



Minutes of the 288th Meeting of the State Expert Appraisal Committee (SEAC), Haryana held on 13.03.2024 under the Chairmanship of Sh.V.K. Gupta, Chairman, SEAC, in Conference Hall (SEIAA), Bays No.55-58, First Floor, Paryatan Bhawan, Sector-2, Panchkula for considering Environmental Clearance of Projects (B Category) under Government of India Notification dated 14.09.2006

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

The Minutes of 287th meeting were discussed and approved. In this meeting 14 nos. of agenda projects, received from SEIAA, were taken up for scoping, appraisal and grading as per agenda circulated.

The following members joined the meeting:

Sr. No.	Name	Designation
1.	Sh. PrabhakerVerma (Attended through VC)	Member
2.	Dr.VivekSaxena, IFS	Member
3.	Sh. RajbirBondwal, IFS (Rtd). (Attended through VC)	Member
4.	Dr.Sandeep Gupta (Attended through VC)	Member
5.	Sh. Bhupender Singh Rinwa, Joint Director, Environment & Climate Change Department, Haryana (Attended through VC)	Member Secretary
6.	Sh. Deepak Hooda, Representative of Directorate, Mines & Geology, Haryana	State Geologist

288.01 EC (under violation) for Common Effluent Treatment Plant, Kutana Having Capacity 03 MLD Located In Village Kutana, Tehsil & District Rohtak Haryana By HSIIDC CETP Kutana

Project Proponent : Sh.Yashasvi Verma
Consultant : Shivalik Solid Waste Management Limited

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/458669/2024 dated 02.02.2024 for obtaining **Environment Clearance (under violation)** under Category 7(h) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.1,00,000/- vide DD No. 554248 dated 19.12.2023.

The case was taken up in 288th meeting held on 13.03.2024. The PP alongwith consultant appeared before the committee and submitted an affidavit dated 13.03.2024 stating therein as under:

1. That M/s HSIIDC has been awarded the work of planning, designing, engineering, procurement, construction, installation, testing, commissioning and thereafter operation & maintenance of CETP at Village Kutana, Rohtak Haryana over an area of 22258.50 sq.m., adjacent to Industrial Estate Kutana, Rohtak, Haryana vide dated 15.12.2012.



2. That, a case was filed by Mr.Surender Singh, Village Kutana against M/s HSIIDC for discharging the effluent and wastewater into Drain No. 8 by the industrial unit in the HSIIDC I.E., and old IDC (Industrial Development Colony) in village Kutana, District Rohtak.
3. That the Hon'ble NGT passed an order on 05.12.2016 directing the respondent no 1 (i.e. HSIIDC) to construct and start operations of a CETP of adequate capacity in a time bound manner in response to the application OA No 611, 2016.
4. That in view of the NGT order, the construction of the CETP was started on dated 27.01.2017 to prevent the pollution from industries located in industrial estate Kutana but before the grant of Environment Clearance which is in violation of EIA Notification dated 14.09.2006.
5. That it was directed by Chief Secretary, Govt. Of Haryana that "HSIIDC will ensure timely completion of the under construction CETP at its Industrial Estate, Kutana, (Rohtak)"
6. That the project was submitted to State Level Environment Impact Assessment Authority (SEIAA), Haryana vide Proposal No.SIA/HR/MIS/19800/2017 on 11.07.2017 for approval of TOR.
7. That the project was appraised in 157th State Expert Appraisal Committee (SEAC), Meeting held on 30.08.2017 and 107th meeting of SEIAA held on 25th October' 2017 for issue of TOR for EIA study.
8. That the ToR letter was issued vide letter no.SEIAA/HR/2017/735 dated 8.11.2017 through offline mode.
9. That, the EIA study was conducted, and draft EIA report was submitted for public hearing to HSPCB, and Public Hearing was conducted on 21.06.2018. The Final EIA Report was submitted vide Proposal No.SIA/HR/MIS/57776/2017 on 26.10.2020.
10. That the case was appraised in 209th Meeting of SEAC, Haryana, but as the construction of CETP was completed, the case was recommended to SEIAA, Haryana for taking action under Section 15 of EP, Act, 1986. The project was considered by SEIAA in its 127th meeting held on 17.03.2021, 128th meeting of SEIAA held on 26.05.2021, 130th Meeting of SEIAA, Haryana held on 16.11.2021 and thereafter in 137th meeting of SEIAA held on 25.03.2022.
11. That the project was rejected by SEIAA, Haryana in its 137th meeting held on 25.03.2022 and Rejection letter was generated vide Letter No. SEIAA (137)/HR/2022/694 dated 07.04.2022 and advised to re-submit the proposal as per the guideline issued vide letter F. No 22-37/2018.IA.III dated 19.04.2021 by MOEF&CC under violation category as per SOP vide F.No.22-21/2020-IA.III dated 07.07.2021 issued by MoEFCC, GoI being a case of violation.
12. That the proposal was again submitted for TOR under violation category vide Proposal No. SIA/HR/INFRA2/410597/2022 on 20.12.2022.
13. That the project was considered by the SEAC, Haryana in its 259th meeting held on 20.01.2023 and SEIAA, Haryana in its 153rd meeting held on 15.02.2023 for approval of Terms of Reference (ToR) under violation category. Accordingly, TOR letter was issued vide Memo No. SEIAA (153)/HR/2023/161 dated 31.03.2023.
14. That the revised baseline Monitoring was done for the period from 15th December 2022 to 15th March 2023.
15. That the project was submitted for EC vide Proposal No. SIA/HR/INFRA2/458669/2024 on 05.03.2024.
16. That the construction of the project was completed on 31.10.2018, and the project is in operational phase since 01.02.2019 running with capacity of 3 MLD.



During the meeting, an order dated 02.01.2024 passed in CWP No.1394 of 2023 titled Vanshakti Vs. Union of India by Hon'ble Supreme Court was placed before the committee. It has been further apprised to the Committee that vide said order, the Hon'ble Supreme Court has put a stay in operation of the office Memoranda dated 07.07.2021 (**an SoP to be adopted in cases submitted under violation category**) and 28.01.2022 issued by the Ministry of Environment, Forest & Climate Change, GoI, till further order. The present case is submitted for granting Terms of Reference falling in violation category and vide above mentioned order, a stay has been put on the operation of Memorandum dated 07.07.2021 and 28.01.2022.

Further, an OM dated 08.01.2024 also circulated through Ministry of Environment, Forests & Climate Change, GoI reiterating the above mentioned order.

A discussion was held in the meeting and after due deliberation, the committee has decided to defer the case till further order of Hon'ble Supreme Court of India/MoEF&CC on the subject matter.

288.02 EC for Proposed Mix Land use colony (98% Group Housing and 2% Commercial) under TOD policy in the revenue estate of Village Dhanwapur, Sector 103, Gurugram, Haryana by M/s Whiteland Corporation Private Limited

**Project Proponent : Sh.Tansukh Kaushik
Consultant : Vardan EnviroNet**

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/464794/2024 dated 02.03.2024 for obtaining **Environment Clearance** under Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.516341 dated 08.02.2024.

The case was taken up in 288th meeting held on 13.03.2024. During the meeting, it was apprised to the committee that a complaint from Rajesh Sharma, Environment & Social Activist, R/o 1351 GF, Housing Board, Sector-9, Gurugram, Haryana has been received in this case which was forwarded to all members, PP and Consultant for submitting their reply. The PP who was present during the meeting sought some time to furnish the reply with regard to the complaint. The committee directed the PP and consultant to submit the reply to the allegations made in the complaint in the form of affidavit alongwith the supporting documents.

The committee further decided to constitute a sub-committee to visit the site consisting of followings:

1. Shri Parbhaker Verma, Member, SEAC
2. Shri Bhupender Singh Rinwa, Member Secretary, SEAC



The committee shall submit its report within 07 days. The case shall be taken up in the next meeting.

288.03 Environment Clearance for Proposed Group Housing Colony on land area measuring 12.168 falling in the revenue estate of Village Chauma, Sector-111, Gurugram Manesar Urban Complex, Gurugram, Haryana by M/s Puri Construction Pvt. Ltd.

**Project Proponent : Sh.Chitranjan
Consultant : Ind Tech House Consult**

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/465203/2024 dated 06.03.2024 for obtaining **Environment Clearance** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.528401 dated 05.03.2024.

The case was taken up in 288th meeting held on 13.03.2024. PP presented the case before the committee. The committee discussed the case and raised some observations to which PP replied vide letter dated 13.03.2024 alongwith an affidavit dated 13.03.2024 stating therein as under:

- That, no litigation pending against the project or land.
- That, the project submitted for Environment clearance on concept basis.
- That, the proposed solar SPV of 200 kWp for the whole project.
- That, there is no National Parks/ Wildlife Sanctuaries within 10 km radius of the proposed project.
- That, Sewer assurance, Water, Storm water assurance is attached as Annexure 1a, 1b, 1c.
- That, Revised EMP is attached as Annexure 2.
- That, Structure vetting certificate is attached as Annexure 3.
- That, Time schedule and list of proposed trees is attached as Annexure 4.
- That, as per clause no. D of the forest NOC obtained vide letter no. 784 dated 17th June 2013, the project area does not fall in areas where plantations were raised by the forest department under aravali project.

PP further submitted an undertaking stating therein as under:

1. That, 66 KV HT line passing through project site. There will be no construction below the HT lines as per norms.
2. That, population and water has been calculated as per NBC 2016, accordingly revised Form 1, 1A and conceptual plan is attached as Annexure 1.
3. That, Basic details and salient features of the project is as below:

Name of the project: Proposed Group Housing Colony on Land Area Measuring 12.168 falling in the Revenue Estate of Village Chauma, Sector-111, Gurugram Manesar Urban Complex, Gurugram, Haryana by M/s Puri Construction Pvt. Ltd.

Sr. No.	Particulars
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1.	Online Proposal Number	STIA/HR/INFRA2/465203/2024	
2.	Latitude	28°31'22.82" N	
3.	Longitude	77°1'49.15" E	
4.	Total Plot Area	49242.071 m ²	
5.	Proposed Ground Coverage Area	7245.12 m ²	
6.	Proposed FAR Area	81891.67 m ²	
7.	Non-FAR Area	61502.20 m ²	
8.	Total Built Up area	143393.87 m ²	
9.	Total Green Area	9897.66 m ² (20.1 % of plot Area)	
10.	Rain Water Harvesting Pits	12 pits	
11.	STP Capacity	340 KLD	
12.	Total Parking	1346 ECS	
13.	Organic Waste Converter	1 no.	
14.	Maximum Height of the Building	85.9 m	
15.	Power Requirement	3640 kVA	
16.	Power Backup	3020 kVA (2 X 500 + 2 X 1010 KVA)	
17.	Total Water Requirement	345 KLD	
18.	Fresh Water Requirement	224 KLD	
19.	Treated Water Requirement	161 KLD	
20.	Waste Water Generated	271 KLD	
21.	Solid Waste Generated	1.83 TPD	
22.	Biodegradable Waste	0.86 TPD	
23.	Dwelling Units	452 (Main DU: 384 & EWS DU: 68)	
24.	Number of Towers	4 towers+1 EWS +1 Club + Convenient shopping	
25.	Basement	3	
26.	Maximum Stories	3B+G/ST+24	
27.	Total Cost of the project:	490.58 crores	
28.	EMP Budget (per year)	i) Capital Cost	389.35 lacs
		ii) Recurring Cost	60.64 lacs
29.	Incremental Load in respect of:	i) PM 2.5	0.026 µg/m ³
		ii) PM 10	0.044 µg/m ³
		iii) SO ₂	0.17 µg/m ³
		iv) NO ₂	0.704 µg/m ³
		v) CO	0.00061 mg/m ³
30.	Construction Phase:	i) Power Back-up	250 KVA
		ii) Water Requirement & Source	10 KLD, Water Tanker Authorized by GMDA/HSVP
		iii) Anti-Smoke Gun	4 Nos.

ENVIRONMENT BUDGET (CONSTRUCTION PHASE)		
COMPONENT	CAPITAL COST (Rs in Lacs)	RECURRING COST (Rs in Lacs)/Annum
BARRICADING OF CONSTRUCTION SITE	21.19	4.66
ANTI - SMOG GUN WITH COMPLETE ASSEMBLY	20	2



DUST MITIGATION MEASURES	1.5	0.25
SITE SANITATION	5	1
MOBILE STP	3	1
DISINFECTION/ PEST CONTROL		0.5
LABOUR HEALTH CHECK UP & FIRST AID FACILITY	5	0.5
LABOR WELFARE (canteen, creche, safe access road - water power, cooking gas)	10	1.5
WHEEL WASHING	1	0.5
WASTE STORAGE BINS - LABOUR CAMP/SITE OFFICES	1.5	0.75
TRAFFIC MANAGEMENT SIGNAGES	1.5	0.15
SAFETY TRAINING TO WORKERS		1
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCE REPORT OF EC CONDITIONS		2
TOTAL	69.69	15.81

ENVIRONMENT BUDGET (OPERATION STAGE)		
COMPONENT	CAPITAL COST (Rs in Lacs)	RECURRING COST (Rs in Lacs)/Annum
SEWAGE TREATMENT PLANT	56	15.12
DG acoustic room and stack height	80	10
RAIN WATER HARVESTING SYSTEM	42	6.30
SOLID WASTE STORAGE BINS & COMPOSTER (Organic Waste Converter)	14.62	9.65
HORTICULTURE DEVELOPMENT (TREE PLANTATION & LANDSCAPING)	7.04	1.76
ROOF TOP SPV PLANT	120	0.00
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCES OF ENVIRONMENT CLEARANCE CONDITIONS		2.00
TOTAL	319.66	44.83

A detailed discussion was held on the documents submitted regarding building plan, structure stability, sewer, power, water assurance, aravali NoC, wildlife sanctuary, HT line, solar, EMP, STP, plant species, time schedule of plant species as well as the submissions made by the PP and the documents submitted.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with **"Gold Rating"** and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance to Ram Kishan, Kuljish & Others C/o Puri Construction Pvt. Ltd. (as per the License issued by DTCP vide Memo No.LC-2140-JE(DS)2021/26427 dated 14.10.2021)** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations.



A. Specific conditions:-

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



15. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
16. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
17. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
18. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits**.
19. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
20. The PP may provide electric charging stations to facilitate electric vehicle commuters.
21. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
22. The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As **proposed 9897.66 m² (20.1% of plot Area) shall be provided for green area development.**
23. **12 Rain water harvesting** recharge pits shall be provided for ground water recharging as per the CGWB norms.
24. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
25. The PP shall install solar SPV of 200 kWp for the whole project.
26. The PP shall register themselves on the <http://dustapphspcb.com> portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Statutory Compliance:

1. The project proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority for ground coverage, FAR and should be in accordance with zoning plan approved by Competent Authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of fire fighting equipment etc as per National Building Code including protection measures from lightning etc.
3. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
4. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable and shall abide with the conditions imposed in NOC, if any issued by Forest Department and NBWL.
5. The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board.



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

I Air Quality Monitoring and Preservation

- i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 andPM2.5) covering upwind and downwind directions during the construction period.
- iv. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra low sulphur diesel shall be ensured for DG sets. The location of the DG sets may be decided with in consultation with State Pollution Control Board
- v. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi. Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
- vii. Wet jet shall be provided for grinding and stone cutting.
- viii. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust
- ix. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- x. The diesel generator sets to be used during construction phase shall be ultra low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- xi. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate



the noise pollution. Ultra low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

- xii. For indoor air quality the ventilation provisions as per National Building Code of India.

II Water Quality Monitoring and Preservation

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



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

III Noise Monitoring and Prevention

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

IV Energy Conservation Measures

- i. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency as per ECBC Act, 2017 read with ECBC Rules, 2018 shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC also which is in no case should be less than 25% as prescribed.
- ii. Outdoor and common area lighting shall be LED.
- iii. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof R & U-values shall be as per ECBC specifications.



- iv. Energy conservation measures like installation of CFLs/ LED for the lighting outside the building should be integral part of the project design and should be in place before project commissioning.
- v. Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
- vi. Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.
- vii. The PP will submit report indicating compliance of each parameter of ECBC requirement and submit quantification saving report for each component.

V Waste Management

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

VI Green Cover

- i. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).



- ii. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
- iii. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
- iv. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
- v. The PP shall ensure that the area marked for greenery and trees will not be rendered impervious by any means like soil, compaction or cement concrete or brick or tiles or rubber or plastic cover or any other impervious material in any manner and the area must be maintained pervious for water infiltration/percolation and air flow in the soil. It must be straight on earth and not on any roof or slab of any tile.

VII Transport

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

VIII Human Health Issues

- i. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
- ii. For indoor air quality the ventilation provisions as per National Building Code of India.
- iii. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
- iv. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP,



safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

- v. Occupational health surveillance of the workers shall be done on a regular basis.
- vi. A First Aid Room shall be provided in the project both during construction and operations of the project.

IX Corporate Environment Responsibility

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

X Miscellaneous

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



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

288.04 EC for Proposed Residential Colony under New Integrated Licensing Policy (NILP) "Privana West" over an area measuring of 12.572 acres falling in the residential colony under NILP measuring of 116.29625 Acres, Sector-76 & 77, Gurugram, Haryana by M/s DLF Limited

Project Proponent : Sh.Abhishek Pal
Consultant : Vardan EnviroNet

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/463755/2024 dated 22.02.2024 for obtaining **Environment Clearance** under Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.523054dated 09.02.2024.

Table 1 – Basic Detail

Name of the Project: EC for Proposed Residential Colony under New Integrated Licensing Policy (NILP) "Privana West" over an area measuring of 12.572 acres falling in the residential colony under NILP measuring of 116.29625 Acres, Sector-76 & 77, Gurugram, Haryana by M/s DLF Limited	
Sr. No.	Particulars



Online Proposal no. SIA/HR/INFRA2/463755/2024

1.	Latitude	28°23'8.00"N
2.	Longitude	76°59'23.55"E
3.	Total License Area	4,70,634.23 m ² (116.29625 Acres)
4.	Net Planned area for Phase-VI (Privana West)	50,877.00 m ² (12.572 Acres)
5.	Area Under sector road	9,101.82 m ²
6.	Net plot area of net Planned area	41,775.18 m ²
7.	Proposed Ground Coverage	10,202.75 m ²
8.	Proposed FAR	2,11,000.05 m ²
9.	Proposed Non FAR Area	1,84,556.99 m ²
10.	Total Built Up area	395557.04 m ²
11.	Total Green Area with Percentage	8414.00 sqm (20.01% of net plot area of net planned area)
12.	Rain Water Harvesting Pits	11 no
13.	STP Capacity	600 KLD
14.	Total Parking	2,585 ECS
15.	Maximum Building height	147.50 m
16.	Power Requirement	7,500 KW
17.	No. of DG set	5 Nos. of DG Sets having total capacity of 7,530 KVA (2*2,250 KVA & 3*1,010 KVA)
18.	Total Water Requirement	597 KLD
19.	Fresh Water Requirement	394 KLD
20.	Treated Water Requirement	203 KLD
21.	Total Waste Water Generated	483 KLD
22.	Solid Waste Generation	3,028 kg/day
23.	Biodegradable waste (kg/day)	1211 kg/day
24.	Organic waste convertor (OWC)	1 nos. of 1,500 kg/day
25.	Max. No of Floors	G+41F
26.	Max No. of Towers	5 nos
27.	Total Population	6814
28.	No of Dwelling unit	795
29.	No. of Basement	3 Nos
30.	Area for Nursery School	0.2 acre
31.	R+U Value of Material used (Glass)	U-Value: 2.2 W/m ² K SHGC: 0.27
32.	Total Cost of the project:	Rs. 2,664.39 Crore



33.	EMP Budget		Rs. 1,167 lakhs Recurring Cost; Rs. 516 Lakhs Capital Cost;Rs. 651 Lakhs
34.	Incremental Load in respect of:	i) PM _{2.5}	0.0001697µg/m ³
		ii) PM ₁₀	0.00463 µg/m ³
		iii) SO ₂	0.00451 µg/m ³
		iv) NO ₂	0.01526µg/m ³
		v) CO	0.000024 mg/m ³
35.	Construction Phase	1. Power Back-up	Temporary Connection
		2. Water Requirement & Source	Fresh water – 10 KLD for drinking. Treated water 100 KLD for construction Source: Fresh water – GMDA Construction Water – GMDA
		3. STP (Modular)	5 KLD
		4. Anti-Smoke Gun	1

The case was taken up in 288th meeting held on 13.03.2024. PP presented the case before the committee. The committee discussed the case and raised some observations to which PP replied vide letter dated 13.03.2024 alongwith an affidavit of even date mentioning therein as under:

- That we have earlier applied for Environmental Clearance (EC) for phase 1 of Proposed Residential Plotted Colony in Sector-76 & 77, Gurugram, Haryana for total built-up area to developed on 25.148 acres out of Plot area of (116.292625 Acres) and same was recommended by SEAC through its 284th meeting dated 05.01.2024. The separate HRERA, Gurgaon permission and separate building plan permission is obtained for 25.148 acres of land.
- We have now applied for separate EC for another phase to be developed on 12.572 acres out of total plot area 116.292625 acres.
- That we have applied for separate HRERA, Gurgaon permission for the development of this 12.572 acres land area.
- That we have submitted separate building plan with DTCP, Haryana for this 12.572-acre land area.
- That phase wise details of FAR for the project is as attached as Annexure A.
- That the total project cost is 2,664.39 Crore instead of 2664 Crore.
- That total proposed parking is 2,585 ECS instead of 2,616 ECS within the project site.
- That solar panel capacity will be increased from 40 KWp to 80 KWp.
- That we will adopt pond in the nearby village.
- That we will take prior permission to cut the trees present at the site before any development activity.
- That we have obtained Aravalli permission for 113.696 acres on 11.06.2014 in the name of DLF Utilities Ltd. and now the zoning plan has been obtained in the name of DLF limited for 116.292625 acres and subsequently Aravalli for additional land was obtained in the name of DLF Ltd on 25.08.2023.



PP submitted the following revised EMP Details

Table 2 – EMP Details

During Construction Phase			During Operational Phase		
Description	Capital Cost (In Lakhs)	Recurring Cost (In Lakhs for 5 Year)	Description	Capital Cost (in Lakhs)	Recurring Cost (In Lakhs for 10 Year)
Sanitation and Wastewater Management (Modular STP)	5.00	20.00	Waste Water Management (Sewage Treatment Plant)	90.00	90.00
Garbage & Debris disposal	0.00	10.00	Solid Waste Management (Dust bins & OWC)	30.00	30.00
Green Belt Development	20.00	10.00	Green Belt Development	10.00	20.00
Air, Noise, Soil, Water Monitoring	0.00	5.00	Monitoring for Air, Water, Noise & Soil	0.00	20.00
Rainwater harvesting system	0.00	0.00	Rainwater harvesting system	60.00	60.00
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	300.00	75.00	DG Sets including stack height and acoustics	80.00	80.00
Medical cum First Aid facility (providing medical room & Doctor)	8.00	70.00	Energy Saving (Solar Panel system)	20.00	20.00
Storm Water Management (temporary drains and sedimentation basin)	18.00	6.00	Maintenance of nearby pond of village	10.00	0.00
Total	351	196	Total	300	320
Grand Total	1,167				

A detailed discussion was held on the documents submitted regarding building plan, zoning, license, FAR, EMP, solar power, green area, HT line, wildlife sanctuary, HRERA, no. of trees, aravali NoC, forest NoC as well as the submissions made by the PP and the documents submitted.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with **“Gold Rating”** and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance to DLF Limited, Milda Buildwell Pvt. Ltd. & others in collaboration with DLF Limited (as per the License issued by DTCP Endst No.LC-5120/JE(SB)/2023/36210 dated 26.10.2023)** under EIA Notification dated 14.9.2006 issued by



the Ministry of Environment and Forest, Government of India with the following specific and general stipulations.

A. Specific conditions:-

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



14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
16. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
17. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
18. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits**.
19. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
20. The PP may provide electric charging stations to facilitate electric vehicle commuters.
21. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
22. The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As **proposed 8414.00 sqm (20.01% of net plot area) shall be provided for green area development**.
23. The PP shall adopt a pond situated nearby the project, for its maintenance and rejuvenation.
24. **11 Rain water harvesting** recharge pits shall be provided for ground water recharging as per the CGWB norms.
25. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
26. The PP shall increase solar panel capacity from **40 KWp to 80 KWp**
27. The PP shall register themselves on the <http://dustapphspcb.com> portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Statutory Compliance:

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



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

I Air Quality Monitoring and Preservation

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



- and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- x. The diesel generator sets to be used during construction phase shall be ultra low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
 - xi. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Ultra low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
 - xii. For indoor air quality the ventilation provisions as per National Building Code of India.

II Water Quality Monitoring and Preservation

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



minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for use. The ground water shall not be withdrawn without approval from the Competent Authority.

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

III Noise Monitoring and Prevention

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

IV Energy Conservation Measures

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



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

V Waste Management

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



VI Green Cover

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

VII Transport

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

VIII Human Health Issues



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

IX Corporate Environment Responsibility

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

X Miscellaneous

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



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

288.05 EC for Affordable Group Housing Project located at Village Dhunela, Sector 36, Sohna, Haryana by M/s 4S Developers Private Limited

Project Proponent : Sh.Ritesh Narula

Consultant : Grass Roots Research & Creation India (P) Ltd.

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/460353/2024 dated 30.01.2024 for obtaining **Environment Clearance** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.500158 dated 29.01.2024.



The case was taken up in 286th meeting held on 07.02.2024. The PP alongwith consultant appeared before the committee and presented their case. A detailed discussion was held on the documents submitted by PP in support of their contention and some observations:

Table 1 – Basic Detail

Name of the Project: EC for Affordable Group Housing Project located at Village Dhunela, Sector 36, Sohna, Haryana by M/s 4S Developers Private Limited		
Sr. No.	Particulars	
Online Proposal no. SIA/HR/INFRA2/460353/2024		
1.	Latitude	28°17'35.3"N
2.	Longitude	77°03'56.1"E
3.	Plot Area	39189.695 m ²
4.	Proposed Ground Coverage	8243.897 m ²
5.	Proposed FAR	84550.367 m ²
6.	Non FAR Area	22,134.627 m ²
7.	Creche	397.004 m ²
8.	Total Built Up area	1,07,081.998 m ²
9.	Total Green Area with Percentage	8112.247 m ² (@20.7 % of the plot area)
10.	Rain Water Harvesting Pits	10 no
11.	STP Capacity	720 KLD
12.	Total Parking	1,013 ECS
13.	Maximum Height of Building	85 M
14.	Power Requirement	5,031 kW
15.	No. of DG set	3 DG sets of total capacity 500 kVA each
16.	Total Water Requirement	701 KLD
17.	Fresh Water Requirement	494 KLD
18.	Domestic Water Requirement	676 KLD
19.	Treated water	520 KLD
20.	Waste Water Generated	578 KLD
21.	Solid Waste Generated	4,140 kg/day
22.	Organic waster converter	1 No.
23.	Total Population	9,625 persons
24.	Stories	25
25.	Basement	1
26.	No. of towers	5 residential tower 2 commercial tower
27.	Dwelling unit	1343



28.	R+U Value of Material used (Glass)	Component	U Value R Value
		Roof	< 0.409R-2.1
		External wall	< 0.352R-2.35
29.	Total Cost of the project:		392.8 Crores
30.	EMP Budget	i) Capital Cost	392.5 Lakhs
		ii) Recurring Cost	80 Lakhs
31.	Incremental Load in respect of:	i) PM _{2.5}	0.33 µg/m ³
		ii) PM ₁₀	0.52 µg/m ³
		iii) SO ₂	0.58 µg/m ³
		iv) NO ₂	0.26 µg/m ³
		v) CO	0.07 µg/m ³
32.	Status of Construction		NA, as this is a fresh project
33.	Construction Phase:	i) Power Back-up	100 kW
		ii) Water Requirement & Source	50 KLD & STP treated water through Private water tankers
		iii) STP (Modular)	1
		iv) Anti-Smoke Gun	2

The case was taken up in 288th meeting held on 13.03.2024. PP presented the case before the committee. PP submitted the reply dated 20.02.2024 of the observations raised in 286th Meeting of SEAC. The committee discussed the case and raised some observations to which PP replied vide letter dated 20.02.2024.

Sl. No.	Observation	Reply
1.	The PP shall submit an affidavit regarding shifting of HT Line.	Affidavit for the same is enclosed as Annexure-I.
2.	The PP shall revised the energy saving from PV Solar.	Affidavit for the same is enclosed as Annexure-I.
3.	The PP shall revised the EMP Budget.	Revised EMP is enclosed as Annexure-II.

PP also submitted an affidavit dated 19.02.2024 mentioning therein as under:

1. That, we are going to construct an Affordable Group Housing Colony Project located at Sector-36, Sohna, Haryana.
2. That, we are in process to obtained AAI NOC. We will submit the AAI NOC in due course of time.



3. That, solar based lighting will be done as per prevailing norms by IGBC/HAREDA
4. That, usage of Hybrid generators during operational phase shall be planned on the availability and technical feasibility based on guidelines of state pollution control board.

Committee further raised more observations to which PP submitted reply alongwith an affidavit mentioning therein as under:

1. That, we are going to construct an Affordable Group Housing Colony Project located at Sector -36, Sohna, Haryana.
2. That, HT line has been shifted from project site. At present there is no HT Line is passing through project site.
3. That, we will provide 50 KW power through Solar power.

PP also submitted EMP Details

Table 2 – EMP Detail

COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
Sewage Treatment Plant	90.0	30
Rain Water Harvesting System	25.0	24
Solid Waste Management	25.0	4
Environmental Monitoring	15.0	12
Green Area/ Landscape Area	20.0	3
Others (Energy saving devices, miscellaneous)	100.0	7

COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
Providing laptops to students of following schools: 1. Government primary school Hariyaheda. 2. Girls Govt School Alipur. 3. Government Primary School Raiseena Prakashpuri. 4. Government Primary School, Ram Nagar. 5. Govt. Girls Senior Secondary School Sohna.	20.0	-



Providing Water Coolers, Computers, Printers etc in following school. 1. Government Primary School Hariyaheda. 2. Girls Govt School Alipur. 3. Government Primary School Raiseena Prakashpuri. 4. Government Primary School, Ram Nagar. 5. Govt. Girls Senior Secondary School Sohna.	20.0	
Providing public toilets, and dustbins in the surrounding area of Hariyaheda village.	20.0	-
Setting up solar lighting facilities in following villages: 1. Village Hariyaheda. 2. Village Kherla. 3. Village Abhepur.	20.0	-
Plantation in nearby Hariyaheda village	27.5	-
Fund allocated for Wild Life Conservation <input type="checkbox"/> Plantation of tress 10 <input type="checkbox"/> Digging of Ponds 3.0 <input type="checkbox"/> Construction of feeding Platforms and enclosure 3.0 <input type="checkbox"/> Awareness Generation 2.0 <input type="checkbox"/> Awareness Generation 1.0 <input type="checkbox"/> Putting artificial nests on tress 1.0		
	392.5	80

A detailed discussion was held on the documents submitted regarding building plan, zoning, license, revised EMP, solar power, green area, HT line, wildlife sanctuary, no. of trees, aravali NoC, forest NoC, AAI NoC as well as the submissions made by the PP and the documents submitted.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with **"Gold Rating"** and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance to Sh.Ashutosh Verma S/o Baleshwar Verma & Others in collaboration with 4S Developers Pvt. Ltd. (as per the License issued by DTCP Endst No.LC-5009(A+B)-JE(SK)-2023/43934 dated 29.12.2023)** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations.



A. Specific conditions:-

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



15. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
16. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
17. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
18. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits**.
19. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
20. The PP may provide electric charging stations to facilitate electric vehicle commuters.
21. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
22. The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As **proposed 8112.247 m² (@20.7 % of the plot area) shall be provided for green area development.**
23. **10 Rain water harvesting** recharge pits shall be provided for ground water recharging as per the CGWB norms.
24. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
25. The PP shall provide 50 KW power through Solar power
26. **The PP shall obtain AAI NoC from competent authority before starting the construction.**
27. The PP shall register themselves on the <http://dustapphspcb.com> portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Statutory Compliance:

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



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

I Air Quality Monitoring and Preservation

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



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

II Water Quality Monitoring and Preservation

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



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

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

III Noise Monitoring and Prevention

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

IV Energy Conservation Measures

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



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

V Waste Management

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

VI Green Cover



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

VII Transport

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

VIII Human Health Issues

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



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

IX Corporate Environment Responsibility

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

X Miscellaneous

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



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

288.06 EC for Group Housing Development Project (2.303 acre) at Sector 37D, Gurugram, Haryana by M/s Ramprastha Promoters & Developers Private Limited

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

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/456831/2023 dated 27.12.2023 for obtaining **Environment Clearance** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.818746 dated 13.12.2023.

The case was taken up in 284th and 286th meeting held on 05.01.2024 and 07.02.2024, respectively. However the case was deferred on request of PP in both the meetings.



Thereafter, the case was taken up in 288th meeting held on 13.03.2024. PP submitted a letter dated 15.02.2024 stating that there are changes in project planning, and they wish to withdraw the above said application.

The committee considered the request of PP and after detailed discussed, the committee unanimously recommended that this case be sent to SEIAA for the withdrawal of the application as per the request of PP.

288.07 EC for Proposed Expansion of Industrial Shed for Automobile Manufacturing (Integrated Facilities) Unit situated at Plot No. 831, Industrial Model Township (IMT) Kharkhoda, Sonipat, Haryana by M/s Maruti Suzuki India Limited

Project Proponent : Sh.Paresh Mani Sharma
Consultant : Ind Tech House Consult

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/457883/2024 dated 29.01.2024 for obtaining **Environment Clearance** under Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.509359 dated 16.08.2023.

The case was taken up in 286th meeting held on 07.02.2024. The committee discussed the case and raised some observations.

Table 1 – Basic Detail

Project Name: EC for Proposed Expansion of Industrial Shed for Automobile Manufacturing (Integrated Facilities) Unit situated at Plot No. 831, Industrial Model Township (IMT) Kharkhoda, Sonipat, Haryana by M/s Maruti Suzuki India Limited				
Sr. No.	Particulars	Phase-1	Phase-2	Total
1.	Online Proposal no.	SIA/HR/INFRA2/457883/2024		
2.	Latitude	28°49'56.15" N		
3.	Longitude	76°55'42.79" E		
4.	Plot Area	30,33,122	-92,458.55	2940663.45 sqm
5.	Total FAR Proposed	13.28	22.80	36.08%
6.	Total Built Up area	390,600	670,446	1061046 sqm
7.	Total Green Area with Percentage	229,024.12	359203.65	588,227.77 sq. m. (i.e., 20% of plot area)
8.	Rain Water Harvesting Potential (Lagoon capacity)	3,13,100		3,13,100 cum
9.	Proposed STP Capacity	1,680	1,680	3360 KLD
10.	Proposed ETP Capacity	5,040	5,040	10080 KLD
11.	Total Parking	122,846.08	37,541.51	160,387.59 sqm
12.	Power Requirement	42	48	90 MW
13.	GG set Backup	6150	3700	9850 KVA (Gas Based Generator)



14.	Total Water Requirement	10,380	8,198	18101 KLD
15.	Fresh Water Requirement	5,562	4,560	10122 KLD
16.	Wastewater Generation to ETP	4,380	2,096	6,476 KLD
17.	Recycled Water	4,818	3,161	7,979 KLD
18.	Wastewater Generation to STP	1,642	1,046	2,688 KLD
19.	Treated Water from STP	1,314	837	2,151 KLD
20.	Treated Water from ETP	3,504	2,324	5,828 KLD
21.	Solid Waste Generated	306	1632	1938TPA
22.	Biodegradable Waste	122	653	775 TPA
23.	No. of Floors	3	3	3
24.	Expected Population	7,700	9,994	17,694
25.	Plastic Waste	1030	1030	2060 TPA
26.	E-waste Generation	12.5	12.5	25 TPA
27.	Battery Waste	50	50	100 TPA
28.	Bio-Medical waste	1.25	1.25	2.5 TPA
29.	Non-biodegradable solid waste	184	979	1,163 TPA
30.	Hazardous waste generation	9,221	9,221	18,442 TPA
31.	Other Waste	72,210	72,210	144,420 TPA
32.	Dwelling unit	3101		3101
33.	Total Cost of the project:	16,886.7 Cr	20,772.88 Cr	37659.58 Cr
34.	SPV Capacity	30	20	50 MWp

Table 2: Land Utilization of the project

Land use type/Phase wise details	Phase-1 (Line-A&B) (Sq. m.)	Phase-2 (Line-C&D) (Sq. m.)	After expansion (sq. m.)
Production shed including workshop	383,028.57	518,089.20	901,117.77
Storage area of fuel	13,621.42	-	13,621.42
Storage area of product- SND	626,211.11	-	626,211.11
Storage area of Hazardous waste	2,541.38	-	2,541.38
Utility Area	74,088.50	-	74,088.50
Green Area	229,024.12	359,203.65	588,227.77
Others (please specify)	476,740.31	258,115.19	734,855.50
Total land area	1,805,255.41	1,135,408.04	2,940,663.45

Table 3: Production details (Phase-1 & Phase-2)

S.No.	Name of the product/ to be produced	Capacity	Production
1.	Passenger Cars and Utility Vehicles	Numbers/Day	4,286



2.	Transmission Assembly	Numbers/Day	5,714
3.	Engine Assembly	Numbers/Day	4,286

The case was taken up in 288th meeting held on 13.03.2024. PP presented the case before the committee and submitted the reply dated 05.03.2024 of observations raised during 286th meeting alongwith an affidavit dated 04.03.2024 mentioning therein as under:

1. Basic information of the project is attached as Annexure A.
2. The project is being constructed in two phases. First phase of the project (Phase-1) is under construction. The construction of the first phase was started after getting the statutory approvals (Consent to Establish-CTE) from Haryana State Pollution Control Board (HSPCB).
3. As per MoEF&CC notification vide S.O. 3252(E) dated 22nd December 2014 and their clarification issued vide F. No.22-68/2016-IA-III dated 6th September 2016 (Applicability of EIA Notification, 2006 to the industrial sheds and information technology park/ software development units/parks-Clarification sought by Environment Department, Govt. of Maharashtra-reg.), the project was not considerable under the purview of EIA Notification, 2006. Thus, Environment Clearance was not required.
4. Now, our project is going for expansion under Phase-2 and built-up area will be increased from 3,90,600 sq. m. to 10,61,046 sq. m for industrial shed of the project.
5. As per new clarification issued vide F. No.19-131/2019-IA-III [E 128798] dated 4th October 2022, the project now attracts the Environment clearance (EC) under EIA Notification 2006, so we have applied for EC of the project.
6. The total built up area of the project is more than 1,50,000 sq. m. hence the project falls under "8(b)-Category Project"- Township and Area Development Project/ large construction.
7. The proposed project of Industrial shed is being constructed for the Automobile Manufacturing (Integrated facilities) Unit. The detailed process of Automobiles Manufacturing is attached as Annexure B.
8. Being an industrial shed, there is not much requirement of treated water in the project. The freshwater requirement will be 10122 KLD for which assurance of HSIIDC (Haryana State Industrial and Infrastructure Development Corporation Limited) is attached as Annexure C.
9. Multi-effect Evaporator (MEE) is being installed for achieving the Zero Liquid Discharge (ZLD) of process water.
10. A report related to Storm water drainage system design and water table of the project is attached as Annexure D.
11. We have increased green area from 374409.78 sqm (i.e., 12.73% of plot area) to 588,227.77 sq. m. (i.e., 20% of plot area). Revised landscape plan having details of proposed tree is attached as Annexure E.
12. As the phase-1 of the project is under construction for which EC was not applicable at that point of time and no CTO has been obtained for the project as of now. So, as per MoEF&CC Office Memorandum issued vide F. NO.: IA3-22/10//2022-IA.III [E 177258] dated 8th June 2022, CCR is not required.
13. In case of additional units (Joint Ventures/Suppliers) established within the vacant plot area, JVs/ Suppliers shall check the applicability of EIA Notification,



2006 as per their activity and shall take the prior Environment clearance under the purview of EIA Notification, 2006 if applicable.

The committee discussed the reply and further directed PP to submit the revised EMP and No. and list of trees species to which PP submitted reply dated 13.03.2024

The revised EMP detail is as following:

Table 4 – EMP Details

During Construction Phase:

S. No.	Component	Capital Cost (Million Rs.)	Recurring Cost (Million Rs./Annum)
1	Barricading of the site	89.27	-
2	Dust Mitigation Measures	0.71	25.55
3	Site Sanitation + Temporary toilets	0.35	17.91
4	Disinfection/Pest Control		0.71
5	Labour Health Check Up & First Aid facility	1.18	21.95
6	Labor Welfare	28.62	56.21
7	Wheel washing	2.66	0.04
8	Waste Storage Bins-Labour Camp/Site offices	0.01	-
9	Traffic Management Signages	0.12	-
10	Safety Training to workers	5.90	4.25
11	Environment Monitoring	0.89	-
TOTAL		129.71	126.62

During Operational Phase:

S. No.	Component	Capital Cost (Million Rs.)	Recurring Cost (Million Rs./Annum)
1	Effluent Treatment Plant	583.52	66.88
2	ZLD system	355.6	66.88
3	Sewage Treatment Plant	332.46	50.16
4	Solid waste storage bins + Composter unit	2.2	0.5
5	Green Area Development (Tree Plantation & Land Scaping)	302.6	19.2
6	Solar Power Plant (30 + 20 MWp)	3418.75	8.28
7	Pollution control devices	246.092	17.38
8	Bio-gas plant	1350	94
9	Handling & disposal of co-processing waste	106	97.261
10	Rainwater Harvesting Structures (Including Lagoons)	422.6	2.5
11	Environment monitoring	2.5	0.7



12	One-time financial contribution HPWWMA for the rejuvenation of pond as per below details. Name of pond: Rasar 1 Pond UID: 01HRSPTKKD0013GOPA001	~ 3.6	-
	Total	7,125.92	423.74
Proposed CSR activities under section 135 of Companies Act, 2013			
Development of classes in Kundal and Rampur village		Approx. 20 Million	

A detailed discussion was held on the documents submitted regarding revised EMP, no. of trees, zoning, project detail, treated water, green area, area calculation, ZLD, hydrological study, anti smog tower, pond, CCR, mosaic plan, species of trees, lagoon area as well as the submissions made by the PP and the documents submitted.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with **"Gold Rating"** and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance to M/s Maruti Suzuki India Ltd. (as per the regular letter of allotment issued by HSIIDC Reference No.HSIIDC:RLA2022MAR03484/5676 dated 31.03.2022)** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations.

A. Specific conditions:-

1. The PP shall take the necessary approval from PESO, if applicable
2. The PP shall follow the compliance of Public Liability Insurance Act, 1991
3. The PP shall carry the isolated storage of each chemical to be stored with the existing precautions as per the MSHIC Rules, 1989 and abide by all conditions of MSDS.
4. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightning etc.
5. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project.
6. The PP and consultant agree to display the First Aid measure, Fire Fighting Measure, Accidental Release measure, Exposure and control (Personal Measure) at the site.
7. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
8. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration. The Treated effluent from STP shall be recycled/ reused for flushing. DG cooling, Gardening and HVAC.



9. The PP shall comply with provisions of Occupational Safety health and working conditions Code 2019.
10. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
11. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
12. Separate wet and dry bins must be provided for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
13. The PP shall implement the EMP and assess that the implemented EMP is adequate and periodic environmental audits shall be conducted and maintained the records of audit. These audits shall be followed by Corrective action plan to correct the various measures identified during the audits (CAP).
14. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 km radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
15. The PP shall provide the Anti-smog gun mounted on vehicle in the project for suppression of dust during construction phase and shall use the treated water, if feasible.
16. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ load by 30% if HSD is used.
17. The PP shall not carry any construction below the HT Line passing through the project, if any.
18. The PP shall not carry any construction above or below the Revenue Rasta, if any.
19. The PP shall obtain the permission regarding withdrawal of ground water from CGWA/State water Authority, Haryana before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
20. The PP shall not allow parking of the vehicles on the roads or revenue Rasta outside the project area.
21. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority
22. The PP shall develop the onsite and offsite emergency plan in consultation with the regulatory authority.
23. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits.
24. The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.



25. The PP may provide electric charging stations to facilitate electric vehicle commuters.
26. PP shall submit timeline regarding implementation of green plan, RWH
27. The PP shall not allow establishment of any category A or B type industry in the project area.
28. The PP shall carry out the quarterly awareness programs for the staff.
29. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
30. The PP shall comply with provisions of Manufacturing storage and import of Hazardous chemical rules
32. 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 **588,227.77 sq.m (@ 20%)** shall be provided for green area development.
33. **The PP shall install solar power capacity of 50 MWp**
34. The PP shall adopt a **pond Rasar 1 (Pond ID 01-HR-SPT-KKD-0013-G-OPA-001)** for its maintenance and rejuvenation.

B. Statutory Compliance:

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



I Air Quality Monitoring and Preservation

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

II Water Quality Monitoring and Preservation

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



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



flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.

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

III Noise Monitoring and Prevention

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

IV Energy Conservation Measures

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



V Waste Management

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

VI Green Cover

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



rubber or plastic cover or any other impervious material in any manner and the area must be maintained pervious for water infiltration/percolation and air flow in the soil. It must be straight on earth and not on any roof or slab of any tile.

VII Transport

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

VIII Human Health Issues

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

IX Corporate Environment Responsibility

- i. The project proponent shall comply with the provisions of CER, as applicable.
- ii. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/ violation of the environmental/ forest/ wildlife norms/ conditions and/ or share holders/ stake holders. The



copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.

- iii. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
- iv. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

X Miscellaneous

- i. The project proponent shall prominently advertise it at least in two local news papers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
- ii. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30days from the date of receipt.
- iii. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
- iv. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
- v. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
- vi. The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
- vii. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- viii. The project proponent shall abide by all the commitments and recommendations made in the form-IA, Conceptual Plan and also that during their presentation to the Expert Appraisal Committee.
- ix. No further expansion or modifications in the plan shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC)/SEIAA, Haryana. The project proponent shall seek fresh environmental clearance under EIA notification 2006 if at any stage there is change of area of this project.
- x. Any change in planning of the approved plan will leads to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance
- xi. The PP should give unambiguous affidavit giving land promoters in accordance with your ownership and possession of land legal the case referred for Environment Clearance to SEIAA.
- xii. Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.



- xiii. The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- xiv. The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- xv. The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
- xvi. The above conditions shall be enforced, inter-alia under the provisions of the Water(Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Trans boundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

288.08 EC for Expansion of Residential plotted colony at Village Kabri, Faridpur, Ratipur and Mehmampur, Sector 36-39, Panipat, Haryana. by M/s TDI Infratech Limited

Project Proponent : Sh.Subodh Kumar
Consultant : M/s Perfect Enviro Solutions Pvt. Ltd.

The project Proponent submitted online Proposal No.SIA/HR/MIS/80813/2021 dated 16.07.2021 for obtaining **Environment Clearance for Expansion** under Category 8(a) of EIA Notification 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.980763 dated 27.05.2022.

Earlier, the case was recommended to SEIAA in 246th and 256th meeting of SEAC for grant of Environment Clearance for Expansion by incorporating & considering the proposed changes in the Existing Environment Clearance dated 07.01.2008 for the Project.

SEIAA referred back the case to SEAC in 159th meeting with the directions to re-look/examine all the observations besides any other issue, related to Environment, which comes to the notice of the Appraisal Committee.

The case was again recommended to SEIAA in 272nd meeting for grant of Environment Clearance alongwith the stipulated conditions as conveyed vide 246th and 256th MoM of SEAC.

The authority again referred back the case to SEAC in 164th meeting with the direction to re-examine, whether the said Proposal qualifies within the scope and meaning of Office Memorandum dated 29.03.2022, issued by the Ministry of Environment, Forest & Climate Change, GoI.

The committee again recommended the case to SEIAA in 277th meeting for grant of Environment Clearance alongwith the stipulated conditions as conveyed vide 246th, 256th and 272nd MoM of SEAC.

SEIAA in its 168th meeting referred back the case to SEAC with the following observations:

The case was taken up in 282nd meeting held on 08.12.2023. However the case was deferred on request of PP.

The case was taken up in 288th meeting held on 13.03.2024. PP submitted the following reply dated 11.03.2024 of observations raised during 168th meeting of SEIAA:



Sr.No.	Observation	Reply
1	Whether OM dated 29.03.2022, issued by MOEF & CC, GOI has been fully complied with.	<p>The Office Memorandum vide F.No. IA3-22/10/2022-IA.III [E 177258] dated 29.03.2022 (attached as Enclosures-I) is stating regarding the activities which can be undertaken for securing land prior to the grant of Environment Clearance. (attached as Enclosures-II)</p> <p>The project has already been granted Environment Clearance vide letter no. 21-577/2007-IA.III dated 07.01.2008 by MOEF&CC. Hence the above said office memorandum is not applicable to the project. However, the pointwise compliance of the memorandum is given below:</p> <ol style="list-style-type: none"> Land is in legal possession of the project proponent as we have applied for Environmental Clearance for 291.77 Acres and the complete land ownership is under M/s TDI Infratech Ltd. Land was licensed vide license no. 63-87 and 89-105 of 2006 dated 11-02-2007 for an area of 221.446 acres (attached as Enclosures-III) for which part completion certificate (attached as Enclosures-III) has been obtained in the name of M/s TDI Infratech Ltd on 10.02.2014. Additional Land of 27.918 acres with License no. 121 of 2012 dated 13.12.2012 and 42.415 acres with license no 05 of 2017 date 07.02.2017 (attached as Enclosures-III) has been obtained in the name of M/s TDI Infratech Ltd. Hence Land is already in legal possession of the project proponent applying for Environmental Clearance. <p>Hence land is in legal possession of M/s TDI Infratech Ltd.</p> <p>Statutory approvals like Approved building plan(attached as Enclosures-IV) dated 07.02.2017 is also in the name of M/s TDI Infratech Ltd. and Water Supply and External Services (attached as Enclosures-V) like Sewerage and drainage permission has been obtained from HUDA dated 09.02.2017 in the name of M/s TDI Infratech Ltd.</p> <ol style="list-style-type: none"> Forest NOC (attached as Enclosures-VI) dated 09.10.2017 has been obtained for no involvement of Forest Land from Deputy conservator of Forest. No tree felling is involved in the said project. <p>The project site has already been verified by conducting site visit by SEAC sub committee on 08.10.2022 and again visited by subcommittee of SEIAA consisting of Member Secretary SEIAA and HSPCB/through representative and concerned Regional Officer, HSPCB (to assist the sub-committee) on 16.03.2023. The site has already been verified two times.</p>
2	Whether the statutory requirements in the light of OM dated 29.03.2022 stands fully met with	Yes, the statutory requirements are fully met as per the Office Memorandum dated 29.03.2022. All the requirements in the light of said notification have already been explained in the above mentioned reply.

The committee thoroughly discussed the reply submitted by PP as well as on the documents submitted in support of their contention and found the same in order. After detailed



discussion, the committee recommended the case to SEIAA for grant of Environment Clearance and also reiterated the recommendations alongwith stipulated conditions as conveyed vide 246th, 256th, 272nd and 277th MoM of SEAC.

288.09 EC for new Chemical Manufacturing Unit of Formaldehyde and Resin/Glue at Plot No.- 238, Phase-II, Sector-30A, Industrial Estate, Manakpur, Tehsil Bilaspur, District Yamuna Nagar, Haryana by M/s Mak Leon Organics Private Limited

Project Proponent : Sh.Sunil Kumar
Consultant : Chandigarh Pollution Testing Laboratory

The EIA/EMP report was submitted to the SEIAA, Haryana vide online proposal No. SIA/HR/IND3/76131/2021 dated 30.04.2022 for obtaining **Environmental Clearance** under Category 5(f) of EIA Notification 14.09.2006. ToR was granted to the project by SEIAA on 30.12.2021. The PP has submitted Scrutiny Fee amounting to Rs.50,000/- vide DD No.091378 dated 24.12.2021 in compliance of Haryana Government, Environment & Climate Change Department Notification No. DE&CCH/3060 dated 14.10.2021.

Earlier the case was recommended to SEIAA for grant of EC in 244th meeting. However, the case was referred back by SEIAA in 144th meeting.

Thereafter the case was taken up in 277th meeting held on 04.10.2023. However, neither PP nor consultant appeared in the meeting. It is observed by the committee that the case has been fixed in several meetings of SEAC but neither PP nor Consultant appeared before the committee to represent their case. In this regard, the instructions issued by MoEF&CC vide OM dated 18.11.2020 also brought to the notice of the Committee which reads as under:

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

The committee after having a discussion on the circumstances of the case as well as keeping in view the above mentioned instructions issued by the MoEF&CC, unanimously decided to send the case to SEIAA for taking further necessary action as per **para e)** of OM referred above.

The case was again referred back by SEIAA in its 168th meeting. The authority decided to direct the Expert Appraisal Committee to carry out site inspection of the Project site w.r.t. OM dated 18.11.2020 issued by MoEF& CC, GoI, New Delhi and to make clear cut recommendations within the scope & meaning of EIA Notification dated 14.09.2006.



The case was taken up in 281st meeting held on 24.11.2023. After discussion, it is decided that a sub-committee of followings is constituted for site inspection of the Project site as directed by SEIAA in its 168th meeting:

1. Sh.Prabhaker Kumar Verma, Member, SEAC
2. Sh. Bhupender Singh Rinwa, Member Secretary, SEAC

The case was taken up in 288th meeting held on 13.03.2024. The site visit report was called through Regional Officer, HSPCB, Yamuna Nagar as due to unavoidable circumstances sub-committee could not visit the site. The report dated 06.03.2023 was submitted by concerned wherein he has observed as under:

1. Boundary wall alongwith gate & security room has been constructed and rent plant is empty (photographs attached).
2. No construction activity is being out at site.

The report was placed before the committee for discussion. After discussion, it was decided to obtain fresh site report clarifying the status of constructed security room. A fresh report dated 15.03.2023 was received from concerned quarter wherein it is observed that:

1. Boundary wall alongwith temporarily security room is found at site.
2. No construction activity is found at site.
3. No electricity & water connection is found at site.
4. Plot is found empty at site.

After thorough discussion on the report submitted in this case, it is unanimously recommended by the committee to send the case to take further necessary action as conveyed vide Minutes of 277th Meeting of SEAC, Haryana.

288.10 Environmental Clearance for Residential plotted Colony located at Sector-51, Near Samaspur Village- Gurugram, Haryana by M/s Orchid Infrastructure Developers Pvt. Ltd.

Project Proponent : Sh.Arun Kumar
Consultant : M/s Perfect Enviro Solutions Pvt. Ltd.

The project Proponent submitted online Proposal No. SIA/HR/INFRA2/421717/2023 dated 16.03.2023 for obtaining **Environment Clearance** under Category 8(a) of EIA Notification 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.515510 dated 27.02.2023.

Earlier the case was recommended to SEIAA in 267th meetings of SEAC held on 16.05.2023 but the case was referred back by SEIAA in 159th Meeting held on 15.06.2023 with some observations.

Thereafter the case was taken up in 272nd meeting of SEAC held on 14.07.2023. The PP submitted the reply of observations raised by SEIAA in its 159th Meeting. The committee



recommended the case to SEIAA for grant of Environment Clearance alongwith the stipulated conditions as conveyed vide 267th MoM of SEAC.

The case was again referred back by SEIAA in its 165th meeting held on 05.09.2023 alongwith following observations:

1. Plea taken by the Project Proponent that in the instant case, "No, License from Directorate, Town & Country Planning (DTCP), Haryana and other statutory compliances like (Aravalli Notification, Forest NOC etc) are required by the Project Proponent.
This plea needs to be EXAMINED AND APPRAISED by the Expert Committee (SEAC) within the scope & meaning of EIA Notification dated 14.09.2006 and OM dated 29.03.2022, issued by MOEF & CC, GOI.
2. Having gone through the relevant record placed on the file, the Authority further observed that M/s Sheetal International Pvt. Ltd. (from whom the Project Proponent i.e. M/s Orchid Infrastructure Developers Pvt. Ltd. stated to have earned the ownership rights for 291 Plots, through Court of Decree dated 12.04.2022), also never obtained Environment Clearance for the development of Project over an area measuring 327.773 Acre land. (Inspite of having obtained two licenses, i.e. License No. 98 dated 12.05.2008 & License No. 8 dated 17.05.2009 from Town & Country Planning Department, Haryana), despite being in the category of more than 50 hectare of land parcel as covered within the scope & meaning of EIA Notification dated 14.09.2006
3. The Authority further observed that Project Proponent i.e. M/s Orchid Infrastructure Developers Pvt. Ltd. has initiated construction activities at site, without obtaining Environment Clearance, (this is an admitted plea of the Project Proponent). Further, the Authority also observed that details of registration made with HRERA and Environment Clearance applied before the authority is not matching (HRERA registration is for 37 Plots and application for EC made for 91 Plots).
4. In addition to the above, the Authority observed that condition no. (F) (v) of the HRERA registration No. 72 of 2022, Granted in favour of M/s Orchid Infrastructure Pvt. Ltd., (Relevant part of the same is reproduced as under):

(v) The registration shall be valid for a period as mentioned above under the head "validity of registration" subject to validity of licenses granted by DTCP and promoters shall be bound to obtain prior renewals thereof.

Whereas, the plea taken by the Project Proponent i.e. No, License from Directorate, Town & Country Planning (DTCP), Haryana and other statutory compliances like (Aravalli Notification, Forest NOC etc) are contradictory and not in harmony

5. Directorate of Town & Country Planning, Haryana, issued a Notice dated 07.02.2023 to M/s Sheetal International Pvt. Ltd., for the cancellation of license(s) No. 53 to 60 of 1994, 9 to 24 of 1995, 98 of 2008 & 08 of 2009 Granted for development of Residential Plotted Colony namely Mayfield Garden over an area of 327.73 Acres in Sector 45, 50, 52 & 57 of Gurugram, the Authority needs to know the status & outcome of the said Notice.



The case was taken up in 288th meeting held on 13.03.2024. PP and consultant appeared before the committee and submitted the reply dated 11.03.2024 of observations raised by SEIAA in 165th meeting. A discussion was held on the reply as well as supporting documents submitted by PP during the presentation. However, the committee observed that the reply was not up to mark on several points. The committee directed the PP and consultant to resubmit the complete reply along with supporting documents including affidavit. The case shall be taken up after receiving the complete reply with regard to the observations raised by SEIAA. .

288.11 EC for Commercial Colony Project located at Revenue Estate of Village Pawala Khusrupur, Sector 106, Gurugram, Haryana by M/s BNB Builders Private Limited

Project Proponent : Not Present
Consultant : Aplinka Solutions & Technologies Pvt. Ltd

The project was submitted to the SEIAA, Haryana vide online proposal No. SIA/HR/INFRA2/422779/2023 dated 22.03.2023 for grant of Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006. The Project Proponent has deposited due Scrutiny fee (as applicable) of ₹ 1,50,000/-vide DD No. 011025 dated 21.03.2023 (in compliance of Haryana Government, Environment & Climate Change, Department Notification No. DE&CCH/3060 dated 14.10.2021)

The case was taken up in during the 280th meeting of SEAC (State Expert Appraisal Committee) held on 08.11.2023 and the Committee recommended the case to SEIAA for grant of EC.

The aforesaid Proposal was taken up during 170th Meeting of SEIAA held on 29.11.2023.

After having gone through the details placed on record besides perusing the recommendations of the Expert Appraisal Committee; the Authority gathered the following:

1. That during 269th Meeting of SEAC; the Project Proponent intimated to the committee that while obtaining Fire NoC, there are some changes in the project details, due to which there are increase in Built up area; whereas, the Built up Area has been reduced from 24911.53 sqm to 23629.15 sqm, which need clarifications. Therefore, the mismatch as reflected from Form- I, IA and details submitted subsequently at the time of presentation before the Appraisal Committee, needs clarification ?
2. That the Expert Appraisal Committee has recommended the Present Proposal with 15.88% Green Area (including 10.46% on Ground and 5.42% as vertical Green). The Authority, is willing to understand the scope & meaning of Vertical Green as recommended for 5.42% area under which provision / instructions / order / policy. Is it in accordance with the spirit of conservation and protection of Environmental norms?



3. That the Authority, deemed it appropriate to seek clarifications from the Expert Appraisal Committee regarding provisions and methodology for allowing "VERTICAL GREEN" as substitute to SURFACE GROUND GREEN AREA involved in the instant proposal

The case was taken up in 288th meeting held on 13.03.2024. However, neither, PP nor consultant appeared before the committee. Further, no reply to above mentioned observations raised by SEIAA was received. Thus, the committee deferred the case till the reply of PP is received, in this case.

288.12 Correction in the District Survey Report (DSR of Palwal, District, Haryana)

The DSR was received from SEIAA for examination and technical observation before finalization of the same and it was put up in 288th meeting of SEAC held on 13.03.2024. The representative of Mines & Geology Department had also been called to attend the meeting. Sh.Deepak Hooda, State Geologist from the office of Directorate of Mines & Geology has attended the meeting.

The DSR was thoroughly discussed in the meeting. During the discussion, it was observed by the committee that on first page of DSR, the district Faridabad has been mentioned instead of Palwal and it may be returned back to the concerned quarter for necessary correction.

After discussion, it was decided that the file be referred back to SEIAA for sending the DSR to Deputy Commissioner, Palwal for necessary correction in the same as observed.

288.13 Submission of District Survey Report for sustainable sand mining reg.

The DSR was received from SEIAA for examination and technical observation before finalization of the same and it was put up in 288th meeting of SEAC held on 13.03.2024. The Director General, Mines & Geology Department had forwarded the DSR to SEIAA which was further sent to SEAC for examination and technical observation before finalization of the same. The representative of Mines & Geology Department had also been called to attend the meeting. Sh.DeepakHooda, State Geologist from the office of Directorate of Mines & Geology has attended the meeting.

The DSR was thoroughly discussed in the meeting. During the discussion, Sh.Deepak Hooda, State Geologist was conveyed that DSR has been received from SEIAA which was sent to SEIAA for approval by DG, Mines and Geology, Haryana and State Geologist authenticated the same. He further stated that the DSR has been prepared after following Enforcement & Monitoring Guidelines for Sand Mining-2020 issued by Ministry of Environment, Forest and Climate Change.



After discussion and keeping in view the authentication made by the State Geologist, it was observed that the DSR has been prepared after following the prescribed Rules. The DSR was found technically correct and committee decided that the DSR/file be sent to SEIAA for further necessary action for approval of DSR.

288.14 Regarding corrigendum for para no.12 of DSR, Ambala on the basis of averments raised by complainant Sh. Balbir Sandhu vide O.A. No. 532 of Hon'ble NGT New Delhi

The DSR was received from SEIAA for examination and technical observation before finalization of the same and it was put up in 288th meeting of SEAC held on 13.03.2024. The representative of Mines & Geology Department had also been called to attend the meeting. Sh.Deepak Hooda, State Geologist from the office of Directorate of Mines & Geology has attended the meeting.

The DSR was thoroughly discussed in the meeting. During the discussion, the comments/issues raised by Sh.Sandeep Gupta, Member, SEAC, vide email dated 26.02.2024 were put up before the committee which are reproduced below:

"I have gone through the DSRs. There are some issues related to the length of Rivers/Streams in Ambala district mentioned. After looking into the SOI toposheet no. 53F/2 and 53/F3 (1:50K scale), I found a mis-match in the length of the rivers/streams. For example, length of Trilokpur Nadi in the SOI toposheet no. 53F/2 and 53/F3, is mentioned as 3km in the DSR of Ambala. But, in SOI toposheet no. 53F/2 and 53/F3 (1:50K scale) (referred in Ambala DSR) I found it to be appx. 5.7Km. Such issues need to have a re-assessment of all rivers in all DSRs published or to be published/updated as it affect the total mineral wealth and revenue from it to the State Govt. Including a view of a Survey of India representative could be also suggested while preparing the DSRs."

Sh.Deepak Hooda, State Geologist has also suggested that a clarification may be sought from the district committee, in this regard.

After discussion, it was decided that the file be referred back to SEIAA for sending the DSR to Deputy Commissioner, Ambala for obtaining clarification in respect of comments/observations raised as referred above.
