

Minutes of the 214th Meeting of the State Expert Appraisal Committee (SEAC), Haryana constituted for considering Environmental Clearance of Projects (B Category) under Government of India Notification dated 14.09.2006 held on 28.05.2021 under the Chairmanship of Sh. V. K. Gupta, Chairman, SEAC, through Video Conferencing (VC).

At the outset the Chairman, SEAC welcomed the Members of the SEAC and advised the Secretary to give brief background of this meeting. The minutes of the 213th Meeting were discussed and approved without any modification. In the meeting 08 projects received from SEIAA, were taken up for scoping, appraisal and grading as per agenda circulated.

In the wake of recent crises of COVID-19, lockdown situation, Committee took a decision to scope and appraises the EC cases as per the guidelines issued by MoEF& CC from time to time by video conferencing. It was decided that before the commencement of online video conferencing the agenda is required to be mailed beforehand. Accordingly the agenda of the present meeting was mailed to SEAC members in advance and a video conference meeting was organized in this regard on 28.05.2021.

The 214th meeting of SEAC Haryana was held online by video conferencing on 28.05.2021 and following members joined the meeting:

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

214.01 ToR for Proposed Project of Manufacturing of Formaldehyde 160 M.T per day at Plot no. 299, Sector 30A, Phase II, Industrial Estate Manakpur, Jagadhri, District Yamuna Nagar, Haryana by M/s Salasar Industries

Project Proponent :Not Present
Consultant :M/s Ampl Environ Pvt. Ltd.

The project was submitted to the SEIAA vide online proposal no. SIA/HR/IND3/61783/2021 on dated 23.04.2021 as per check list approved by the SEIAA/SEAC for approval of TOR under Category 5(f) of EIA Notification 14.09.2006. The Auto TOR were already granted on 15.03.2021.

The case was taken up for additional TOR in 214th meeting of SEAC Haryana held on 28.05.2021 but the PP requested vide letter dated 27.05.2021 for the deferment of the case which was considered and acceded by the SEAC.

214.02 Amendment in EC for Group Housing Colony located at Village Mewaka, Sector-91, Gurugram, Haryana by M/S Jubilant Software Services Pvt Ltd

Project Proponent : Mr. Ajay Pathania
Consultant : M/s Perfact Enviro

The Project was considered in 206th meeting of SEAC held on 26.11.2020 and the case was recommended to SEIAA for grant of Amendment in Environment Clearance. The TOR was granted to the project on dated 05.04.2019. The EIA report was submitted on 06.11.2020. Earlier, the EC was granted to the Project vide letter No. SEIAA/HR/2014/764 dated 29.05.2014.

The recommendation of SEAC was considered in 126th meeting of SEIAA held on 11.12.2020 and Authority decided to defer this case to study and go through the papers.

The case was taken up in the 127th meeting of SEIAA held on 17.03.2021 the Authority observed & directed the Project Proponent to explain the following:

- a) At one place Project Proponent has submitted that project has already been granted Environmental Clearance vide letter no. SEIAA/HR/2014/764 dated 24-05-2014 for plot area 63029.22 m²(6.302 ha.) and built-up area 112843.00 m² and at the same time PP claimed to have deemed Environment clearance for total built up area approximately 172872 Sq. Meters and already constructed built up area of 172872 Sq.Meters.
- b) As per the reply of PP to SEAC regarding “Deemed EC”, it seems PP has applied to SEIAA, Haryana with reduced built-up area & simultaneously applied to MoEF& CC for built-up area of 172872 sq. mts. Issuance of “EC” comes under EIA Notification, 2006 whether through MoEF& CC or State Environmental Authority, therefore, how is it possible to apply differently for the same project;
- c) On asking about “Deemed EC”, consultant produced a letter issued from RO,MoEF& CC, that too is suggestive in nature to SEAC/SEIAA regarding not to focus on issues regarding local bodies. How this can be considered as “Deemed EC”?
- d) Secondly, amendment asked for change in the units. Dwelling units are increasing by 53 in no., EWS reduced by 7 in no., considering 5 person per dwelling unit there is definite increase in “Population”, even servant quarters are increasing by 6 in no. With the increase in population there is definite increase in “Pollution Load”, Municipal Solid waste is increasing from 2057 to 2432.7 Kg/day;
- e) PP has shown reduction in population on page no. D-35 by 468 & 35 in “Dwelling Units & EWS” respectively but there is a definite increase in no. of units (46). How PP had calculated the no. of visitors earlier & how would it be reduced by 60 in present proposal? It seems to reduce the “Water Consumption” vis-à-vis “Pollution Load” reduction in Population is shown;
- f) Intensity of Rain fall (Peak hourly rain fall), page no. D-51, considered 20mm/hr. instead of 90 mm/hr.

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

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

Further, Authority observed that the clarification regarding “Deemed EC” does not hold good and the consultant failed to provide the needed documents. Therefore, Authority decided to issue a “Show-cause notice” to the project proponent, stating why not the legal proceedings be initiated under section 19 of EPA, 1986 for increase in built-up area beyond the specified area in accorded “EC”.

Thereafter, the case was taken up in 214th meeting of SEAC held on 20.04.2021. The Project Proponent and the accredited Consultant made a detailed presentation on the observation of SEIAA on the project and informed that:

Point wise reply submitted by PP is as follows

S. No	Queries Raised	Reply
a.	At one place Project Proponent has submitted that project has already been granted Environmental Clearance vide letter no. vide letter no. SEIAA/HR/2014/764 dated 24-05-2014 for plot area 63029.22 m ² (6.302 ha.) and built-up area 112843.00 m ² and at the same time PP claimed to have deemed Environment clearance for total built up area approximately 172872 Sq. Meters and already constructed built up area of 172872 Sq.Meters.	Environmental Clearance application submitted to SEIAA on 27.12.2010. EIA report was submitted along with TOR compliance to MoEF on 25.08.2011.Again the case was transferred to SEAC, Haryana in March 2012. Case was considered in the 68th meeting of SEAC Haryana held on 06.11.2012 but due to lack of renewal of the license case was not heard by the committee. Case was taken up in 66th Meeting and then in 91st meeting held on 18.09.2013.and recommended to SEIAA for grant of EC for Plot area is 15.575 Acres (63029.22 Sq.Meters) and built up area will be 172872 Sq. Meters. Minutes of 91st SEAC Meeting attached. Case was appraised in 60th SEIAA meeting on 07.11.2013 and after on 19.03.2014 and query raised. Authority needed the clearance of the revenue rasta of one Block. PP further intimated that due to the delay in the project, project proponent dropped the construction

		<p>of one block from plan and letter submitted to SEIAA for balance built up area 112843 sqm instead of 172872 sqm and simultaneously a letter to MoEF for issuance of EC on completed built up area was submitted</p> <p>Request accepted by SEIAA and EC issued on 29/05/2014 Copy of letter attached.</p> <p>After that MoEF accepted the request and issued a letter on 08.10.2014 to SEIAA stating that it need not to focus on the issues related to the local bodies. Copy of letter attached.</p> <p>After that the letter of acceptance was issued by SEIAA as deemed EC on 17.12.2014 vide file no. SEIAA/HR/2014/1611on the letter on MoEF. Copy of letter attached.</p>
b.	<p>As per the reply of PP to SEAC regarding “Deemed EC”, it seems PP has applied to SEIAA, Haryana with reduced built-up area & simultaneously applied to MoEF&CC for built-up area of 172872 sq. mts. Issuance of “EC” comes under EIA Notification, 2006 whether through MoEF& CC or State Environmental Authority, therefore, how is it possible to apply differently for the same project;</p>	<p>Initial Application was submitted to SEIAA on 27.12.2010 case was recommended by SEAC for grant of EC to SEIAA in its 91st SEAC meeting dated 19.09.2013 (after 2 year and 9 months)</p> <p>Then case was considered by SEIAA in its various meetings but EC was not issued by SEIAA due to the non availability of permission of revenue rasta passing through the site.</p> <p>Project was getting delayed by app 3 years hence PP requested authority to issue EC letter on BUA of 1,12843.00 Sqm (excluding the area of 60029.0 sqm other side of revenue rasta)</p> <p>EC letter was issued on 29.05.2014</p> <p>Afterwards request was made to MoEF& CC and SEIAA as well vide letter dated 31.07.2014 submitted on 01.08.2014. Copy of receipt is attached.</p>
c.	<p>On asking about “Deemed EC”, the consultant produced a letter issued from RO,MoEF& CC, that too is suggestive in nature to SEAC/SEIAA regarding not to focus on issues regarding local bodies. How can this be considered as “Deemed EC”?</p>	<p>Letter by MoEF dated 08.10.2014 addressed to your good office was shown at the time of the meeting .In which MoEF stated the company being in compliance with all the conditions given in the Environmental Clearance letter</p>

		<p>dated 29.05.2014 and as per the circular of MoEF dated 19th June 2013 SEIAA and SEAC to focus on thrust area of Environment sustainability while appraising the Building and construction projects and need not to focus on the issues of local bodies. Hence EC granted vide letter no SEIAA/HR/2014/764 dated 29.05.2014 may be considered the Deemed Environmental Clearance.</p> <p>After that letter from SEIAA was issued vide file no SEIAA/HR/2014/1611 dated 17.12.2014 in which SEIAA acknowledged the letter and gave their acceptance.</p>
d.	<p>Secondly, the amendment asked for change in the units. Dwelling units are increasing by 53 in no., EWS reduced by 7 in no., considering 5 person per dwelling unit there is definite increase in "Population", even servant quarters are increasing by 6 in no. With the increase in population there is definite increase in "Pollution Load", Municipal Solid waste is increasing from 2057 to 2432.7 Kg/day</p>	<p>Population breakup as per EC granted and as per amendment is attached.</p>
e.	<p>PP has shown reduction in population on page no. D-35 by 468 & 35 in "Dwelling Units & EWS" respectively but there is a definite increase in no. of units (46). How PP had calculated the no. of visitors earlier & how would it be reduced by 60 in the present proposal? It seems to reduce the "Water Consumption" vis-à-vis "Pollution Load" reduction in Population is shown;</p>	<p>Water calculation is attached.</p>
f	<p>Intensity of Rainfall (Peak hourly rainfall), page no. D-51, considered 20mm/hr. instead of 90 mm/hr.</p>	<p>Rain water harvesting calculation considering 90 mm rainfall is attached</p>

The committee after deliberation again decided by majority to recommend the amendments in the earlier EC issued vide letter no. letter No. SEIAA/HR/2014/764 dated 29.05.2014 to SEIAA with the additional stipulations as recommended by MoM of 206th meeting of SEAC and other conditions will remain the same as per earlier Environment Clearance dated 29.05.2014. This reply is forwarded subject to the final decision of show cause notice proposed to be issued to the PP vide MOM of SEIAA at Item no. 13 meeting dated 17.03.2021

214.03

EC for Expansion of Warehouse building at Village Patali, Hazirpur, Gurgaon, Haryana by M/s Umang Leasing & Credit Co Ltd.

Project Proponent : Mr. Sidharth Choudhary
Consultant : Vardan Environet

The project was submitted to the SEIAA, Haryana vide online proposal no. SIA/HR/MIS/155984/2020 on 22.12.2020 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under category 8(a) of EIA Notification dated 14.09.2006.

- The proposed project is for EC for Expansion of Warehouse building at Village Patali, Hazirpur, Gurgaon, Haryana by M/s Umang Leasing & Credit Co Ltd.
- The Project is on concept basis as the CLU and Building Plan are not approved by Competent Authority.
- Sultanpur National Park lies within 6.6km from the project site.

The case was taken up in 210th meeting of SEAC held on 18.02.2021. The Discussion was held on Fresh EC, Building Plans, and certain observations were raised as following:-

1. The PP shall submit the revised EC application as discussed in the meeting.
 2. The PP shall submit the building plans approval along with area details etc.
 3. The PP shall submit the self-contained note that on the building plans approval of 50,000 sqm and occupation certificate was issued on 5.01.2011 by T&C department with the condition no. 11 mentioned that PP shall seek EC within 6 months.
- The PP submitted the reply of above said observations vide letter dated 16.03.2021.

Thereafter, the project was taken up in 214th meeting of SEAC held on 28.05.2021. The PP presented the case before the committee

Table 1: Status of Construction

Existing phase of project as per Occupational Certificate

S. No.	Description	Building Block (% Work Done)
1.	Excavation Work	100 %
2.	Foundation	100 %
3.	RCC work (C-Block)	100 %
4.	Casting of Slab up	100 %
5.	SewerSystem	100 %
6.	Drainage System	100 %
7.	FlushingSystem	100 %
8.	WaterSupply System	100 %
9.	Electrical LightPoles	100 %
10.	STP	100 %
11.	Landscape Works	100 %

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

Table2: Basic Details

Name of the Project: Expansion of Warehouse Building at Village-PatliHazipur, Gurugram, Haryana by M/s Umang Leasing & Credit Co. Ltd.				
Sr. No.	Particulars	Existing	Expansion	Total Area (in m ²)
1.	Online Project Proposal Number	SIA/HR/MIS/155984/2020		
2.	Latitude			28° 23' 48.68" N
3.	Longitude			76° 51' 49.46" E
4.	Plot Area	33,486.92	Nil	33,486.92
5.	Proposed Ground Coverage	5050.06 (@15.08%)	+6,010.07	11,060.13 (@ 33.03 %)
6.	Proposed FAR	14,377.35 (@ 34.34 %)	+22,148.78	36,526.13 (@ 87.26 %)
7.	Non FAR Area	4,119.31	+6,371.03	10,490.34
8.	Total Built Up area (FAR+Non FAR)	18,496.66	+28,519.81	47,016.47
9.	Total Green Area with Percentage	--	--	6697.384m ² (@20%)
10.	Rain Water Harvesting Pits	3	5	8 nos. + two Tanks for storage of Rain water
11.	STP Capacity	--	--	30 KLD
12.	Total Parking			5,023.038 (@15%)
13.	Organic Waste Converter	--	--	1 nos. of OWC of capacity 150 Kg/day (1×150Kg/day)
14.	Maximum Height of the Building (m)	12.4	--	12.4
15.	Power Requirement	150 KW (DHBVNL)	+150 KW	300 KW (DHBVNL)
16.	Power Backup	120 KVA)	+120 kVA	02Nos (120 KVA+120 KVA)
17.	Total Water Requirement	--	--	49KLD
18.	Domestic Water Requirement	--	--	14 KLD
19.	Fresh Water Requirement	--	--	14 KLD
20.	Treated Water	--	--	35 KLD
21.	Waste Water Generated	--	--	21 KLD
22.	Solid Waste Generated	--	--	159 kg/day
23.	Biodegradable Waste	--	--	95 kg/day
24.	Total Cost of the project:	i) Land Cost		Total Project Cost: 42.45Cr
		ii) Construction Cost		
25.	EMP Budget (per year)	i) Capital Cost	51 lacs	Construction Phase: Capital Cost-18lacs Recurring Cost- 21lacs (in lakhs for 3 year) Operation Phase: Capital Cost-48lacs Recurring Cost- 74.25lacs (in lakhs
		ii) Recurring Cost		

					for 10 Year)
26.	Incremental Load in respect of:				
	i) PM 2.5				0.00665 µg/m ³
	ii) PM 10				0.013929 µg/m ³
	iii) SO ₂				0.2991 µg/m ³
	iv) NO ₂				0.03324 µg/m ³
	v) CO				0.0000108 µg/m ³
27.	Construction Phase:		i) Power Back-up		Temporary electrical connection of 19 KW & 01 DG of 120 KVA
			ii) Water Requirement & Source		Fresh water – 10 KLD for drinking & sanitation. Treated wastewater 30 KLD for construction Source: Fresh water – HSVP Construction Water – treated wastewater from operational project
			iii) STP (Modular)		1 Nos.
			iv) Anti-Smoke Gun		01 Nos of Anti-smoke gun

Table 3: Existing Phase -EMP Budget

Description	Expense done (Lakhs) (2011 to till now)
Waste Water Management (STP)	15
Solid Waste Management	1.0
Rain water Harvesting	15
Green Belt Development	20
Total	51 Lakhs

Table 4: Expansion Phase-EMP Budget

During Construction Phase			During Operation Phase		
Description	Capital Cost (In Lakhs)	Recurring Cost (In Lakhs for 3 Year)	Description	Capital Cost (in Lakhs)	Recurring Cost (In Lakhs for 10 Year)
Storm Water Management (temporary drains and sedimentation basin)	1.00	2.00	Waste Water Management (Sewage Treatment Plant)	15.00	20.00

Garbage & Debris disposal	1.00	2.00	Solid Waste Management (Dust bins & OWC)	5.00	10.00
Green Belt Development	1.00	3.00	Green Belt Development	10.00	20.00
Air, Noise, Soil, Water Monitoring	00.00	3.00	Monitoring for Air, Water, Noise & Soil	00.00	10.00
Rainwater harvesting system(05 Pits)	10.00	00.00	Rainwater harvesting system	00.00	5.00
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	2.00	3.00	DG Sets including stack height and acoustics	3.00	4.00
PPE for workers & Health Care	1.00	2.00	Energy Saving (Solar Panel system)	15.00	5.25
Medical cum First Aid facility (Providing medical room & Doctors)	2.00	6.00			
	18.00	21.00		48.00	74.25
Total	18 Lakhs	21 Lakhs	Total	48Lakhs	74.25 Lakhs

The discussion was held on FAR,EMP, revised CER, Green Plan, wildlife activity plan, CLU, Power assurance, water assurance, dual plumbing plan, mosaic plan etc. and certain observations were raised as following:-

1. The PP shall submit the population details categorizing into earlier approved population as per NBC and required population for new construction.
2. The PP shall submit the undertaking that project shall be appraised on concept basis and will construct the building as per the approved FAR which was earlier 1.2FAR now is 0.75FAR
3. The PP shall submit the power details for the existing and new building after expansion.
4. The PP shall submit the revise tangible EMP details along with amount incurred
5. The PP shall submit the compliance of earlier CER
6. The PP shall submit the details of solar power generation
7. The PP shall submit the revised Green plan having area 20% of the plot area as sanctioned in earlier EC
8. The PP shall submit the progress of Green plan along with no of trees in the existing area along with girth, age and type of trees
9. The PP shall submit the air dispersion model details along with data sheet

10. The PP shall submit the affidavit regarding Storage of Chemical/pharmaceutical and other hazardous items to be stored
11. The PP shall submit the affidavit that they will adhere to the compliance of PESO MSHIC Rules etc.
12. The PP shall submit the Wildlife activity plan along with amount to be spent
13. The PP shall submit the details of water storage tanks to be constructed and plan for usage of stored water
14. The PP shall submit the details of CLU in the name of various persons/agencies
15. The PP shall submit the undertaking that no construction will be carried out under 11KVA power line.
16. The PP shall submit the permission of right of way from the main National Highway i.e. KMP
17. The PP shall submit the approved Drawings/revised drawings from DTCP for first phase for which OC has been granted
18. The PP shall submit the water assurance and power assurance from the competent authority.
19. The PP shall submit the dual plumbing plan
20. The PP shall submit the mosaic plan

The PP submitted the reply of above said observations vide letter dated 28.05.2021 along with affidavit mentioning that :

- The PP will spent Rs.5Lakhs on various wildlife conservation activities like artificial nests on the trees, digging of ponds and construction of feeding platforms through Environment Management Plan.
- The PP will not store any chemicals/pharmaceuticals and other hazardous items in the project premises
- They will provide lightning arrestors at the project site
- The PP will adhere to the compliance of PESO MSHIC Rules
- The PP shall not carry out any construction under 11KVA power line

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

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 implement the submitted the Wildlife Conservation Plan and Rs.5lakhs will be spent on various wildlife conservation activities like artificial nests on the trees, digging of ponds, and construction of feeding platforms through Environment Management Plan.
4. The PP shall carry the isolated storage of each chemical to be stored with the existing precautions as per the MSHIC Rules, 1989 and abide by all conditions of MSDS.
5. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipment’s etc. as per National Building Code including protection measures from lightening etc.
6. The PP shall ensure that total 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2% amount. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project.

7. 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.
8. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
9. 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.
10. The PP shall comply with provisions of Occupational Safety health and working conditions Code 2019.
11. 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.
12. 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.
13. 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.
14. 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).
15. 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
16. 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 6697.384 (@20%) of net plot area shall be provided for green area development.
17. 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.
18. 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.
19. The PP shall not carry any construction below the HT Line passing through the project
20. The PP shall not carry any construction above or below the Revenue Rasta.
21. 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.
22. The PP shall not allow parking of the vehicles on the roads or revenue Rasta outside the project area.

23. The PP shall store Schedule-II and Schedule-III chemicals below threshold limits as per MSIHC Rules, 1989 in the proposed project
24. The PP shall develop the onsite and offsite emergency plan in consultation with the regulatory authority.
25. 5Rain water harvesting recharge pits shall be provided in addition to 3 already provided pits for ground water recharging as per the CGWB norms and also 2 tanks for storage of rain water.
26. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 8 RWH pits.
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

B. Statutory Compliance:

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

I. Air quality Monitoring and Preservation

- i) Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii) A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii) The project proponent shall install system to carryout Ambient Air Quality monitoring

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

II. Water Quality Monitoring and Preservation

- i) The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
- ii) Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- iii) Total fresh water use shall not exceed the proposed requirement as provided in the project details.
- iv) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- v) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
- vi) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
- vii) Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and

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

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

V. Waste Management

- i) A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
- ii) Disposal of muck during construction phase shall not create any adverse effect on the 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 off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- vii) Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum Blocks,

- Compressed Earth Blocks, and other environment friendly materials.
- viii) Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
 - ix) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
 - x) Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination.

VI. Green Cover

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

VII. Transport

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

VIII. Human Health Issues

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

IX. Corporate Environment Responsibility

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

X. Miscellaneous

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

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

214.04 Finalization of ToR for EC for the Remediation and Reclamation of existing dumpsite and construction, operation and maintenance of sanitary landfill at Bighar road village Matana Fatehabad, Haryana by M/s Municipal Council

Project Proponent : Not Present
Consultant : M/s Amaltas Enviro Industrial Consultants LLP

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/62539/2021 on dated 20.05.2021 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 7 (i) of EIA Notification 14.09.2006.

Thereafter the case was taken up in 214th meeting of SEAC held on 28.05.2021 but the PP requested for the deferment of the case due to Covid situation at the consultant side which was considered and acceded by the SEAC.

214.05 TOR for “Proposed Standalone Cement Grinding Unit” by installation of 1x300 TPD Ball Mill with production capacity of 90,000 TPA, having area: 1.25 Acre, located near Mauza Baghwala, Sub-Tehsil- Barwala, Tehsil & District Panchkula Haryana by M/s Bahubali Cement Chemical.

Project Proponent : Mr. Ankit Bansal
Consultant : Fulgro Environmental and Engg. Services India Pvt.Ltd.

The project was submitted to the SEIAA vide online proposal no. SIA/HR/IND/60182/2021 on dated 05.02.2021 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(b) of EIA Notification 14.09.2006.

The case was taken up in 211th meeting of SEAC held on 26.02.2021. The PP requested vide letter dated 23.02.2021 for deferment of the case which was placed before the committee. The committee acceded the request of the PP and decided to defer the case.

Thereafter, the case was taken up in 214th meeting of SEIAA held on 28.05.2021 but the PP requested in writing vide letter dated 26.05.2021 for the deferment of the case which was considered and acceded by the SEAC

214.06 ToR for Warehouse/ Industrial Storage/ Logistics/ Assembling Park at Village Rathiwas & City Developers Private Limited Bhudka Tehsil Manesar& Village Bhodakalan Tehsil Pataudi, District Gurgaon, Haryana by M/s Crystal City Developers Private Limited.

Project Proponent : Mr. Nitin Gawali and Mr. Rahul Tiwari
Consultant : M/s Aplinka Solutions & Technologies Pvt. Ltd

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/62859/2021 on dated 19.05.2021 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(b) of EIA Notification 14.09.2006.

The case was taken up in 214th meeting of SEAC Haryana held on 28.05.2021. The PP presented the case before the committee.

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

Name of the Project: Proposed Crystal City Logistics Park -1 (Warehouse/ Industrial Storage/ Logistics/ Assembling Park) Project at the 62 Milestone, Village Rathiwas, Bhudka Tehsil Manesar& Village Bhodakalan Tehsil Pataudi, District Gurugram, National Highway-48 (Haryana) by Crystal City Developers Private Limited		
Sr. No.	Particulars	
1.	Online Proposal Number	SIA/HR/MIS/62859/2021
2.	Latitude	28°16'20.36"N
3.	Longitude	76°51'12.04"E
4.	Plot Area	3,79,139.2593 sqm
5.	Net Plot Area	3,72,550.4003 sqm
6.	Proposed Ground Coverage	1,69,254.00sq.m.
7.	Proposed FAR	2,01,823.76 sqm
8.	Total Built Up area	2,01,823.76 sqm
9.	Total Green Area with %	55,980.00 (15.03% of the plot area)

10.	Rain Water Harvesting Pits (with size)	92 single bore recharge pits (diameter 1.8 m, depth 2.4 m) and two RWH ponds	
11.	STP Capacity	2 x 270 KLD	
12.	Total Parking	56,049.34 sqm	
13.	Organic Waste Converter	2 Number	
14.	Maximum Height of the Building (m)	19 m	
15.	Power Requirement	8000 kVA (6400 KW)	
16.	Power Backup	17 Number of DG sets(8X250, 315X2, 500X4, 1000X2 and 630X1 for Common facility)	
17.	Total Water Requirement	743 KLD	
18.	Domestic Water Requirement	307 KLD	
19.	Fresh Water Requirement	307 KLD	
20.	Treated Water	436 KLD	
21.	Waste Water Generated	430 KLD	
22.	Solid Waste Generated	3500 Kg/day	
23.	Biodegradable Waste	2122 Kg/day	
24.	Number of Towers	9 Warehousing Buildings, Gate House	
25.	Stories	9 Warehousing Buildings (Ground floor +Mezzanine)	
26.	R+U Value of Material used (Glass)	Use of glass is not proposed	
27.	Total Cost of the project:	i) Land Cost	135 Crores
		ii) Construction Cost	250 Crores
28.	Construction Phase:	i) Power Back-up	62.5 kVA DG set
		ii) Water Requirement & Source	30 KLD domestic water from local supplier 50 KLD treated water from nearby STP/CSTP.
		iii) STP (Modular)	Septic tank is proposed
		iv) Anti-Smoke Gun	1 number

The discussion was held on Green Plan, Contour plan, details of existing trees, MSHIC details, solar power generation, RWH, traffic circulation plan, ECBC etc. and after detailed deliberations it was decided by the committee to recommend the case to SEIAA for approval of ToR and the project proponent will prepare the EIA by using Model Terms of Reference of MoEF&CC with following additional Terms of Reference:

Standard ToR

- [1] Examine details of land use as per Master Plan and land use around 10 km radius of the project site. Analysis should be made based on latest satellite imagery for land use with raw images. Check on flood plain of any river.
- [2] Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/villages and present status of such activities.
- [3] Examine baseline environmental quality along with projected incremental load due to the project.
- [4] Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic and health.

- [5] Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area. Any obstruction of the same by the project.
- [6] Submit the details of the trees to be felled for the project.
- [7] Submit the present land use and permission required for any conversion such as forest, agriculture etc.
- [8] Submit Roles and responsibility of the developer etc for compliance of environmental regulations under the provisions of EP Act.
- [9] Ground water classification as per the Central Ground Water Authority.
- [10] Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart.
- [11] Rain water harvesting proposals should be made with due safeguards for ground water quality. Maximize recycling of water and utilization of rain water. Examine details.
- [12] Examine soil characteristics and depth of ground water table for rainwater harvesting.
- [13] Examine details of solid waste generation treatment and its disposal.
- [14] Examine and submit details of use of solar energy and alternative source of energy to reduce the fossil energy consumption, energy conservation and energy efficiency.
- [15] DG sets are likely to be used during construction and operational phase of the project. Emissions from DG sets must be taken into consideration while estimating the impacts on air environment. Examine and submit details.
- [16] Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analyzed with measures for preventing traffic congestion and providing faster trouble free system to reach different destinations in the city.
- [17] A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.
- [18] Examine the details of transport of materials for construction which should include source and availability.
- [19] Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.
- [20] Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.
- [21] Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.
- [22] The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.
- [23] Any further clarification on carrying out the above studies including anticipated impacts due to the project and mitigative measure, project proponent can refer to the model ToR available on Ministry website "<http://moef.nic.in/Manual/Townships>".

Additional ToR:

- i. The PP shall submit the Details of the ownership of the land along with the collaboration agreement
- ii. The PP shall submit the details of existing trees on the project site
- iii. The PP shall submit the details of green area plan as per the land use
- iv. The PP shall submit the solar power generation as per the existing norms
- v. The PP shall submit the contour plan of whole of the area for flood management
- vi. The PP shall submit the strictly compliance of the rules and guidelines under manufacture, storage and import of hazardous chemicals MSIHC Rules 1989 as amended time to time. All transportation of hazardous chemicals shall be as per motor vehicle act 1989
- vii. The PP shall submit Environment Impact Assessment of vehicles during peak hours in and around the project area.
- viii. The PP shall submit the traffic circulation and parking management plan
- ix. The PP shall submit the ECBC Compliance Report along with percentage of energy savings.

- x. The PP shall submit the revised water assurance from the Competent Authority
- xi. The PP shall submit the details of amount, threshold level along with MSDS sheet of chemicals to be stored in the project.
- xii. The PP shall submit the quantity and location of Diesel storage and approval of Competent Authority for storage of diesel above the threshold level.
- xiii. The PP shall submit the Rain Water Harvesting Plan (double well housing structure) with recent rainfall and run-off data including digital water level recorder.
- xiv. The PP shall submit the Environment Impact Assessment of Rain water harvesting on the water level in the region, along with total availability of underground water.
- xv. The project proponent should submit Air Quality Modeling isopleths of DG Sets with Air mode Software version details along with pollution remedial measures.
- xvi. The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
- xvii. The PP should give detailed back up data of Ambient Air Quality, monitoring, height of stack, details of DG stack etc along with air quality modeling with dispersion of distance
- xviii. The PP shall submit hydrological study for the project area.
- xix. The PP shall submit the details of STP along with its location, area covered, design and structure.
- xx. The PP shall submit the details of interlinked projects
- xxi. The PP shall submit the details of the existing Panchayat or revenue roads passing through the project
- xxii. The PP shall submit energy saving details of the project and detailed ECBC compliance with percentage energy savings.
- xxiii. The PP should enclose all analysis reports of Air, Water, Soil, Noise etc. from MoEF& CC/ NABL Laboratory with scope of accreditation along with range of testing. All original reports should be available during approval of project
- xxiv. The PP should submit approved zoning plan, elevation plan, floor plan, sector plan along with EIA/EMP report.

214.07 EC for Manufacturing of Formaldehyde 150 M.T. per day at Plot No. W-9, Industrial Area, Yamunanagar, Haryana by M/s Globe Panel Industries India Pvt. Ltd

Project Proponent : Not Present
Consultant : M/s Vardan EnviroNet

The project was submitted to the SEIAA vide online proposal no. SIA/HR/IND2/61714/2021 on dated 15.03.2021 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 5(f) of EIA Notification 14.09.2006

The case was taken up in 214th meeting of SEAC held on 28.05.2021 but the PP requested in writing vide letter dated 25.05.2021 for the deferment of the case which was considered and acceded by the SEAC

214.08

EC for Expansion cum Modification of Commercial Colony in the Revenue Estate of Village Wazirabad, Sector 54, Gurugram, Haryana by M/s Finest Promoters Pvt. Ltd.

Project Proponent : Julie Jha
Consultant : M/s Vardan EnviroNet

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/208185/2021 on dated 12.04.2021 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006

The case was taken up in 214th meeting of SEAC held on 28.05.2021. The PP presented the case before the committee

- The Proposed project is for EC for Expansion cum Modification of Commercial Colony in the Revenue Estate of Village Wazirabad, Sector 54, Gurugram, Haryana by M/s Finest Promoters Pvt. Ltd
- The project has received LOI in the name of M/s Finest Promoters Pvt. Ltd. through Memo No. DULB/CTP/CLU-242GGM/2021/1185 dated 04.03.2021 from the Directorate of Urban Local Bodies, Haryana. The project activities are Shops, Restaurant, Banquet hall, Departmental Stores and Offices.
- The Project falls under Gurugram Manesar Master Plan 2031.
- Total water requirement for the proposed project will be 115 KLD, which include 45 KLD for fresh water requirement, 70 KLD treated water requirement for the horticulture, flushing, HVAC cooling & DG cooling. During construction phase, water demand will be fulfilled by STP from HUDA. ZLD will be achieved.
- There will be no discharge of untreated sewage on land or into water bodies. Adequate treatment of sewage will be carried out in a STP having capacity 105 within the project premises. Total waste water generated=78 KLD Total treated water after STP treatment= 70 KLD The total treated water will be recycled within the proposed project premises. Flushing- 42 KLD Horticulture- 6 KLD HVAC cooling- 21 KLD DG Cooling-1 KLD Treated water will be re-used for flushing, horticulture, DG cooling
- The total municipal solid waste to be generated is approximately 642 Kg/day. The inorganic non-biodegradable wastes will be sold to authorized vendors for recycling and the biodegradable wastes will be disposed according to MSW (Management & Handling) Rules, 2016.
- The expected power demand will be supplied by DHBVN. Power backup for the proposed project will be through 2520 KVA (2 Nos. 1010KVA + 1 No. 500 KVA). These 3 DG sets are already installed for existing phase and will be sufficient for proposed expansion cum modification phase to avoid noise pollution within the proposed Expansion cum modification of Commercial colony the DG sets are enclosed in acoustic enclosures.
- Approx. 100 local labourers from nearby area will be employed during the construction phase. In the operation phase, there will be an influx of 2665 persons in the form of staff & visitors. No alien species will be involved.
- Ashola Bhatti wild life Sanctuary~2 Km E from the project site
- Rajokri PF ~7.2 Km, NNE from the project site
- BadshahpurNadi- 7.2 Km, WSW • Lee Nala-3.3 Km, S • Bhauri Nala-3.7, SE
- Konsat Nala-3.9 Km, SE • RoharNala- 7.9 Km, SE • Johar Nala-9.5 Km, S
- The PP submitted the occupation certificate no. 5556 dated 20.10.2006 for 8094.02 sq.m
- The PP submitted the CTE no. HSPCB/consent:313116318GUNOCTO5231103 dated 08.05.2018

**Table 1: Status of Construction:
Existing phase of project as per Occupational Certificate obtained.**

S. No.	Description	Building Block (% Work Done)
1.	Excavation Work	100 %
2.	Foundation	100 %
3.	RCC work	100 %
4.	Casting of Slab up	100 %
5.	SewerSystem	100 %
6.	Drainage System	100 %
7.	FlushingSystem	100 %
8.	WaterSupply System	100 %
9.	Electrical LightPoles	100 %
10.	STP	100 %
11.	Landscape Works	100 %

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

Table2: Basic Details

Name of the Project: Expansion cum modification of Commercial Colony in the revenue estate of village Wazirabad, Sector-54, Gurugram, Haryana By M/s Finest Promoters Pvt. Ltd.				
Sr. No.	Particulars	Existing	Expansion Cum Modification	Total Area (in M ²)
1.	Online Project Proposal Number	SIA/HR/MIS/208185/2021		
2.	Latitude	--	--	28°26'44.85"N
3.	Longitude	--	--	77° 6'5.32"E
4.	Plot Area	4818.28 m ²	--	4818.28 m ²
5.	Proposed Ground Coverage	1,632.07 (@33.87%)	1,023.46	2,655.53 (@55.11%)
6.	Proposed FAR	8094.02 (@167.99%)	9,347.62	17,441.64 (@361.99%)
7.	Non FAR Area	7805.60	1678.10	9483.70
8.	Total Built Up area	15899.62	11,025.72	26,925.34
9.	Total Green Area with Percentage	722.74m ² (@15%)	240.91m ²	963.66m ² (@20%)
10.	Rain Water Harvesting Pits	2	--	2
11.	STP Capacity	--	--	105 KLD
12.	Total Parking	--	--	275 ECS
13.	Organic Waste Converter	--	--	1 Nos. having capacity 500 kg/day
14.	Maximum Height of the Building (m)	18 m	33.9 m	51.9 m
15.	Power Requirement	1367.8 KW	305.2 KW	1673 KW

16.	Power Backup	2520 KVA (2 Nos. 1010KVA + 1 No. 500 KVA)	--	2520 KVA (2 Nos. 1010KVA + 1 No. 500 KVA)
17.	Total Water Requirement	--	--	115 KLD
18.	Domestic Water Requirement	--	--	45 KLD
19.	Fresh Water Requirement	--	--	45 KLD
20.	Treated Water	--	--	70 KLD
21.	Waste Water Generated	--	--	78 KLD
22.	Solid Waste Generated	--	--	642 kg/day
23.	Biodegradable Waste	--	--	385 kg/day
24.	Basement	3	--	3
25.	Stories	G+5 Floor	6 Floor	G+11 Floor
26.	R+U Value of Material used (Glass)	--	--	U Value-1.6 W/sqm. K SHGC: 0.27
27.	Total Cost of the project:	i) Land Cost	--	Total Cost of Project: 91.4Cr.
		ii) Construction Cost	--	
28.	EMP Budget	iii) Capital Cost	--	EMP Budget: 457 Lakhs Capital Cost:182.8 Lakhs Recurring Cost:274.2 Lakhs
		iv) Recurring Cost	--	
29.	Incremental Load in respect of:	--	--	0.30178 $\mu\text{g}/\text{m}^3$
	i) PM 2.5	--	--	
	vi) PM 10	--	--	0.6321 $\mu\text{g}/\text{m}^3$
	vii) SO ₂	--	--	0.86802 $\mu\text{g}/\text{m}^3$
	viii) NO ₂	--	--	0.74108 $\mu\text{g}/\text{m}^3$
	ix) CO	--	--	0.49723 $\mu\text{g}/\text{m}^3$
30.	Construction Phase:	--	--	Temporary electrical connection of 19 KW & 01 DG of 125 KVA
	i. Power Back-up	--	--	
	ii. Water Requirement & Source	--	--	Fresh water – 10 KLD for drinking & sanitation. Treated wastewater 30 KLD for construction Source: Fresh water – GMDA Construction Water – GMDA
	iii. STP (Modular)	--	--	1 Nos of 5 KLD

	iv. Anti-Smoke Gun	--	--	01 Nos of Anti-smoke gun
--	--------------------	----	----	--------------------------

Table3 : EMP Budget

During Construction Phase			During Operation Phase		
Description	Capital Cost (In Lakhs)	Recurring Cost (In Lakhs for 5 Year)	Description	Capital Cost (in Lakhs)	Recurring Cost (In Lakhs for 10Year)
Sanitation and Wastewater Management (Modular STP)	5.00	5.00	Waste Water Management (Sewage Treatment Plant)	50.00	80.20
Garbage & Debris disposal	0.00	5.00	Solid Waste Management (Dust bins & OWC)	15.00	55.00
Green Belt Development	9.00	10.00	Green Belt Development	20.80	41.00
Air, Noise, Soil, Water Monitoring	0.00	5.00	Monitoring for Air, Water, Noise & Soil	00.00	10.00
Rainwater harvesting system (2 pits)	4.00	4.00	Rainwater harvesting system	00.00	15.00
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	10.00	9.00	DG Sets including stack height and acoustics	10.00	10.00
Medical cum First Aid facility (providing medical room & Doctor	5.00	15.00	Energy Saving (Solar Panel system)	30.00	5.00
Storm Water Management (temporary drains and sedimentation basin)	4.00	5.00	Providing Desktop in the nearby existing village.	20.00	0.00
Total	37 Lakhs	58 Lakhs	Total	145.8 Lakhs	216.2 Lakhs

The discussion was held on Green Plan, mosaic plan, Fire SOP, ZLD, earlier EC license detail, building plans, lightning arrestors, testing reports, wildlife activity plan, EMP,STP, water assurance, power assurance etc. and certain observations were raised as following:-

1. The PP shall submit the revised Green Plan
2. The PP shall submit the mosaic plan
3. The PP shall submit the approval of TOD FAR as per policy
4. The PP shall submit the Fire SOP and fire safety approval for existing building
5. The PP shall submit the ZLD Plan during winter/monsoon season

6. The PP shall submit the details of license of the earlier constructed project area
7. The PP shall submit the earlier sanctioned building plans for which construction has been carried out without EC.
8. The PP shall submit the details of lightning arrestors for the building
9. The PP shall submit the testing reports of soil ,air, water and noise
10. The PP shall submit the Wildlife activity plan as AsolaBhati exists within 10km from the project site.
11. The PP shall submit the structure stability certificate from the competent Authority for carrying out expansion from the existing building having 6 floors upto G+11floor.
12. The PP shall submit the affidavit that the building shall be get vacated before the start of the construction of expansion part of the project
13. The PP shall start the expansion after the approval of the Building plan from the Competent Authority and shall not start the building before obtaining the Structure stability certificate
14. The PP shall submit affidavit that all precautions shall be taken i.e. retrofitting, adapting etc. during the expansion of the project.
15. The PP shall submit the revised EMP Details
16. The PP shall submit the affidavit that any untoward incident or happening during the construction of expansion part of the existing project is solely the responsibility of the PP
17. The PP shall submit the progress of Green plan along with no of trees in the existing area along with girth, age and type of trees
18. The PP shall submit the affidavit that open 6 floor and structure stability structure certificate and start after the approval of building plan
19. The PP shall submit the power details for the existing and after expansion
20. The PP shall submit the details of STP along with hydraulic design
21. The PP shall submit the air dispersion model details along with data sheet
22. The PP shall submit the water assurance and power assurance from the Competent Authority
23. The PP shall submit the undertaking of earlier power consumption for the existing building and same will be sufficient for the expansion part also.

The PP submitted the reply of the above said observation vide letter dated 28.05.2021 along with affidavit that

- The PP will spent Rs.5 Lakhs on various wildlife conservation activities like artificial nests on the trees, digging of ponds and construction of feeding platforms through Environment Management Plan.
- The Building will be made empty prior to start the construction work at the project site
- The PP will start the expansion after the approval of building plan from the competent authority and shall not start the building before obtaining structure stability certificate
- That all precautions shall be taken i.e retrofitting, adapting etc. during the expansion of the project
- That any untoward incident or happening during the construction of expansion part of the existing project is solely the responsibility of the PP
- That the construction above 6 floors in the expansion phase will be started only after the approval of building plan
- They will provide lightning arrestors at the project site
- The existing DG set of 2520KVA is of sufficient capacity for existing and expansion phase that there is no increase in DG set capacity.

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

Specific conditions:-

- 1) Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening
- 2) The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
- 3) The PP shall ensure that total 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2% amount. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
- 4) The PP shall not carry out any construction above and below revenue rasta passing through the project and ensure that permission of the competent authority shall be obtained before carry out any construction above or below the revenue rasta. The PP shall put notice board on the revenue rasta for usages of the passer byes.
- 5) The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
- 6) The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
- 7) Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
- 8) Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
- 9) A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed 963.66m²(@20%)shall be provided for Green Area development for whole project.
- 10) The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.

- 11) The PP shall spent Rs.5 Lakh on various wildlife conservation activities like artificial nests on the trees, digging of ponds and construction of feeding platforms through Environment Management Plan.
- 12) Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
- 13) The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipment's etc. as per National Building Code including protection measures from lightening etc.
- 14) The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
- 15) The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
- 16) The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
- 17) The PP shall not give occupation or possession before the electricity connection permitted by the Competent Authority.
- 18) The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtain the CTO from HSPCB after the approval from CGWA, if required.
- 19) The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
- 20) 2 Rain water harvesting recharge pits shall be provided for ground water recharging as per the CGWB norms.
- 21) The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 2RWH pits.
- 22) The PP shall provide the Anti-smog gun mounted on vehicle in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.
- 23) The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
- 24) The PP shall provide the mechanical ladder for use in case of emergency.
- 25) Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

B. Statutory Compliance:

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

- [6] The project proponent shall obtain the necessary permission for drawl of ground water /surface water required for the project from the competent authority.
- [7] A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
- [8] All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
- [9] The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, the Plastics Waste (Management) Rules, 2016 and Batteries waste (Management Handling 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 ultralow-sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board
- v. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, 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 ultralow-sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- xi. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Ultralow-sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xii. For indoor air quality the ventilation provisions as per National Building Code of India.

II Water Quality Monitoring and Preservation

- i. The natural drain system should be maintained for ensuring unrestricted flow of water. No

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

commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.

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

III Noise Monitoring and Prevention

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

IV Energy Conservation Measures

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

V Waste Management

- i. A certificate from the competent authority handling municipal solid wastes, indicating the

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

VI Green Cover

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

VII Transport

- i. A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
 - a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
 - b) Traffic calming measures.

- c) Proper design of entry and exit points.
 - d) Parking norms as per local regulation.
- ii. Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
- iii. A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

VIII Human Health Issues

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

IX Corporate Environment Responsibility

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

X Miscellaneous

- i. The project proponent shall prominently advertise it at least in two local newspapers of the

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