 30.268 acres). This land license was then transferred in favor of M/s Emeraled MDPS LLP dated 06.08.2021 for the development of the Affordable Group Housing Project. Subsequently a separate zoning plan for the proposed 5.0062 acres of land has been obtained from DTCP, Haryana.
- PP has obtained a separate zoning plan for the development of affordable group housing colony on the land parcel measuring 5.0062 acres, which is separate from the zoning plan obtained for the land parcel measuring 30.268 acres.
- PP has confirmed that the proposed plot is a vacant land and no construction has been done at the site till date and that no construction has been carried out within the validity of the EC dated 04.05.2009. PP has submitted an affidavit stating that no construction has been done at the site.
- PP has submitted the Mosaic plan showing the percentage breakdown of the total plot area. The details of the Mosaic plan are as follows:

S. No.	Description	Area in m ²	Percentage of Plot area
Total Plot Area		20,259.37	100
1	Proposed Ground Coverage	9,555.94	47.17
2	Proposed Green Area	3,568.76	17.62
3	Area under Internal Road	2,931.44	14.47
4	Area under Pavements	4,203.24	20.75

- PP has clarified that since they have obtained a separate Zoning Plan and approved drawings from DTCP Haryana. PP also confirmed that they have obtained all the required NOCs and documents and that the services proposed for the project will be separate. Hence, they have applied for a separate Environment Clearance for the proposed project.

Further, during the SEAC meeting, certain observations were raised and the PP was asked to submit the following:

1. The PP shall submit the affidavit clarifying the development that is proposed. The PP shall also confirm that the land license, zoning plan,

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approved site plan, and NOCs have been obtained for the proposed project.

2. The PP shall submit the latest geo-tagged photographs showing status of construction at the site with all the corner coordinates.
3. The PP shall submit the Mosaic plan showing the green area with polygons proposed for the project
4. The PP shall submit the percentage of work proposed to be completed for landscape development and RWH pits over a period of 4 years.
5. The PP shall submit the details of DG sets proposed.
6. The PP shall submit the structural stability certificate of the project.
7. The PP shall submit the details of proposed activity in 30 acres of land for which earlier EC obtained.
8. The PP shall submit the Aravali NOC
9. The PP shall submit the analysis report of soil, air, water and noise
10. The PP shall submit the required RWH calculations @90mm
11. The PP shall submit the STP feasibility
12. The PP shall submit the undertaking for HT line and revenue rasta
13. The PP shall submit the permission of Sewer
14. The PP shall submit the details of built up area as mentioned in Form I as 65716.05 sqm and upload updated built up area.

The PP submitted the reply of above said observations vide letter dated 25.03.2022 along with affidavit and undertaking that:-

- The proposed land measuring 5.0062 acres was initially part of the License no. 124 of 2008 dated 16.06.2008 for a total plot area of 30.268 acres for the development of Group Housing project, granted in favor of M/s RPS Infrastructure Ltd.
- Later, a license was granted to M/s RPS Infrastructure Ltd. for the development of Affordable Group Housing project on land area 5.0062 acres vide license no 1 of 2021 dated 19.01.2021 (under migration from License no. 124 of 2008 dated 14.06.2008 for group housing colony over an area 30.268 acres).
- This land license was then transferred in favor of M/s Emeraled MDPS LLP dated 06.08.2021 for the development of the Affordable Group Housing Project.
- A separate zoning plan for the proposed 5.0062 acres of land has been obtained from DTCP, Haryana.
- The site plan for the proposed project has been approved by DTCP, Haryana.
- The Forest NOC, AAI NOC, Power Assurance, Fresh Water Assurance, and Sewer Discharge Assurance for the 5.0062 acres of land have been obtained separately from the concerned authorities.

The PP submitted the reply of observations and ADS has been closed

Thereafter, the case was again taken up in 239th meeting of SEAC held on 08.04.2022. The PP presented the case before the committee.

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

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Table 1: BASIC DETAILS

Name of the Project:		
Affordable Group Housing Project, located at revenue estate of village Palwali, Sector-88, Faridabad, Haryana by M/s Emeraled MDPS LLP		
Sr. No.	Particulars	
1.	Online Proposal Number	SIA/HR/MIS/233249/2021
2.	Latitude	28°25'26.13"N
3.	Longitude	77°21'10.32"E
4.	Plot Area	20,259.37 m ²
5.	Net Plot Area	20,259.37 m ²
6.	Proposed Ground Coverage	9,555.94 m ²
7.	Proposed FAR	44,769.07 m ²
8.	Non-FAR Area	20,946.99 m ²
9.	Total Built Up area	65,716.05 m ²
10.	Total Green Area with %	3,568.76 m ² (17.62% of total plot area)
11.	Rain Water Harvesting Pits (with size)	5 RWH pits (length: 4.5m, width: 3m and depth: 4m)
12.	STP Capacity	375 KLD
13.	Total Parking	486 ECS & 712 Two wheelers
14.	Organic Waste Converter	1
15.	Maximum Height of the Building (Including mumty& overhead tank)	56.3m
16.	Power Requirement	2,803 kVA
17.	Power Backup	3 nos. of DG sets of capacity 2 x 320 kVA and 1 x 400 kVA
18.	Total Water Requirement	358 KLD
19.	Domestic Water Requirement	245 KLD
20.	Fresh Water Requirement	245 KLD
21.	Treated Water	113 KLD
22.	Waste Water Generated	289 KLD
23.	Solid Waste Generated	2,709.03 kg/day
24.	Biodegradable Waste	1,255.58 kg/day
25.	Number of Towers	10o. of towers (A1, A2, A3, A4, A5, A6, A7, A8, A9, A10)
26.	Dwelling Units/ EWS	712 dwelling units
27.	Basement	Single basement (10,062.25 m ²)
28.	Community Center	264.784 m ²
29.	Stories	<ul style="list-style-type: none"> • Tower A1,A2, A3, A4, A5, A6, A7, A8(S+14 floors) • Tower A9, A10(G+16 floors)
30.	R+U Value of Material used (Glass)	U = 5.4 W/sqmK R = 0.9 m ² k/W
31.	Total Cost of the project: Rs. 131.69	i) Land Cost Rs. 43.6 Crores

	Crores	ii) Construction Cost	Rs. 81 Crores
		iii) Plant and Machinery Cost	Rs. 7.69 Crores
32.	EMP Budget	i) Capital Cost	Capital Cost: Rs. 70.70 Lakh Recurring Cost: Rs. 174 Lakhs
		ii) Recurring Cost	
33.	Incremental Load in respect of:	i) PM _{2.5}	0.02489µg/m ³
		ii) PM ₁₀	0.06223µg/m ³
		iii) SO ₂	0.0719µg/m ³
		iv) NO ₂	0.1725µg/m ³
		v) CO	0.10049mg/m ³
34	Status of Construction	Not started. It is a fresh project.	
35.	Construction Phase:	i) Power Back-up	1 DG set of capacity 125 kVA
		ii) Water Requirement & Source	Fresh water: 2.5 KLD (Bottled water through local vendors) Construction: 50 KLD (Treated water from nearby STP)
		iii) STP (Modular)	None
		iv) Anti-Smog Gun	1

Table 2: EMP Budget - Construction Phase

COMPONENT	During Construction Phase	
	Capital Cost (Lakhs)	Recurring Cost (Lakhs for 7 year)
EMP cost of Construction phase(green net, tarpaulin cover to cover the construction material)	7.0/-	12.0/-
Tractors/Tanker cost for Water sprinkling for dust suppression	3.0/-	4.0/-
Wheel wash arrangement during construction phase	3.0/-	8.0/-
Sanitation for labours(mobile toilets/septic tank)	3.0/-	5.0/-
Environmental Monitoring and six monthly compliances	-	13.0/-
Anti-Smog Gun	4.0/-	10.0/-
Sedimentation Tank	4.0/-	8.0/-
Handling of construction waste material	3.0/-	8.0/-
PPE for workers, Health check	5.0/-	8.0/-

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up and medical facilities		
Total	32.0/-	76.0/-

Table 2: EMP Budget - Operation Phase

COMPONENT	During Operation Phase	
	Capital Cost (Lakhs)	Recurring Cost in lakhs for 10 years
Sewage Treatment Plant	20.0/-	27.0/-
Rain water Harvesting Pits	3.5/-	6.0/-
Acoustic enclosure/stack for DG sets and Energy savings	2.5/-	6.0/-
Solid Waste Management / OWC	2.7/-	5.5/-
Environmental Monitoring and six monthly compliances	-	8.5/-
Green Area/ Landscape Area	3.5/-	7.0/-
Installation of Solar PV	3.0/-	6.0/-
Water meters	2.5/-	4.0/-
Water efficient fixture and measures	1.0/-	3.0/-
Environment Management Cell	-	25.0/-
Total (in lakhs)	38.7/-	98/-

Table 3: Tangible EMP Activities outside the project boundary

S · N o.	Activitie s	Areas proposed	Tang ible outc ome	Capital cost (₹)							Capi tal cost (₹)	Recur ring cost (₹)	Total cost (₹)
				1 st year	2 nd year	3 rd year	4 th year	5 th year	6 th year	7 th year			
	Tree plantati on in associati on with Gram Panchay at	Villages in the downwin d direction (ie, towards SE direction) Neemka, Tigaon, Nacholi, Bhaupur village	Tree plant ation in four villag es	25,000	25,000	-	25,000	25,000	25,000	25,000	150000	25,000	175000
	Develop ment of toilets (Separat e toilets for boys & girls) in schools for students	1. Govt. Girls Middl e School , Kherik alan; School code – 61916 04303	Four toile ts	25,000	-	25,000	25,000	-	50000	-	125000	30000	155000
	Installati on of smart classro oms in schools	2. Govt. Primar y School , Faridp ur; School code: 61916 03201	Four smar t class roo ms	25,000	-	25,000	-	25,000	-	25,000	100000	30000	130000
	Installati on of 3 kW solar panels for electrific ation	3. Govt. Seco ndary School ; School code: 61916 03201	Four 3 kW solar pane ls	25,000	25,000	25,000	25,000	25,000	25,000	25,000	175000	35000	210000
	Books distrib ution in libraries	4. Govt. Primar y School , scho	Distr ibuti on in four libra ries	-	-	-	12500	12500	12500	12500	50000	20000	70000
	Installati on of RO system for drinking purpose		1 RO insta llatio n at Govt . scho	-	25000	-	-	-	-	-	25000	10000	35000

		Sadpura; School code: 6190109702	ols.										
Development of RWH pits in association/consultation with Gram Panchayat	1. Village Dhadar 2. Village Bhainsrawli 3. Village: Neemka 4. Village: Bhaupur	Four RWH pits	50000	50000	50000	50000	-	-	-	200000	250000	225000	
Total budget outside the boundary				100000	125000	125000	137500	87500	112500	87500	825000	175000	100000

Table 5: Total EMP budget

S. No.	Particular	Cost in Lakhs
1	EMP budget for nearby area/ outside the project boundary	10.00/-
2	EMP budget for inside the project boundary(Capital cost)	70.70/-
3	EMP budget for inside the project boundary(Recurring cost)	174.00/-
4	Wildlife Activity Plan	6.00/-
	Total	260.70/-

The committee discussed on the observations raised in 235th meeting and ADS on the project . The documents were placed before the committee and committee noticed that earlier EC was granted for 30 acres of land and presently 5.0062 acres of land was also the part of that EC but PP get migrated 5.0062 acres from 30 acres and obtained separate zoning and site plan for the present

In view of reply of observations and ADS uploaded by PP on PARIVESH portal the committee rated this project with **“Gold Rating”** and unanimously decided that this case for granting Environmental Clearance under EIA Notification dated 14.9.2006 issued by the

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Ministry of Environment and Forest, Government of India should be recommended to the SEIAA with the following specific and general stipulations:

A. Specific conditions:-

- 1) Sewage shall be treated in the modular STP based on latest Technology to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening
- 2) The PP shall spent Rs.6 Lakhs on various wildlife conservation activities like artificial nests on the trees, digging of ponds and construction of feeding platforms through Environment Management Plan
- 3) The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
- 4) The PP shall ensure that total 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2% amount. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
- 5) The PP shall not carry out any construct above and below revenue rasta if passing through the project and ensure that permission of the competent authority shall be obtained before carry out any construction above or below the revnuerasta. The PP shall put notice board on the revenue rasta for the passer byes.
- 6) The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
- 7) The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
- 8) Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
- 9) Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
- 10) No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed 18,729.958m²(35.18% plot area)shall be provided for Green Area development for whole project, excluding plot areas.
- 11) The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.

- 12) Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
- 13) The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
- 14) The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
- 15) The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the So₂ load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
- 16) The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
- 17) The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
- 18) The PP shall obtain the permission regarding withdrawal of ground water, if any from HWRA/CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from HWRA/CGWA.
- 19) The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
- 20) 14 Rain water harvesting recharge pits shall be provided for ground water recharging as per the CGWB norms
- 21) The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 14RWH pits
- 22) The PP shall provide the Anti smog gun mounted on vehicle in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.
- 23) The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
- 24) Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

B. Statutory compliance:

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

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- [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,

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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

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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

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- 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

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- 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.

239.08 EC of Affordable Group Housing Project located at Revenue Estate of Village Gadauli Khurd, Sector 37 C, District, Gurugram, Haryana by M/s Renuka Traders Private Limited

Project Proponent : Mr. Purushottam
Consultant : Oceao Enviro

The Project was submitted to the SEIAA, Haryana vide online Proposal No. SIA/HR/MIS/200374/2021 dated 05.03.2021 for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006.

The case was considered in 228th& 231st meeting of SEAC held on 04.12.2021, 29.12.2021 and recommended to SEIAA for grant of EC under Violation Category.

The PP has submitted Scrutiny Fee amounting to Rs. 2,00,000 vide DD No. 220315 dated 27.10.2021 in compliance of Haryana Government, Environment & Climate Change Department Notification No. DE&CCH/3060 dated 14.10.2021.

The recommendation of SEAC was taken up in the 134th meeting of SEIAA held on 18.01.2022 and the Authority observed the following:

Observations:

- 1.** Green area shown in existing EC is 4022.15 mt² that is 13.94 % of Net plot area. Perhaps typo error in%.
- 2.** Green area mentioned (location & quantum) in accorded EC cannot be altered.
- 3.** Total STP capacity mentioned in MoM under Table 2 Basic Details is 510 (plus 245 KLD) which is not clear.

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4. *Water Balance Diagram fig.2/3/4, 15 KLD of treated water is shown for Cooling of DG sets, all this water won't evaporate; PP should submit the schematic plan to treat the residual water & how to dispose of rejects?*
5. *PP has submitted that 159/167.5/179 KLD of excess treated water would be discharged in public sewer.*
6. *Energy consumption per sq. ft. of built-up area should be mentioned in pt. 9.1 of Form-1A.*
7. *What has been asked under pt.9.2/9.7 is not replied properly.*
8. *Expansion project and Report of RO, MoEF&CC is not submitted.*

PP has submitted the revised calculations for RWH pits taking peak hourly rain fall at 90 mm & have increased the dimensions of RWH pits, submitted are Dia-6 mts & Depth-3.5 mts. Total no. of RWH pits 5+2=7. The no. & dimensions of pits should be mentioned in document. The same has been recently circulated, has SEAC taken cognizance of same?

After detailed deliberations; the Authority decided to refer back the case to SEAC to examine the observations of SEIAA and submit recommendations accordingly.

Thereafter, the case was taken up in 235th meeting of SEAC held on 26.03.2022

The PP presented the case before the committee.

The discussion was held on updated Form I, IA, STP, solar power, RWH etc. and certain observations were raised as following:-

1. The PP shall submit schedule of plantation and details of plantation polygonwise
2. The PP shall submit the affidavit for new STP with justification as per population details i.e. STP 125, as 510 STP is valid for old Population
3. The PP shall submit the revised water requirement for DG cooling
4. The PP shall submit the undertaking for break up solar power – street light, solar norms as per HAREDA
5. The PP shall submit the BEE rating for solar appliances and requirement of solar power @5%
6. The PP shall submit the location of RWH on plan.
7. The PP shall submit the details of existing 5 pit along with addition pits to be provided as per discussion
8. The PP shall submit the ATR of compliance report

The PP shall submit the reply observations and ADS generated for updating Form I and IA on parivesh Portal

The PP submitted the reply of above said observations 07.04.2022 and updated on portal

Thereafter, the case was again taken up in 239th meeting of SEAC held on 08.04.2022. The committee discussed on observations raised in 235th meeting and ADS raised on the project. In view of reply of ADS uploaded by PP on PARIVESH portal and observations raised the committee unanimously decided to recommend the case to SEIAA for EC along with additional stipulation and other standard and specific condition which committee has already submitted vide SEAC MOM of 231st meeting.

Additional Stipulation

1. 2 Rain Water Harvesting pits shall be provided in addition to already provided 5 pits for rainwater usages as per the CGWB norms.
2. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 7 RWH pits.
3. 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.
