

Minutes of the 179th 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 29.04.2019 and 30.04.2019 under the Chairmanship of Sh. V. K. Gupta, Chairman, SEAC, at Panchkula

The List of participants is annexed as **Annexure-A**.

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 178th Meeting of the SEAC, Haryana held on 10th-11th April, 2019 was confirmed. Following corrections were made in the minutes of 178th meeting held on 10th-11th April, 2019.

Agenda item No. 178.04

Table 1: Area Statement							
		As mentioned in Minutes of 178th Meeting			Correction/to be read as		
Sr. No.	Particulars	Value as per EC accorded (m2)	Expansion (m2)	Total (EC accorded + Expansion)	Value as per EC accorded (m2)	Expansion (m2)	Total (EC accorded + Expansion)
17.	Total Water Requirement	712	402	1113	712	1020	1732
18.	Domestic	676	400	1,076	676	994	1670
19.	Fresh	501	307	808	501	610	1111
20.	Waste Water Generated	576	339	915	576	873	1449
21.	STP Capacity	690	460	1,150	690	1010	1700
23.	Solid Waste Generated	4,065 kg/day	2,360 kg/day	6,425 kg/day	4,065 kg/day	2,375 kg/day	6,440 kg/day

Agenda item No.178.10

Sr. No.	Items	As mentioned in Minutes of 178th Meeting (Units in KLD)	Correction/to be read as (Units in KLD)
GENERAL			
8	CER	6.69%	6.69 Cr
Water			
15	Total Water Requirement	754.71 KLD	1131 KLD
16	Fresh water requirement	505.04 KLD	684 KLD
17	Treated Water Requirement	249.67 KLD	447 KLD
18	Waste water Generation	603.15 KLD	927 KLD
19	Proposed Capacity of STP	725 KLD	1110 KLD
20	Treated Water Available for Reuse	482.52 KLD	742 KLD
21	Treated Water Recycled	249.67 KLD	447 KLD
22	Surplus treated water to be discharged in Municipal Sewer	232.85	295 KLD

Agenda item No.178.13

Minuting -Page No.36 (last paragraph) As mentioned in Minutes of 178th Meeting	Correction/To be read as-Page No.36 (last paragraph)
Line No.5 area of 489380 sq.mtrs at ground floor and line no.7 approved area of 489380 sq.mtrs	Line No.5 area of 489390 sq.mtrs at ground floor and line no.7 approved area of 489390 sq.mtrs

179.01 Environment Clearance for Commercial Complex “Spaze Arrow” at Village Naurangpur, Sector-78, Gurgaon, Haryana by Sh. Ishan Singh in collaboration with M/s Spaze Towers Pvt. Ltd.

Project Proponent : **Mr. H.S. Chawla**
Consultant : **Perfact Enviro Solutions Pvt. Ltd.**

The Project Proponent applied for Environment Clearance in 2013 and subsequently the detail of the case is listed below:-

Application submitted to SEAC/SEIAA in Haryana	1/07/2013
Appraisal by SEAC in its meetings	Initial appraisal was done in 91 st meeting on 18.09.2013. Thereafter, the case was taken up in 98 th appraisal meeting on 8/1/2014 but was not appraised due to non-circulation of documents and again taken in 102 nd appraisal meeting on 16/4/2014, site visit directed by SEAC.
Final observations/recommendations of the SEAC to the SEIAA/State	The construction was reported to be started in March, 2013 and structure work was started by PP in October, 2014 without obtaining prior EC. Based on the findings of SEAC during site visit on 29/5/2014, SEIAA was informed about the start of construction without EC and to take action accordingly.
Action taken by the State Government/SEIAA	SEIAA issued show cause notice vide memo No.SEIAA/HR/2014/1438 dated 7/11/2014. HSPCB vide letter dated 4/1/2017 has issued directions under the Air Act and the Water Act, to close down operation of the project by sealing the plant and machinery along with DG set, if any, with immediate effect.

The project was submitted to the Environment Appraisal Committee (EAC), MoEF & CC, Government of India, vide proposal number IA/HR/NCP/64583/2017 (withdrawn later and re-applied vide application no.IA/HR/NCP/72996/2018, dated 15.02.2018) along with the details in Form-1 and Form-1A with reference to the Notification No. S.O.804 (E), dated the 14th March, 2017 for issuance of ToR. ToR was granted to Project Proponent vide F.No.23-38/2018-1A-III, dated April, 2018. This project was considered by EAC in compliance of Government of India Notification for approval of proposals for ToR/EC in pursuance of Central Government Notification dated 14.03.2017 in the meeting held on 19-21 February, 2018. The EAC confirmed the case to have violation case and recommended for following:

- (i) The State Government/HSPCB to take action against the project proponent under the provisions of the Environment (Protection) Act, 1986, and further no consent to operate or occupancy certificate to be issued till the project is granted EC.
- (ii) Grant of Terms of Reference for undertaking EIA and preparation of Environment Management Plan (EMP) as enumerated in Annexure-I, along with public hearing.
- (iii) The project proponent shall be required to submit a bank guarantee equivalent to the amount of remediation plan and natural and community resource augmentation plan with the SPCB prior to the grant of EC. The quantum shall be recommended by the EAC and finalized by the regulatory authority. The bank guarantee shall be released after successful

implementation of the EMP, followed by recommendations of the EAC and approval of the regulatory authority. The PP submitted the EIA/EMP on dated 28th April, 2018.

The Ministry of Environment, Forest and Climate Change in the Notification dated 08.03.2018 *inter alia*, directed *vide* sub-paragraph (2) of paragraph 13, that in case the projects or activities requiring prior environmental clearance under Environment Impact Assessment Notification, 2006 from the concerned Regulatory Authority, are brought for environmental clearance after starting the construction work, or have undertaken expansion, modernization, and change in product- mix without prior environmental clearance, these projects shall be treated as cases of violations and in such cases, even Category B projects which are granted Environmental Clearance by the State Environment Impact Assessment Authority constituted under sub-section (3) section 3 of the Environment (Protection) Act, 1986 shall be appraised for grant of environmental clearance only by the State Expert Appraisal Committee and Environmental Clearance will be granted at the State level by State Environment Impact Assessment Authority constituted under sub-section (3) section 3 of the Environment (Protection) Act, 1986. Accordingly, the PP after completion of EIA submitted EIA/EMP to SEIAA, Haryana on 27.02.2019.

Further, EAC accorded approval to the ToRs for commercial complex Spaze Arrow at Village Naurangpur, Sector 78, Gurugaon, Haryana by M/s Spaze Towers Pvt. Ltd. for undertaking EIA and preparation of EMP and public hearing is exempted under sub clause 1(d) of stage 3 of paragraph 7(i) of EIA Notification, 2006 as per MoEF&CC's OM dated 16.03.2018.

Thereafter the proposal was considered by the State Expert Appraisal Committee, Haryana in its 174th meeting held on 09.08.2018 for appraisal under violation Notification dated 14.03.2017 and 08.03.2018, respectively.

The remediation plan submitted by the PP was found deficient. The Committee is of unanimous view that PP should submit revised remediation plan along with cost assessment, natural and community resource augmentation plan corresponding to ecological damage assessed and economic benefits derived due to violation to be prepared from reputed Government Institution.

Project proponent requested for deferment of their case for the next meeting to be held on 13.07.2018. The Committee unanimously acceded the request of the PP and made clear that no separate letter shall be issued for attending the meeting. Thereafter, the case was taken up in the 175th meeting of the SEAC held on 13.08.2018.

The case was heard at length. The Committee was of the unanimous view that the PP has failed to submit the required documents as asked earlier. PP is again requested to submit the revised remediation plan along with cost assessment, natural and community resource augmentation plan corresponding to ecological damage assessed and economic benefits derived due to violation duly vetted from the reputed Government Technical Institution. Thereafter, the Committee's tenure was expired on 20.08.2018 and case was transferred to MoEF&CC on

14.09.2018. Whereas after the constitution of new SEIAA/SEAC, the case file is received in SEIAA/SEAC, Haryana and was taken up in 178th meeting of SEAC, Haryana on 10.04.2019.

The Haryana State Pollution Control Board also reported vide its letter no.5602, dated 28.02.2019 that prosecution u/s 15 of EP Act has already been filed against PP in Special Environment Court, Faridabad vide case no.08/2019.

The details of the case submitted by the proponent are as follows:-

Sr. No.	Item	Details
1.	<ul style="list-style-type: none"> • Project title, location(Plot No./ Village/ Tehsil/ District) • Khasra No. 	Village Naurangpur, Sector 78, Gurugram, Haryana Rect. No. /Killa no.:6/(11/5,11/2,11/3, 12/2,11/4, 20, 21/2) Rect. No./killa no. : 7(1/1,1/2) Rect. No.Killa no. : 8/ (5/2/2)
2.	Salient features of the project <ul style="list-style-type: none"> • Land use pattern • Total water requirement and its source • Waste Water generation • Fresh Water • STP • Disposal to sewer • Municipal solid waste generated disposal facility • Biodegradable • OWC • Solid Waste • Power requirement and source • DG Set • Proposed energy saving measures • Glazing U-Value • Glazing HSGC • Solar • RWH • Car parking • Employment potential 	13141.012 sq.m (3.24acre) 13111.559 sqm (3.23 acre) 48,602.67 m ² 22808.023 sqm 25684.530 sqm G+15 88 01 03 60.60 mtrs. 231 KLD supply from HUDA 110KLD 132 KLD 175KLD NIL 15 kg/day (construction) 612 kg/day(Operation) 428 kg/day 01 612 kg/day 2758 KW DHBVN 3x1250 KVA 00.56 KW 0.317 Btu/hr.sf.F 0.25 Btu/hr.sf.F 1% 4 RWH 557 (Four and two Wheeler) 1240 persons
3.	Project/activity covered under item of Schedule to the EIA Notification, 2006	8 (a) Violation under 14.03.2017

4.	National Park/ Wild Life Sanctuary in 10 km radius area	No
6.	Eco-Sensitive Zone in 10 km radius area	No
7.	Details of Forest land involved, if any	No
8.	ToR Details	EAC, MoEF & CC, GoI in its 04th meeting held on 19th-21st Feb., 2018 vide letter No. 23-63/2018-1A-III dated 16.04.2018
9.	Land use planning <ul style="list-style-type: none"> • Ground Coverage • Green Area • Road Area/unpaved area 	4936.97 sqm (37.65%) 3458.97sqm (26.38%) 4715.619 sqm (35.97%)
10.	CER	156 Lakhs
11.	Ground water withdrawal approval from CGWA	No Ground water
12.	Cost of the Project	78.35 Crore

The Air quality data shows exceeding baseline in respect of PM₁₀ and PM_{2.5} parameters which ranges approximately from 133.2-168.7 and 51.9-65.8 respectively. Incremental air pollution in respect of PM_{2.5} is 1.35 µg/m³, PM₁₀ is 2.89 µg/m³, NO₂ is 2.10 µg/m³, SO₂ is 0.50 µg/m³. Ultra-low sulphur Diesel (5 ppm) would be used as fuel in DG Sets, Stack height of DG set would be as per CPCB norms. These measures would minimize the impact on air environment.

In the meeting it was pointed out that:

- i) A legal notice is received in the SEIAA from Gaurav M. Liberhan and prayed to seize and desist from entertaining application of Spaze Towers Pvt. Ltd. with regard to licence no.56 of 2012 dated 06.06.2012 representing themselves to be Power of Attorney Holders of the client as all the power of attorney executed in their favor stand cancelled.
- ii) There is having difference of area mentioned as 29523.05 sqm in ToR letter issued by MoEF&CC instead of the area submitted by the PP in the Form-I.

In view of above observations, the Committee deliberated that the case cannot be taken up for appraisal as a violation case but the PP requested that he will submit the relevant documents, today in the meeting, in response to the observations and his case may be appraised. His request was considered by the committee and in view of the above observations, PP submitted the followings:

- i) The Affidavit notarized on dated 10.04.2019 stated that the ToR letter issued by the EAC, MoEF&CC has a typographic error and submitted that the details submitted in Form-I may be considered.
- ii) The Affidavit notarized on dated 10.04.2019 stated that STP Gurugram Circle has already approved their revised building plan on the name of Ishan Singh in collaboration with Spaze Towers Pvt. Ltd. to the Director, Town & Country Planning along with copy of RTI and Minutes of Meeting dated 15.03.2019 regarding approval of revised building plan of commercial colony measuring 3.24722 acres having license no.56 of 2012 dated 06.06.2012 in Sector 78, Gurugram being developed by Ishan Singh in collaboration with Spaze Towers Pvt. Ltd.
- iii) The copy of Order dated 09.04.2019, passed by the Special Commercial Court, Gurugram in case titled M/s Spaze Towers Pvt. Ltd. Vs. Ishan Singh

vide which Petition under Section 9 of the Arbitration & Conciliation Act, 1996 has been allowed with costs.

The Committee deliberated on various issues including revised remediation plan along with cost assessment, natural and community resource augmentation plan corresponding to ecological damage assessed and economic benefits derived due to violation, power of attorney, approval of license by TCP, Haryana, ECBC compliance, Rain Water Harvesting, Water Balance Diagram, Soil Standards, Green Area Cover and decided that PP should get the area corrected as mentioned in ToR letter from MoEF&CC.

After deliberation, the following shortcomings were observed:

1. PP shall submit the approved building plan on the name of Ishan Singh in collaboration with Spaze Towers Pvt. Ltd.
2. PP shall submit the revised corrected details of area mentioned in ToR issued by MoEF&CC.
3. PP shall submit the service plan, building plan, section plan and elevation plan of G+15 floor.
4. PP shall submit the One month additional ambient air quality data for air-dispersion alongwith data sheet.
5. PP shall submit the Standard of soil.
6. PP shall submit the revised traffic management plan (layout plan/circulation plan).
7. The air impact prediction modeling needs to be re-done by clearly mentioning the details of inputs for modeling during construction including traffic management impact with incremental ground level consideration with / without control measures
8. PP shall submit the latest technology used for STP having BOD value less than 10 PPM.
9. The PP shall submit calculation of revised Solid Waste Management Plan as per the Notification. Storage area of solid and hazardous wastes was not adequate, need separate space with protection.
10. The PP shall submit Rain Water Harvesting plan of the project without any ambiguity.
11. The PP shall submit energy saving details for the project and detailed ECBC compliance in project. ECBC compliance as per ECBC Act, 2017 read with ECBC Rules, 2018. The prescriptive method of compliance status of ECBC applicable to building envelopes, mechanical systems, electrical, power and motors etc. as per the code for commercial buildings shall be furnished with the cost estimates.
12. PP shall submit the revised remediation plan alongwith cost assessment, natural and community resource augmentation plan corresponding to ecological damage assessed and economic benefits derived due to violation duly vetted from the reputed Government Technical Institution.
13. The PP shall submit Ground Water Analysis Report
14. PP shall submit the mitigation plan for improving noise quality of the project
15. The PP shall submit energy saving details for the project and detailed ECBC compliance in project.
16. The PP shall submit sun path simulation study for building orientation.
17. The PP shall submit the undertaking regarding difference of built up area and total area in TOR Letter than the actual.
18. The PP shall submit the Zoning Plan/Building Plan, elevation plan/cross section plan
19. The PP shall submit the Green Area Plan
20. The PP shall submit the Copy of Closure order issued by HSPCB
21. The PP shall submit Water Balance Diagram.

22. The PP shall submit the corrective measures taken to counter the effect incremental load predicted in wind rose and Wind breaker wall height
23. The PP shall submit revised solid waste management plan alongwith manure pits and organic convertor
24. The PP shall submit verification report of stack height and distance of the same from building during monitoring of emissions from DG set.
25. The PP shall submit MoU letters for management of MSW (bio degradable and non-biodegradable waste) and Hazardous waste.
26. The PP shall submit Fund allocation details for Corporate Environment Responsibility (CER) as per Ministry's O.M. No. 22-65/2017-IA.III dated 1st May, 2018 for various activities therein. The details of fund allocation and activities for CER shall be submitted.
27. The PP shall submit details of construction of pavement as per building code guidelines.
28. The PP shall submit plan of STP sludge disposal mechanism.
29. The PP shall submit details of storage area of solid and hazardous wastes which were not adequate, need separate space with protection. Bio bin capacity to be increased.
30. The PP shall submit the budget details for NOx control in DG sets which are in close proximity to the highway shall be provided in the revised EMP cost.
31. PP has submitted total budgetary provision of Rs.118.95 Lakhs towards remediation plan, natural resource and community augmentation plan. EAC advised to revise the budget allocation based on above points on various corrective measures as suggested by the Committee.
32. The PP shall submit Fire Safety Plan.
33. The PP shall submit the lightening arrester details/plan.
34. The PP should submit the copy of Court's stay order dated 09.04.2019

The observations of the committee were conveyed to the PP vide letter no HR/SEAC/2019/178 dated 22.04.2019 and the PP submitted the reply on the above observations along with revised remediation plan with cost assessment , natural and community resource augmentation plan duly verified by the Delhi Technical University

And thereafter, the case was taken up in the next 179th meeting and observation were raised after discussion on remediation plan with cost assessment, natural and community resource augmentation plan, ECBC, Drainage plan, Green Cover Plan, Soil Test reports, Traffic Management Circulation Plan, solid waste management, fire safety, water balance statement and PP submitted the reply of these observations vide letter dated 29.04.2019 and presented the details before committee. Based on the information furnished by the project proponent, the SEAC recommends the proposal to SEIAA for grant of environmental clearance subject to the following conditions in addition to all standard conditions applicable for such projects

1. The SEAC recommended for an amount of **1,58,60,667 Cr.** Towards Remediation plan and Natural and Community Resource Augmentation plan to be spent within a span of three years. The details are given below:-

SUMMARISED REMEDIATION COST SUMMARY

No.	Environment al Component	Remediation Proposed	Further Remarks	Rate	Quantity	Total Cost	Year I	Year II	Year III
1.	Air Environment (Final Score: 1.4 24% of total damage)	Distribution of Wayu purifier	Wayu Purifier						
		Maintaince of Wayu	Maintainance - 3 year @ 1500/month						
		Distribution	Sprinkler- 47 no.	1,000	47	46,667	46,667		

		of Sprinkler system	@ Rs. 1000/per pc						
			Twin Filtration system - @ Rs. 15000/pc	15,000	8	1,20,000	1,20,000		
			Pump -@ RS. 9524/pc	9,524	7	66,667	66,667		
			Water Distribtuin Pipeline - 2100 m@ Rs 220/m	220	2100	4,62,000	4,62,000		
		Gas Connection	Gas connection in nearby village	2,500	400	10,00,000	10,00,000		
		Health Checkup	Health checkup cap in nearby village	6,66,667		6,66,667	6,66,667		
		Plantation in Nearby area road	Plant -400 @ 1500 (including maintenance)	1,500	400	6,00,000	2,00,000	2,00,000	2,00,000
2.	Water Environment (Final Score: 0.8)		TOTAL COST			38,74,000	31,86,000	3,44,000	3,44,000
		Portable STP	Installation of Portable STP of 50KL	3,00,000	4	12,00,000	4,00,000	4,00,000	4,00,000
		Procurement RO Plant	RO plant -5 no. (1000 LPH) @ 2,13,333per unit	2,13,333	5	10,66,667	3,55,556	3,55,556	3,55,556
		Installation of RO plant	Installation Rs 16000/- per plant	16,000	5	80,000	26,667	26,667	26,667
		Maintaince of RO Plant	RO maintaincefor 3 year @ 13,500/year/ RO	13,500	36	4,80,000	1,60,000	1,60,000	1,60,000
		Rain Water Harvesting in nearby village	RWH-1 no (dia-3.5 & depth-2.5) @ 4,00,000/per RWH (including raw material, labour, profit, construction, pipeline)	4,00,000	1	4,00,000	1,33,333.33	1,33,333.33	1,33,333.33
		Maintaince of RWH	RWH-1 no. before monsoon and after monsoon for 3 year @ 10000/year/ RWH	10,000	2	20,000	6,666.67	6,666.67	6,666.67
			TOTAL COST			32,46,667	10,82,222	10,82,222	10,82,222
3.	Soil Environment (Final Score: 0.3 i.e. 5% of total damage)	Land reclamation of nearby area				9,33,333			9,33,333
			TOTAL COST			9,33,333	0	0	9,33,333
4.	Waste Management (As per Area requirement (Final Score: 0.3 i.e. 5% of total damage)	Providing Different Color coded Bins	67 bin @ 2000 per/pcs	2,000	67	1,33,333	66,666.67	66,666.67	
		Organic Waste Converter		20,00,000	1	20,00,000	6,66,666.67	6,66,666.67	6,66,666.67
			TOTAL COST			21,33,333	7,33,333.3 3	7,33,333.3 3	6,66,666.6 7
5.	Noise Environment (Final Score: 0.8 i.e. 14% of total damage)	Distribution of PPE to labour	Cost of 1,00,000			1,33,333		1,33,333	
		Awareness program in nearby area for Noise	Cost of 1,33,333			1,33,333		66,666.67	66,666.67
		Plantation in nearby area	360 trees @ Rs. 1500/tree	1,500	360	5,40,000	2,70,000	2,70,000	
			TOTAL COST			8,06,667	2,70,000	4,70,000	66,667

6.	Ecological Environment (Final Score: 0.3 i.e. 5% of total damage)	Plantation in nearby area	267 trees @ Rs. 1500/tree	1,500	267	4,00,000	2,00,000	2,00,000	
		Development of Park	In consideration with Panchayat, development of Panchayat Park.			₹ 4,00,000		₹ 4,00,000	
			TOTAL COST			₹ 8,00,000	2,00,000	₹ 6,00,000	₹ 0
			COST OF REMEDIATION			₹ 1,17,94,000	₹ 54,71,556	₹ 32,29,556	₹ 30,92,889

SUMMARISED AUGMENTATION COST SUMMARY

S.no	Component	Activity Proposed	Further Remarks	Rate	Quantity	Total Cost	Year I	Year II	Year III
1.	Natural Augmentation (Final Score: 0.8 i.e. 14% of total damage)	Providing Solar Lighting in the village and School	1% of total power (27.58 KW) will be solar	1,00,000		37,33,333	0	18,66,667	18,66,667
			TOTAL COST			37,33,333	0	18,66,667	18,66,667
2.	Community Welfare (Final Score 0.15 i.e. 2.54% of total damage)	Construction of sanitation facilities	7 number of toilets will be provided	50,000	7	3,33,333	1,66,667	1,66,667	
			TOTAL COST			3,33,333	1,66,667	1,66,667	
			COST OF NATURAL AUGUMENTATION AND COMMUNITY			40,66,667	1,66,667	20,33,333	18,66,667

YEARWISE BREAKUP OF REMEDIATION AND AUGMENTATION COST

Sr. No.	Item	Total Cost	Year I	Year II	Year III
1.	Cost on Remediation Plan based on Damage Assessment due to violation	1,17,94,000	54,71,556	32,29,556	30,92,889
2.	Natural Resource and Community Resource Augmentation plan	40,66,667	1,66,667	20,33,333	18,66,667
	Total Cost to be spent	1,58,60,667	56,38,222	52,62,889	49,59,556

- Total budgetary provision with respect to Remediation plan and Natural & Community Resource Augmentation plan is Rupees **1,58,60,667/-**. Therefore, project proponent shall be required to submit a bank guarantee of an amount of Rupees **1,58,60,667/-** towards Remediation plan and Natural and Community Resource Augmentation plan with the Haryana State Public Control Board prior to the grant of EC.
- Remediation plan shall be completed in 3 years whereas bank guarantee shall be for 5 years. The bank guarantee shall be released after successful implementation of the EMP, followed by recommendations of the SEAC and approval of the regulatory authority/SEIAA.
- The PP shall submit the proof of credible action taken by the state government/Haryana State Pollution Control Board under the provisions of the section 19 of the Environment Protection Act 1986 to the MoEF & CC prior to the grant of EC which in this case has been

taken by HSPCB as conveyed vide letter no. 5602 on 28/02/2019 by Special Env. Court Faridabad in case no. 08/2019.

5. Approval/permission of the CGWA/SGWA shall be obtained, if applicable before drawing ground water for the project activities. State Pollution Control Board (SPCB) concerned shall not issue Consent to Operate (CTO) till the project proponent obtains such permission.
6. The PP should submit the 6 monthly action taken report on the compliance of environmental conditions to the Regional Officer, MoEF&CC, Haryana State Pollution Control Board and Chairman, SEIAA.

179.02 Environment Clearance for Proposed Mixed Land Use Colony under ToD Policy on land measuring 8.625 acres in revenue Estate of Badshahpur, Sector-75, Gurugram-Manesar Urban Complex, Haryana by M/s Royal Multiplex Pvt. Ltd.

Project Proponent : Mr. Amar Nath Ichhpujani (Authorised Signatory)
Consultant : Ind Tech House Consultant

The project proponent submitted the case to the SEIAA as per check list approved by the SEIAA/SEAC on 01.03.2019 for obtaining Environmental Clearance under EIA Notification dated 14.09.2006. It was informed by the Committee that ToR was granted by MoEF & CC vide letter no.21-126/2018-IA-III dated 18.12.2018. The case was taken up for appraisal in the 177th meeting of the SEAC held on 18.03.2019 and was deferred with an advice to Project Proponent to furnish proof of competent authority/receipt of valid license fee for obtaining license/ownership document.

The observations of 177th meeting were conveyed to the PP vide letter No. HR/SEAC/2019/122 dated 05.04.2019. The PP submitted the proof of competent authority/receipt of valid license fee for obtaining license/ownership document and thereafter, the case was taken up for appraisal in the 178th meeting of the SEAC held on 10.04.2019.

After deliberation on issues of ECBC, Solid Waste Management, ToD compliance, fire safety, water balance and other issues, the following shortcomings were observed:

1. The PP shall submit the land paper (Girdavri/mutation) or actual proof of ownership and possession of land in the absence of license from competent authority.
2. The PP shall submit the revised affidavit regarding the ToD Policy Compliance mentioning that if there is having any change in plan then PP will take fresh EC.
3. The PP shall submit the revised water balance diagram.
4. The PP shall submit the disposal of sewer permission from competent authority.
5. The PP shall submit affidavit with comparative statement of any change as depicted in Form-I.
6. The PP shall submit removal plan of grit and oil & grease from STP.
7. The PP shall submit revised fire safety plan.
8. The PP shall submit revised EIA report alongwith observation of Committee.
9. The PP shall submit the CER with specific details as per 2018 guideline/circular.
10. The PP shall submit the revised Rain Water Harvesting Plan (double

- well housing structure) with recent rainfall and run-off data including digital water level recorder.
11. The PP shall submit RO Water supply plan for drinking purpose and also manage the RO reject.
 12. The project proponent should submit detailed drainage plan for monsoon season.
 13. The project proponent should submit the incremental load statement for project w.r.t the traffic and DG set.
 14. The project proponent should submit the Sun Simulation Path Study for buildings orientation.
 15. The project proponent should submit the ECBC compliance report as per the ECBC guidelines 2017 read with ECBC Rules 2018.
 16. The PP shall submit the NOC from Chief Wild Life Warden or a receipt of case submitted to Chief Wild Life Warden for obtaining NOC.
 17. The PP shall install Organic Waste Converter within the premises with a minimum capacity of 0.5 kg /person/day. Leaves/garden waste shall be composed in earmarked pits for converting them into compost to be used as manure.
 18. The PP shall submit the green belt development plan alongwith covered area in meters.
 19. The PP shall submit the details of water the discharge into the water bodies
 20. The PP shall submit the details of various components of STP
 21. The PP shall submit the disposal of sludge of the STP
 22. The PP shall submit the revised rain water harvesting plan along with DWLR and cleaning of the RWH pits plan.
 23. The PP shall submit the valid license along with land details
 24. The PP shall submit the Forest NOC
 25. The PP shall submit the CER with specific details
 26. The PP shall submit the revised parking Plan as per
 27. The PP shall submit the Environment Impact Assessment of ToD compliance on the Carbon credit.
 28. The PP shall submit the NOC of AAI.

The observations of 178th meeting were conveyed to the PP vide letter No. HR/SEAC/2019/179 dated 22.04.2019 .The PP submitted the reply. Thereafter, the case was taken up in the 179th meeting of the SEAC held on 29.04.2019. The PP presented the case and informed the Committee that it is Proposed Mixed Land Use colony requiring approval of competent Authority under TOD Policy on land measuring 8.625 acres in revenue estate of Badshahpur, Sector-75, Gurgaon Manesar Urban Complex, Gurgaon, Haryana. The STP treated water will be used for flushing, horticulture and other misc. purposes. The details of the case are as given below:-

Sr. No.	Particulars	Total Proposed
1.	Plot Area	34883.847 sqm(8.625 Acres)
2.	Proposed Ground Coverage	7082.743 sqm
3.	Proposed FAR	122015.16 sqm
4.	Non FAR Area	69677.49 sqm
5.	Total Built Up Area	191692.653 sqm
6.	Total Green Area	7088.71 sqm(20.32%)
7.	Maximum Height of the Building	103 meters
8.	Rain Water Harvesting pits	08
9.	Power requirements	4484 KW
10.	Power Backup (No. of DG Sets)	3270KVA (1 X 500 kva + 2 x 1010+ 1 x 750 KVA).

11.	Total Water requirement	736KLD
12.	Treated Water	261 KLD
13.	Fresh Water requirement	475 KLD
14.	Waste Water requirement	610KLD
15.	STP Capacity	770KLD
16.	Total Parking	1035ECS
17.	Solid Waste Generated	2.65 TPD
18.	Organic Waste Converter	1.59TPD
19.	CER	6.65 cr(1.5%)
20.	Total Cost of the Project	443.73 cr
21.	Salable DU's	838
22.	EWS	148
23.	Max. No. of Floors	3B+G+30 Floors

Incremental air pollution in respect of PM_{2.5} is 0.031 µg/m³, PM₁₀ is 0.176 µg/m³, NO_x is 3.052 µg/m³, SO₂ is 0.497 µg/m³, CO is 0.626 mg/m³. PP has submitted special mitigative measures for controlling air pollution for construction phase and operation phase which includes 5 meters high barricade wall at the periphery, broad leafy trees would be planted as green belt, trees with heavy foliage would be planted on both side of carriage way, ultra-low sulphur Diesel (5 ppm) would be used as fuel in DG Sets, Stack height of DG set would be as per CPCB norms. These measures would minimize the impact on air environment. Environment Management cost is 17 lakh, Environment Monitoring recurring Cost is during construction and operation phase is 14.25 lakh/annum respectively. Additional discussion was held on water pollution, noise pollution, Ecological damage, soil damage vis-à-vis remedial plan.

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 stipulations:

I. 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 lightning etc.
- [3] The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
- [4] The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- [5] The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board.
- [6] The project proponent shall obtain the necessary permission for drawl of ground water /surface water required for the project from the competent authority.
- [7] A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
- [8] All other statutory clearances such as the approvals for storage of diesel from

Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.

- [9] The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
- [10] The project proponent shall follow the ECBC Act/ECBC-Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.
- [11] The approval/NOC of the tubewells in the plot area shall be obtained from the CGWA before the start of the project.

II. Air quality monitoring and preservation

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

III. 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. 8 Rain water harvesting recharge pits/storage tanks 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.

IV. 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.

V. 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 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.

VI. Waste Management

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

the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

- (iii) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- (iv) Organic Waste Converter within the premises with a minimum capacity of 0.5 kg /person/day must be installed. Leaves to be put in earmarked pits for converting them into compost to be used as manure.
- (v) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- (vi) Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- (vii) Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
- (viii) Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
- (ix) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- (x) Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VII. 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 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.

VIII. 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.

IX. 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.

X. Corporate Environment Responsibility

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

XI. 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 EIA/EMP report, commitment made during Public Hearing 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 planning of this project.
- (x) Any change in planning of the approved plan will leads to Environment Clearance void-ab-initio.
- (xi) The PP should give unambiguous affidavit giving land promoters in accordance with 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 may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- (xiv) The Ministry 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.

- (xvii) The PP should submit the affidavit for compliance of TOD Policy read with Haryana Building code 2017.

179.03 EC for proposed Mixed land use colony under ToD Policy on land measuring 15.50 acres in revenue Estate of Badshahpur, Sector- 75, Gurgaon-Manesar Urban Complex, Gurgaon, Haryana by M/s Sun Infraestate Pvt. Ltd.

Project Proponent : Mr. Amar Nath Ichhpujani (Authorised Signatory)
Consultant : Ind Tech House Consultant

The project proponent submitted the case to the SEIAA as per check list approved by the SEIAA/SEAC on 01.03.2019 for obtaining Environmental Clearance under EIA Notification dated 14.09.2006. It was informed by the Committee that ToR was granted by MoEF & CC vide letter no. 21-125/2018-IA-III dated 18.12.2018. The case was taken up for appraisal in the 177th meeting of the SEAC held on 18.03.2019 and was deferred with an advice to Project Proponent to furnish receipt of valid license fee for obtaining license.

The observations of 177th meeting were conveyed to the PP vide letter No. HR/SEAC/2019/124 dated 05.04.2019.

Thereafter, the case was taken up for appraisal in the 178th meeting of the SEAC held on 10.04.2019.

1. After deliberation on issues of ECBC, solid waste management, ToD compliance, fire safety, water balance and other issues, the following shortcomings were observed:
2. The PP shall submit the land paper (Girdavri) or actual proof of ownership and possession of land in the absence of license from competent authority.
3. The PP shall submit the revised affidavit regarding the ToD Policy Compliance mentioning that if there is having any change in plan then PP will take fresh EC.
4. The PP shall submit the revised water balance diagram.
5. The PP shall submit the disposal of sewer permission from competent authority.
6. The PP shall submit affidavit with comparative statement of any change as depicted in Form-I.
7. The PP shall submit removal plan of grit and oil & grease from STP.
8. The PP shall submit revised fire safety plan.
9. The PP shall submit revised EIA report alongwith observation of Committee.
10. The PP shall submit the CER with specific details as per 2018 circular.
11. The PP shall submit the revised Rain Water Harvesting Plan (double well housing structure) with recent rainfall and run-off data including digital water level recorder.
12. The PP shall submit RO Water supply plan for drinking purpose and also manage the RO reject.
13. The project proponent should submit detailed drainage plan for monsoon season.
14. The project proponent should submit the incremental load statement for project w.r.t the traffic and DG set.
15. The project proponent should submit the Sun Simulation Path Study for buildings orientation.
16. The project proponent should submit the ECBC compliance report as per the ECBC guidelines 2017 read with ECBC Rules 2018.
17. The PP shall submit the NOC from Chief Wild Life Warden or a receipt of

- case submitted to Chief Wild Life Warden for obtaining NOC.
18. The PP shall install Organic Waste Converter within the premises with a minimum capacity of 0.5 kg /person/day. Leaves/garden waste shall be composed in earmarked pits for converting them into compost to be used as manure.
 19. The PP shall submit the green belt development plan alongwith covered area in meters.
 20. The PP shall submit the details of water the discharge into the water bodies
 21. The PP shall submit the details of various components of STP
 22. The PP shall submit the disposal of sludge of the STP
 23. The PP shall submit the revised rain water harvesting plan along with DWLR and cleaning of the RWH pits plan.
 24. The PP shall submit the valid license along with land details
 25. The PP shall submit the Forest NOC
 26. The PP shall submit the revised parking Plan as per NBC 2016
 27. The PP shall submit the Environment Impact Assessment of ToD compliance on the Carbon credit.
 28. The PP shall submit NOC from AAI.

The observations of 178th meeting were conveyed to the PP vide letter No. HR/SEAC/2019/180 dated 22.04.2019 .The PP submitted the reply. Thereafter, the case was taken up in the 179th meeting of the SEAC held on 29.04.2019 & 30.04.2019 respectively.

During Presentation, it is informed that Proposed Mixed Land Use colony requiring approval of Competent Authority under TOD Policy on land measuring 15.50 acres in revenue estate of Badshahpur, Sector-75, Gurgaon Manesar Urban Complex, Gurgaon, Haryana. 2642.23 m² would be earmarked for green belt plantation along with periphery. 1135.70 m² would be earmarked for Avenue plantation.

The details of the project submitted by the Project Proponent are as below:-

Sr. No.	Particulars	Total Proposed
1.	Plot Area	62726.175 sqm
2.	Proposed Ground Coverage	23378.94 sqm.(37.3 %)
3.	Prposed FAR	218473.19 sqm.
4.	Non FAR Area	157491.47 sqm.
5.	Total Built Up Area	375964.65 sqm.
6.	Total Green Area	12572.37 sqm. (20%)
7.	Maximum Height of the Building	100 m
8.	Rain Waster Harvesting pits	15
9.	Power requirements	12225
10.	Power Backup (No. of DG Sets)	10590 KVA (9 x 1010+ 2 x 750 KVA).
11.	Total Water requirement	1502 KLD
12.	Treated Water	596 KLD
13.	Fresh Water requirement	906 KLD
14.	Waste Water requirement	1260 KLD
15.	STP Capacity	1575 KLD
16.	Total Parking	2452 ECS
17.	Solid Waste Generated	5.76 TPD
18.	Biodegradable	3.14TPD
19.	Organic Waste Converter	1
20.	CER	8.60cr
21.	Total Cost of the Project	860.43cr
22.	Tower	06
23.	EWS	238
24.	Storeys/Floors	3B+G+56
25.	Main DUs	1344

Incremental air pollution in respect of PM_{2.5} is 0.086 µg/m³, PM₁₀ is 0.145 µg/m³, NO_x is 9.424 µg/m³, SO₂ is 0.719 µg/m³, CO is 2.523 mg/m³. PP has submitted special mitigative measures for controlling air pollution for construction phase and operation phase which includes 5 meters high barricade wall at the periphery, broad leafy trees would be planted as green belt, trees with heavy foliage would be planted on both side of carriage way, ultra-low sulphur Diesel (5 ppm) would be used as fuel in DG Sets, Stack height of DG set would be as per CPCB norms. These measures would minimize the impact on air environment. Environment Management cost is 22.75 lakh, Environment Monitoring recurring Cost is during construction and operation phase is 21.6 lakh/annum respectively.

Additional discussion was held on water, soil damage and mitigation measures.

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 stipulations:

I. Statutory compliance:

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

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

III. 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. 15 Rain water harvesting recharge pits/storage tanks 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.

IV. 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.

V. 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 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

VI. Waste Management

- (i) A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
- (ii) Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- (iii) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- (iv) Organic Waste Converter within the premises with a minimum capacity of 0.5 kg /person/day must be installed. Leaves to be put in earmarked pits for converting them into compost to be used as manure.
- (v) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- (vi) Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- (vii) Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
- (viii) Fly ash should be used as building material in the construction as per the provision of

Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.

- (ix) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- (x) Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VII. 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 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.

VIII. 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.

IX. 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.

X. Corporate Environment Responsibility

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

XI. 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 EIA/EMP report, commitment made during Public Hearing 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 planning of this project.
- (x) 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.
- (xi) The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- (xii) The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- (xiii) 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.
- (xiv) 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.
- (xv) Any change in planning of submitted plan will leads to Environment Clearance void-ab-initio and will have to seek fresh EC.
- (xvi) The PP should give affidavit for ownership and possession of land before release of EC for Environment Clearance
- (xvii) The PP should submit TOD Compliance Policy read with Haryana Building code 2017.

179.04 EC for Construction of Godowns/Warehouse for other than Agriculture Produce/Non-Agro at Plot No. P12, Street No.1, Sector 3, Model Economic Township in Tehsil Badli, District Jhajjar, State of Haryana by M/s Bati North India Pvt. Ltd.

Project Proponent : Absent
 Consultant : Ind Tech House Consultant

The project proponent submitted the case to the SEIAA as per check list approved by the SEIAA/SEAC on 01.03.2019 for obtaining Environmental Clearance under EIA Notification dated 14.09.2006. The project proponent submitted application for Construction of Godowns/Warehouse for other than Agriculture Produce/Non-Agro at Plot No. P12, Street No.1, Sector 3, Model Economic Township in Tehsil Badli, District Jhajjar,

The matter was placed before the SEAC in its 177th meeting held on 19.03.2019. The project proponent neither attended the meeting nor circulated the documents to the Members.

Thereafter, the case was again taken up in the SEAC in its 178th meeting held on 10.04.2019. The project proponent again neither attended the meeting nor circulated the documents to the Members and it was decided that the last opportunity to be given to the PP and thereafter the case was taken up in the 179th meeting of the SEAC held on 29.04.2019. The PP again neither attended the meeting nor submitted any request and after detailed deliberation the committee decided the case be send to SEIAA for filing and delisting the project.

179.05 Environment Clearance for Expansion of Commercial Project "AIPL Joy Street" at

Sector- 66, Gurugram, Haryana by M/s Landmark Apartments Pvt. Ltd

Project Proponent : Shri Devinder Sood
Consultant : Vardan Environet

The project proponent submitted the case to the SEIAA as per check list approved by the SEIAA/SEAC on 01.03.2019 for obtaining Environmental Clearance under EIA Notification dated 14.09.2006. The case was taken up for appraisal in the 177th meeting of the SEAC held on 19.03.2019. The consultant vide letter dated 16.03.2019 informed that due to unavoidable circumstances PP is not able to attend the meeting and requested to consider their case in the next upcoming SEAC meeting.

Thereafter, the case was taken up in the 178th meeting of SEAC held on 10.04.2019. The project proponent vide letter dated 08.04.2019 submitted a request for withdrawal of their case. The committee decided to take up the case for appraisal in the next meeting and PP was informed to submit the reason for withdrawal of case for EC. Then, the case was taken up in the 179th meeting of the SEAC held on 29.04.2019. The PP attended the meeting and requested for withdrawal the case and after deliberation the committee decided in the meeting to constitute a Sub-Committee for site visit to verify the status of construction.

The sub-committee will consist of the following:

1. Dr. S.N. Mishra, Member, SEAC
2. Sh. S.K. Mehta, Member, SEAC

The sub-committee shall submit its report within 15 days from the issue of the letter by the Secretary SEAC.

179.06 Environment Clearance for Proposed Mixed Land Use colony under TOD Policy on land measuring 16.29 acres in Sector-113, Gurgaon Manesar Urban Complex, Gurgaon, Haryana by M/s Vibrant Infratech Pvt. Ltd

Project Proponent : Mr. Amar Nath Ichhpujani (Authorised Signatory)
Consultant : Ind Tech House Consultant

The project proponent submitted the case to the SEIAA as per check list approved by the SEIAA/SEAC on 01.03.2019 for obtaining Environmental Clearance under EIA Notification dated 14.09.2006. It was informed by the Committee that ToR was granted by MoEF&CC vide letter no.21-128/2018-IA-III dated 18.12.2018. The case was taken up for appraisal in the 177th meeting of the SEAC held on 18.03.2019. However, during presentation, it was informed by the Committee that the project proponent has not submitted the valid license or any document showing that the project proponent has applied for getting valid license from competent authority.

The observations of 177th meeting were conveyed to the PP vide letter No. HR/SEAC/2019/125 dated 05.04.2019. The PP submitted the proof of competent authority/receipt of valid license fee for obtaining license/ownership document and thereafter, the case was taken up for appraisal in the 178th meeting of the SEAC held on 10.04.2019.

After deliberation on issues of ECBC, solid waste management, ToD compliance,

fire safety, water balance and other issues, the following shortcomings were observed:

1. The PP shall submit the land paper (Girdavri)/Mutation or actual proof of ownership and possession of land in the absence of license from competent authority.
2. The PP shall submit the revised affidavit regarding the ToD Policy Compliance mentioning that if there is having any change in plan then PP will take fresh EC.
3. The PP shall submit the revised water balance diagram.
4. The PP shall submit the disposal of sewer permission from competent authority.
5. The PP shall submit affidavit with comparative statement of any change as depicted in Form-I.
6. The PP shall submit revised fire safety plan.
7. The PP shall submit revised EIA report alongwith observation of Committee.
8. The PP shall submit the CER with specific details as Circular 2018.
9. The PP shall submit the revised Rain Water Harvesting Plan (double well housing structure) with recent rainfall and run-off data including digital water level recorder.
10. The PP shall submit RO Water supply plan for drinking purpose and also manage the RO reject.
11. The project proponent should submit detailed drainage plan.
12. The project proponent should submit the incremental load statement for project w.r.t the traffic and DG set.
13. The project proponent should submit the Sun Simulation Path Study for buildings orientation.
14. The project proponent should submit the ECBC compliance report as per the ECBC guidelines 2017 read with ECBC Rules 2018.
15. The PP shall submit the NOC from Chief Wild Life Warden or a receipt of case submitted to Chief Wild Life Warden for obtaining NOC.
16. The PP shall install Organic Waste Converter within the premises with a minimum capacity of 0.5 kg/person/day. Leaves/garden waste shall be composed in earmarked pits for converting them into compost to be used as manure.
17. The PP shall submit the green belt development plan alongwith covered area in meter.
18. The PP shall submit the details of water discharge into the water bodies lying in the catchment area of the project.
19. The PP shall submit the details of various components of STP based on latest technology (MMBR). The PP shall submit removal plan of grit and oil & grease from STP. The PP shall submit the disposal of sludge of the STP.
20. The PP shall submit the revised rain water harvesting plan along with DWLR and cleaning of the RWH pits
21. The PP shall submit the valid license along with land details
22. The PP shall submit the Forest NOC
23. The PP shall submit the revised parking Plan as per NCBC 2016
24. The PP shall submit the Environment Impact Assessment of ToD compliance on the Carbon credit.

The observations of 178th meeting were conveyed to the PP vide letter No. HR/SEAC/2019/183 dated 22.04.2019 .The PP submitted the reply. Thereafter, the case was taken up in the 179th meeting of the SEAC held on 29.04.2019.

It is informed that it was Proposed Mixed Land Use colony requiring approval of Competent Authority under TOD Policy on land measuring 16.29 acres in Sector-113, Gurgaon Manesar Urban Complex, Gurgaon, Haryana.

The details of the project are as below:-

Sr. No.	Particulars	Total Proposed
1.	Plot Area	16.29 Acres (65923.187 m ²)
2.	Proposed Ground Coverage	17323.9401 sqmt
3.	Proposed FAR	230111.90 sqmt
4.	Total Built Up Area	346575.475 sqm
5.	Total Green Area	20 % (i.e. 13490.65 sqm)
6.	Maximum Height of the Building	116 meters
7.	Rain Water Harvesting pits	16
8.	Power requirements	10826 KW
9.	Power Backup (No. of DG Sets)	8060 KVA (6 x 1010+ 2 x 750+ 1x 500 KVA)
10.	Total Water requirement	1682 KLD
11.	Fresh Water requirement	1057 KLD
12.	Waste Water requirement	1423 KLD
13.	STP Capacity	1780 KLD
14.	Total Parking	2094 ECS
15.	Solid Waste Generated	6.36 TPD
16.	Organic Waste Converter	1
17.	Bio-degradable	3.61 TPD
18.	CER	8.07 Cr.
19.	Towers	12
20.	Total Cost of the Project	807.18cr
21.	Main DU's	1724
22.	EWS	304
23.	Max. No. of Floors	3B+ G+ 36 floors

Incremental air pollution in respect of PM_{2.5} is 0.067 µg/m³, PM₁₀ is 0.094 µg/m³, NO_x is 5.377 µg/m³, SO₂ is 0.993 µg/m³, CO is 1.635 mg/m³. PP has submitted special mitigative measures for controlling air pollution for construction phase and operation phase which includes 5 meters high barricade wall at the periphery, broad leafy trees would be planted as green belt, trees with heavy foliage would be planted on both side of carriage way, ultra-low sulphur Diesel (5 ppm) would be used as fuel in DG Sets, Stack height of DG set would be as per CPCB norms. Environment Management cost is 19.25 lakh, Environment Monitoring recurring Cost is during construction and operation phase is 21.3 lakh/annum respectively. Additional discussion was held on water pollution, noise pollution, ecological damage, soil damage vis-à-vis mitigation measures.

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 14.09.2006 issued by the Ministry of Environment and Forest, Government of India should be recommended to the SEIAA with the following stipulations:

I. Statutory compliance:

- [1] The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority for ground coverage, FAR in accordance with Zoning Plan as approved by Competent Authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- [2] The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per

- National Building Code including protection measures from lightening etc.
- [3] The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
 - [4] The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
 - [5] The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board.
 - [6] The project proponent shall obtain the necessary permission for drawl of ground water /surface water required for the project from the competent authority.
 - [7] A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
 - [8] All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
 - [9] The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
 - [10] The project proponent shall follow the ECBC Act/ECBC Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.
 - [11] The approval/NOC of the tubewells in the plot area shall be obtained from the CGWA before the start of the project.

II. Air quality monitoring and preservation

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

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

III. 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. 16 Rain water harvesting recharge pits/storage tanks 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.

IV. 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.

V. 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 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.

VI. Waste Management

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

VII. 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 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.

VIII. 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.

IX. 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.

X. Corporate Environment Responsibility

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

purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

XI. 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 EIA/EMP report, commitment made during Public Hearing 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 planning of this project.
- (x) 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.
- (xi) The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- (xii) The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- (xiii) 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.
- (xiv) 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.
- (xv) Any change in planning of submitted plan will lead to Environment Clearance void ab initio and will have to seek fresh Environment Clearance.
- (xvi) The PP should give the unambiguous affidavit for ownership and possession of land as before recommending for Environment Clearance
- (xvii) The PP should submit TOD Compliance and read with Haryana Building code 2017.

179.07 Environment Clearance for Proposed IT/Cyber Park colony over an area 24.97 Acres at Village- Behrampur & Balola, Gurgaon, Haryana by M/S Metro Infocity Realtors Pvt. Ltd, Office.

Project Proponent : Mr. Amar Nath Ichhpujani (Authorised Signatory)
Consultant : Ind Tech House Consultant

The project proponent submitted the case to the SEIAA as per check list approved by the SEIAA/SEAC on 01.03.2019 for obtaining Environmental Clearance under EIA Notification dated 14.09.2006. It was informed by the Project Proponent that ToR were granted by MoEF&CC vide letter no.21-130/2018-IA-III dated 18.12.2018. The case was taken up for appraisal in the 177th meeting of the SEAC held on 19.03.2019. During discussions, the following shortcomings were observed:

- [1] The PP shall submit the NOC from the Chief Wild Life Warden regarding Asola Wild Life Sanctuary or proof for applying for the same.
- [2] The PP shall submit the Valid License along with land details.
- [3] The PP shall submit the revised Rain Water Harvesting Plan (double well housing structure) with recent rainfall and run-off data including digital water level recorder.
- [4] The PP shall submit the revised zero liquid discharge STP Plan based on the MMBR Technology.
- [5] The PP shall submit the revised fire safety plan.
- [6] The PP shall submit traffic management/circulation plan.
- [7] The PP shall submit the Environment Impact Assessment of Rain water harvesting on the water level in the region.
- [8] The PP shall submit the Environment Impact Assessment of DG sets on the Air Quality Index alongwith data of AAQ monitoring, mixing heights.
- [9] The project proponent should submit the Sun Simulation Path Study for buildings orientation.
- [10] The project proponent shall submit contour plan of the study area.
- [11] The project proponent shall submit air quality modeling isopleths of DG Sets with Air mode Software version details.
- [12] The project proponent shall submit the ECBC compliance report as per the ECBC guidelines 2017 read with 2016.
- [13] The project proponent shall submit revised solid waste management scheme.
- [14] The PP shall submit Zoning Plan, Contour Plan, Form-I, Form-IA, Conceptual Plan, Electricity Plan, Fire Safety Plan, Health Safety Plan duly signed by the applicant.
- [15] The PP shall submit Forest NOC or a copy of letter written for obtaining NOC.
- [16] The PP shall submit the IT/Cyber Park Colony as per SEZ Notification.
- [17] The PP shall submit RO Water supply plan for drinking purpose and also manage the RO reject.
- [18] The project proponent should submit detailed drainage plan for monsoon season.
- [19] The project proponent should submit the ECBC compliance report as per the ECBC guidelines 2017 read with ECBC Rules 2018.
- [20] The project proponent should submit revised solid waste management scheme.
- [21] The PP shall submit the building air circulation plan as per the NCBC Code.
- [22] The PP shall submit the revised green cover area plan.
- [23] The PP shall submit the ECBC Compliance with R & U-values of materials used.
- [24] The PP shall install Organic Waste Converter within the premises with a minimum capacity of 0.5 kg /person/day. Leaves/garden waste shall be composed in earmarked pits for converting them into compost to be used as manure.

The observations of 177th meeting were conveyed to the PP vide letter No. HR/SEAC/2019/126 dated 05.04.2019. The PP submitted the reply vide letter dated 10.04.2019.

PP also submitted affidavit regarding NOC from the Fire Department, shall not use ground water during any phase of the project, use fly ash and shall use ultralow sulphur DG sets.

Thereafter, the case was taken up for appraisal in the 178th meeting of the SEAC held on 10.04.2019. Deliberations were held for submission of State Government approval as per SEZ Act.

After deliberation on issues of ECBC, solid waste management, ToD compliance, fire safety, water balance and other issues SEZ Notification and after discussion with Industries Department, the following shortcomings were observed:

- [1] The PP shall submit the state government SEZ notification for the project as pre-requisite as per Haryana SEZ Act.
- [2] The PP shall submit the revised affidavit regarding the SEZ Policy Compliance that if there is any change in plan then PP will take fresh EC.

The observations of 178th meeting were conveyed to the PP vide letter No. HR/SEAC/2019/184 dated 22.04.2019.

Thereafter, the case was taken up in the 179th meeting of the SEAC held on 29.04.2019 and it is informed to the committee that PP will get de-notified their SEZ project and after detailed deliberation the committee decided that the case is deferred for the want of required document and de-notification of SEZ for IT/IT Enabled services project.

179.08 Environment Clearance for proposed Common Bio Medical Waste Treatment Facility (CBWTF) located at Khatoni No. 157, Village Bazida Jatsn, near railway crossing, Tehsil & District-Karnal, Haryana by M/s. Haat Supreme Wastech Pvt. Ltd.

Project Proponent : Mr Dinesh Rana
Consultant : M/s Gaurang Consultancy

The project was submitted to the SEIAA, Haryana on 23.11.2016. The project proponent submitted the case to the SEIAA as per check list approved by the SEIAA/SEAC. Thereafter, the case was taken up for approval of Terms of Reference in the 146th meeting of the SEAC held on 14.12.2016. The project proponent presented the case for terms of reference. After detailed deliberations, it was decided that the project proponent will prepare the EIA by using Model Terms of Reference of MoEF & CC alongwith the following additional terms of reference:

- [1] The project proponent will obtain the permission from Municipal Corporation Karnal or other local authority for setting up of their plant.
- [2] The PP will submit an undertaking for not disposing of any liquid waste in any Canal/Drain.
- [3] The PP will submit the proposal for latest treatment technology as per BMW Rules, 2016.
- [4] Public hearing to be conducted for the project as per provisions of Environmental Impact Assessment Notification, 2006 and the issues raised by the public should be addressed in the Environmental Management Plan. The above decision of the Committee may be sent to SEIAA for approval and sending it to the project proponent.

The project was submitted to the SEIAA, Haryana on 23.11.2016. The project

proponent submitted the case to the SEIAA as per check list approved by the SEIAA/SEAC. The Terms of Reference were taken up in the 146th meeting of the SEAC held on 14.12.2016 and file forwarded to the SEIAA for approval and sending it to the project proponent with following additional terms of reference:

- [1] The project proponent will obtain the permission from Municipal Corporation Karnal or other local authority for setting up of their plant.
- [2] The PP will submit an undertaking for not disposing of any liquid waste in any Canal/Drain.
- [3] The PP will submit the proposal for latest treatment technology as per BMW Rules, 2016.
- [4] Public hearing to be conducted for the project as per provisions of Environmental Impact Assessment Notification, 2006 and the issues raised by the public should be addressed in the Environmental Management Plan. The PP submitted the EIA Report to the SEIAA. SEIAA has forwarded the case to SEAC on 24.10.2017 for appraisal. Thereafter, the case was taken up for appraisal in the 160th meeting of the SEAC held on 06.11.2017.

During discussion, it was pointed out that PP has submitted the EIA report without conducting the Public Consultation. Project proponent informed that they have not conducted Public Consultation on the basis of exemption granted by the SEIAA vide letter No. SEIAA/HR/2017/630 dated 14.09.2017 on the basis of following: "The Authority after detailed deliberations decided that the said project being the Existing may be exempted from Public Consultation/Hearing as per the para 7(ii) dated 23rd November, 2016 of the MoEF Notification, 2006". The SEAC after detailed deliberations and going through the para 7(ii) of 23rd November, 2016 notification of MoEF & CC, unanimously decided that there is no provision to exempt Common Biomedical Waste Treatment Facility (CBWTF) from Public Hearing and all such projects are required to get conducted Public Hearing and all such projects are required to get conducted Public Hearing before consideration their cases for appraisal and thus decided to refer back the case to SEIAA for taking further necessary action in terms of EIA Notification, 2006. The recommendation of SEAC was taken up for consideration by the SEIAA in its 110th meeting of SEIAA held on 02.02.2018 and it was noticed that the case was lastly considered in the 106th meeting held on 07.09.2017 and the authority decided that the said project being the "Existing" may be exempted from "Public Consultation/Hearing" as per the para 7(ii) of the Notification dated 23rd Nov., 2016 issued the MoEF subject to: The above unit is already existing and operational and has obtained the Consent to Operate from the State Pollution Control Board. The State Pollution Control Board has not taken adverse action against the unit on the pretext of any public complaint or not keeping the pollution under the permissible levels in the past. The unit will obtain "No increase in Pollution load" Certificate/permission from the State/Central Pollution Control Board. The representative of the project proponent has submitted the letter dated 30.01.2018 issued by RO, HSPCB Yamuna Nagar No. HSPCB/YMN/2018/4865 stating: Unit is existing, operational and the accorded CTO is valid up to 30.09.2020. HSPCB has not taken any adverse action and no complaint has been received against the unit and unit is complying with the prescribed limits in past. There is no increase in the pollution load and the unit has submitted

the no increase the pollution load in the prescribed format of MoEF & CC, GOI. There is no expansion proposed by the unit in its existing capacity. The SEIAA decided to refer back this case to SEAC for appraisal. Thereafter, the case was taken up in the 165th meeting of the SEAC held on 14.03.2018. The matter was discussed at length on the basis of documents received in support from the SEIAA as well as from the project proponent and examined thoroughly by the Committee . Schedule 7(ii) is basically is for Change in Product Mix and is reproduced as below: "

7(ii). Prior Environmental Clearance (EC) process for Expansion or Modernization or Change of product mix in existing projects: (a) All applications seeking prior environmental clearance for expansion with increase in the production capacity beyond the capacity for which prior environmental clearance has been granted under this notification or with increase in either lease area or production capacity in the case of mining projects or for the modernization of an existing unit with increase in the total production capacity beyond the threshold limit prescribed in the Schedule to this notification through change in process and or technology or involving a change in the product –mix shall be made in Form I and they shall be considered by the concerned Expert Appraisal Committee or State Level Expert Appraisal Committee within sixty days, who will decide on the due diligence necessary including Page 16 of 54 preparation of Environment Impact Assessment and public consultations and the application shall be appraised accordingly for grant of environmental clearance. (b) Any change in configuration of the plant from the environmental clearance conditions during execution of the project after detailed engineering shall be exempt from the requirement of environmental clearance, if there is no change in production and pollution load. The project proponent shall inform the Ministry of Environment, Forest and Climate Change/State Level Environment Impact Assessment Authority and the concerned State Pollution Control Board. (c) Any change in product-mix, change in quantities within products or number of products in the same category for which environmental clearance has been granted shall be exempt from the requirement of prior environmental clearance provided that there is no change in the total capacity sanctioned in prior environmental clearance granted earlier under this notification and there is no increase in pollution load. The project proponent shall follow the procedure for obtaining No Increase in Pollution Load certificate from the concerned State Pollution Control Board as per the provisions given in Appendix –XIV.”; “The above schedule is not applicable in the above mentioned case. Therefore, PP is directed to submit the EIA Report after conducting the public hearing, so that their case may be considered for appraisal.

The project was granted ToR by SEIAA on 15.03.2017 and after the completion of term of SEIAA on 20.08.2018 the case file was transferred to MoEF&CC on 14.09.2018. Whereas after the constitution of new SEIAA/SEAC, the case file was not received in SEIAA/SEAC, Haryana and on request of PP the case was not taken in the meeting and it was decided by the Committee that the case will be taken up after receipt of the case file from MoEF&CC.

After due deliberation, Committee agreed to the decision of SEIAA, Haryana for exemption of public hearing/consultation. It was further decided to constitute a sub-

committee on the issues of lease of land , NOC of Panchayat, the increasing load of dioxane & Furane and GPS mounted vehicles, for site visit to submit the report on the functioning of CBWTEF as per the BMW Rules, 2016 and latest amended therein.

The sub-committee will consist of the following:

1. Sh. Mehar Chand, Member, SEAC
2. Sh. A.K. Mehta, Member, SEAC

The sub-committee shall submit its report within 15 days from the issue of the letter by the Secretary SEAC.

179.09 Environment Clearance for construction of Buildings C, D, E & F as Expansion of "DLF Cyber City" at Sectors 24, 25 & 25A, Gurugram, Haryana by M/S DLF Cyber City Developers Ltd.

Project Proponent : Mr. Giri Raj Shah
Consultant : Perfect Enviro Solutions Pvt .Ltd.

The project proponent submitted the case to the SEIAA as per check list approved by the SEIAA/SEAC on 22.02.2019 for obtaining Environmental Clearance under EIA Notification dated 14.09.2006. The case was taken up for appraisal in the 177th meeting of the SEAC held on 19.03.2019.

During presentation, the Committee was informed that the proposed project for construction of Buildings C, D, E & F as Expansion of "DLF Cyber City" at Sectors 24, 25 & 25A, Gurugram, Haryana. The Project Proponent (PP) informed that ToR was granted by SEIAA Haryana vide letter dated 07.08.2018. Thereafter, the tenure of SEIAA/SEAC, Haryana was completed on 20.08.2018 and further EIA/EMP report was submitted to (MoEF&CC), GoI, New Delhi on 02.11.2018.

After discussions, the following shortcomings were observed:

- [1] The PP shall submit the revised Rain Water Harvesting Plan (double well housing structure) with recent rainfall and run-off data including digital water level recorder.
- [2] The PP shall submit the affidavit regarding the TOD Policy Compliance.
- [3] The PP shall submit RO Water supply plan for drinking purpose and also manage the RO reject.
- [4] The project proponent should submit detailed drainage plan for monsoon season.
- [5] The project proponent should submit the incremental load statement for expansion project w.r.t. existing approved capacity.
- [6] The project proponent should submit the Sun Simulation Path Study for buildings orientation.
- [7] The project proponent should submit the ECBC compliance report as per the ECBC guidelines 2017 read with ECBC Rules 2018.
- [8] The PP shall submit the NOC from Chief Wild Life Warden or a receipt of case submitted to Chief Wild Life Warden for obtaining NOC.
- [9] The PP shall install Organic Waste Converter within the premises with a minimum capacity of 0.5 kg /person/day. Leaves/garden waste shall be composed in earmarked pits for converting them into compost to be used as manure.
- [10] The PP shall submit the green belt development plan.

The observations of 177th meeting were conveyed to the PP vide letter No. HR/SEAC/2019/130 dated 05/04/2019 .The PP submitted the reply. During Presentation it is

informed that new buildings C, D, E & F and ancillary services will be constructed as expansion of DLF Cyber City. The total population of the project after expansion will be 2,18,935.

The main source of power for the DLF Cyber City will be grid supply through on-site ESS along with existing captive gas-based power plants of total capacity 96.8 MW located at Energy Centres within the complex. For DG set Stack height of 6 m above roof level shall be provided. Ultralow Sulphur Diesel would be used as fuel in DG Sets. The organic waste shall be treated in onsite composting units and the manure will be used for horticulture.

The Details of the reply submitted are as given below:

Sr. No.	Particulars	Value as per EC accorded (m2)	Expansion	Total (EC accorded Expansion)
1.	Plot Area	471550.496	-	471550.496(116.52285 acres)
2.	Proposed Ground Coverage	139503.83	36787.09	176290.92 (37.90%)
3.	Proposed FAR	1001882.93	337701.72	1339584.65sqm
4.	Non FAR Area	365493.90	155762.53	521256.43
5.	Total Built Up Area	1917572.71	779663.29	2697236.00
6.	Total Basement area			8,36,394.92 sqm
7.	Total Green Area	88242.9	19257.1	107500(25.06%)
8.	Maximum Height of the Building	78.9	71.05	78.9
9.	Rain Waster Harvesting pits	37	16	53
10.	Power requirements	94310 KW	28118KW	122428 KW
11.	Power Backup (No. of DG Sets)	122300KVA	44250KVA	166550KVA
12.	Total Water requirement	15943.70 KLD	3269.40KLD	19213.10KLD
13.	Fresh Water requirement	4498.00 KLD	1317.20KLD	5815.20KLD
14.	Waste Water requirement	6979.90KLD	2126.90KLD	9106.80KLD
15.	STP Capacity	7000KLD	7000KLD	14000KLD(2 STP's)
16.	Total Parking	21009 ECS	8363ECS	29372ECS
17.	Solid Waste Generated		24,950 kg/day	
18.	Organic Waste Converter			2(170 KG/BATCH)
19.	CER		7.35 cr	
20.	Total Cost of the Project	2903 Cr	2941 Cr	5844 Cr
21.	Tower	1to 11,14 & HUB	C,D,E,F Service Room &FOB	-
22.	Floors	G+21	G+21	G+21
23.	Basements	4	5	5

Incremental air pollution in respect of PM₁₀ is 0.60 µg/m³, PM_{2.5} is 0.50 µg/m³, SO₂ is 0.08 µg/m³ NO_x is 0.40 µg/m³. PP has submitted special mitigative measures for controlling air pollution for construction phase and operation phase which includes broad leafy trees would be planted as green belt, trees with heavy foliage would be planted on both side of carriage way,

ultra low sulphur diesel (5 ppm) would be used as fuel in DG Sets, Stack height of DG set would be as per CPCB norms. These measures would minimize the impact on air environment.

Thereafter, the case was taken up in the 179th meeting of the SEAC held on 29.04.2019 & 30.04.2019 respectively.

After detailed deliberations on various issues of RO Water, Drainage Plan, Distance of Wildlife sanctuary , Water Balance Statement, Solid Waste Management , ECBC Compliance and sun simulation 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 stipulations:

I. Statutory compliance:

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

II. Air quality monitoring and preservation

- (i) Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- (ii) A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- (iii) The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM25) covering upwind and downwind directions during the construction period.

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

III. 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. 53 Rain water harvesting recharge pits/storage tanks 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.

IV. 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.

V. 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 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.

VI. Waste Management

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

contamination.

VII. 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 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.

VIII. 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.

IX. 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.

X. Corporate Environment Responsibility

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

XI. 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 EIA/EMP report, commitment made during Public Hearing 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 planning of this project.

- (x) 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.
- (xi) The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- (xii) The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- (xiii) 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.
- (xiv) 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.

179.10 EC under violation notification dated 14.03.2017 for Modification and Expansion of Group Housing Project "Atharva" at Sector-109, Village Pawala Khusrupur, Gurgaon, Haryana by M/s Raheja Developers Ltd.

Project Proponent : Sh. Abhinav Srivastva
Consultant : EQMS India Pvt. Ltd.

The project was submitted to the SEIAA, Haryana on 21.05.2018 along with Form-1, Form-1A and Conceptual Plan with reference to the Notification No. S.O.804(E), dated the 14th March, 2017 and subsequent Notification No. S.O.1030(E) dated 08th March, 2018, issued by the Ministry of Environment, Forest and Climate Change for appraisal of projects for grant of Terms of Reference and Environmental Clearance, which have started the work on site, expanded the production beyond the limit of environmental clearance or changed the product mix without obtaining prior environmental clearance as mandated under the Environment Impact Assessment Notification, 2006 [S.O.1533 (E), dated the 14th September, 2006;

The Ministry of Environment, Forest and Climate Change in the Notification dated 08.03.2018 inter alia, directed vide sub-paragraph (2) of paragraph 13, that in case the projects or activities requiring prior environmental clearance under Environment Impact Assessment Notification, 2006 from the concerned Regulatory Authority, are brought for environmental clearance after starting the construction work, or have undertaken expansion, modernization, and change in product- mix without prior environmental clearance, these projects shall be treated as cases of violations and in such cases, even Category B projects which are granted Environmental Clearance by the State Environment Impact Assessment Authority constituted under sub-section (3) section 3 of the Environment (Protection) Act, 1986 shall be appraised for grant of environmental clearance only by the State Expert Appraisal Committee and Environmental Clearance will be granted at the State level by State Environment Impact Assessment Authority constituted under sub-section (3) section 3 of the Environment (Protection) Act, 1986.

Thereafter the proposal was considered by the State Expert Appraisal Committee, Haryana in its 170th meeting held on 07.06.2018 for approval of Terms of Reference under

violation Notification dated 14.03.2017 and 08.03.2018 respectively.

The Committee was informed by PP that the project is a modification and Expansion of Group Housing Project "Atharva" at Sector-109, Village Pawala Khusrupur, District Gurgaon, Haryana by M/s Raheja Developers Ltd. The Total Plot area is 63179.40 Sq. Meters and PP has proposed 266094.125 Sq. Meters as built up area. The said project/activity is covered under category B of item 8(b) of the Schedule to the EIA Notification, 2006 and requires prior Environmental Clearance.

Further in the meeting, it was revealed that EC was granted to the project proponent vide letter No.DEH/09/SEIAA/66 dated 01.04.2009 for built-up area of 157918.34 Sq. Meters on 59941.94 Sq. Meters land but PP had constructed 164001.86 Sq. Meters and also stated construction on additional adjacent land of 0.8 Acres in violation of EIA Notification, 2006. The committee confirmed the case to be of violation of the EIA Notification, 2006 and recommended for the following:

- i) The State Government/SPCB to take action against the project proponent under the provisions of the section 19 of the Environment (Protection) Act, 1986, and further no Consent to Operate or Occupancy Certificate to be issued till the project is granted EC.
- ii) Grant of Terms of Reference for undertaking EIA and preparation of Environment Management Plan (EMP).
- iii) Public hearing to be conducted for the project and the issues raised by the public should be addressed in the Environmental Management Plan.
- iv) The Project Proponent shall be required to submit a bank guarantee equivalent to the amount of remediation plan and natural and community resource augmentation plan with the SPCB prior to the grant EC. The quantum shall be recommended by the SEAC and finalized by the regulatory authority. The bank guarantee shall be released after successful implementation of the EMP, followed by recommendations of the SEAC and approval of the regulatory authority.

The TOR was approved by SEIAA vide letter No. SEIAA/HR/2018/863 dated 17.08.2018 The PP submitted the EIA/EMP report on dated 11.04.2019 and taken up in the 179th meeting for appraisal as per EIA Notification 14.03.2017 & 08.03.2018 as an violation cases. The PP submitted written request to defer the case for next meeting and Committee accepts the written request and deferred the case for next meeting.

179.11 EC for construction of Group Housing Colony located in the revenue estate of village Ullawas, Sector-61, District-Gurugram, Haryana by M/s Puri Construction Pvt. Ltd.

Project Proponent: Suhail Arif

Consultant : Amlinka Solutions & Technologies Pvt. Ltd.

The project was submitted to the SEIAA, Haryana on 06.06.2018. The project proponent submitted the case to the SEIAA as per check list approved by the SEIAA/SEAC.

Thereafter, the case was taken up for appraisal in the 172nd meeting of the SEAC

held on 02.07.2018 and the Project proponent requested for deferment of their case. The Committee unanimously acceded the request of the PP and decided to list the project in the next meeting of the SEAC. Thereafter, the case was taken up in the 174th meeting of the SEAC held on 07.08.2018. The Project proponent requested for deferment of their case for the next meeting. It was revealed that PP has failed to obtain the Aravali Clearance from the Deputy Commissioner concerned. The term of the SEAC ended on 20.08.2018 as per EIA notification dated 14.09.2006, in the absence of duly constituted SEIAA/SEAC. The case was forwarded to the MoEF &CC, GoI as per EIA Notification, 2006. Now after the receipt of file from the Ministry on dated 25.03.2019 and reply submitted by the PP on 11.04.2019 and thereafter the case is taken up in the 179th meeting on 30.04.2019.

The details of the submitted case are as below:

Sr. No.	Particulars	Total Proposed
1.	Total Plot Area	40,468.56 m ²
2.	Net Plot area	32,471.97 m ²
3.	Proposed Ground Coverage achieved for phase 1	7,625.82 m ²
4.	Proposed FAR for phase 1	38,539.17 m ²
5.	Non FAR	16877.01 m ²
6.	Built Up Area	55,416.24 m ²
7.	Landscape Area	6216.25 m ²
8.	Towers	Tower A1 and A2 (B+S+31) EWS(G+8) Community Center(G+1)
9.	Category and Schedule	Category B; Schedule 8(a)
10.	Total Water Requirement	305 KLD
11.	Total Fresh Water Requirement	168 KLD
12.	Total Wastewater Generation	215 KLD
13.	STP capacity	300 KLD
14.	RWH Pits	10 Nos(Dual Bore)
15.	Parking Provided	387 ECS
16.	Power Requirement	5781.06 kVA
17.	DG sets	4 Nos. (1500 KVA each)
18.	Solid Waste Generation	936.62 kg/day
19.	Project Cost	82.39 Cr
20.	Dwelling Units (Main)	238
21.	EWS	98
22.	CER	1.645 Cr. (2%)

The air quality data shows exceeding baseline in respect of PM₁₀ and PM_{2.5} parameters was approximately 217.19 µg/m³ and 137.42 µg/m³ respectively. Incremental air pollution in respect of PM₁₀ is 0.052 µg/m³. PP has submitted special mitigative measures for controlling air pollution for construction phase and operation phase which includes broad leafy trees would be planted as green belt, trees with heavy foliage would be planted on both side of

carriage way, ultra low sulphur diesel (5 ppm) would be used as fuel in DG Sets, Stack height of DG set would be as per CPCB norms. These measures would minimize the impact on air environment.

After detailed discussion on various issues the PP submitted Storm Water plan, Revised water Calculations, undertaking regarding drainage pattern, Revised Rain Water Harvesting Calculation, ECBC Compliance, Details of proposed STP, Fire Safety vide letter dated 30.04.2019.

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 stipulations:

I. Statutory compliance:

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

II. Air quality monitoring and preservation

- (i) Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- (ii) A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- (iii) The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10

- and PM25) covering upwind and downwind directions during the construction period.
- (iv) Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board
 - (v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
 - (vi) Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
 - (vii) Wet jet shall be provided for grinding and stone cutting.
 - (viii) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
 - (ix) All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
 - (x) The diesel generator sets to be used during construction phase shall be ultra low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
 - (xi) The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Ultra low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
 - (xii) For indoor air quality the ventilation provisions as per National Building Code of India.

III. 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. 10 Rain water harvesting recharge pits/storage tanks 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.

IV. 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.

V. 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 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

VI. Waste Management

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

per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VII. 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 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.

VIII. 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.

IX. 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.

X. Corporate Environment Responsibility

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

XI. 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 EIA/EMP report, commitment made during Public Hearing 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 planning of this

- project.
- (x) 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.
 - (xi) The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
 - (xii) The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
 - (xiii) 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.
 - (xiv) 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.

179.12 EC of Proposed Residential Plotted Colony Project 'Lotus Green City', Sector-19A & 40, District-Panipat, Haryana by M/s Lotus Buildtech Ltd

Project Proponent : Absent
Consultant : Absent

The project was submitted to the SEIAA, Haryana on 27.02.2013. The shortcomings were conveyed to project proponent vide letter No. 1307 dated 06.03.2013. Thereafter this case was taken up for approval of the Terms of Reference (ToR) in 83rd meeting held on 07.06.2013 and following observations were made.

1. The Project proponent requested for adjournment. A notice was issued to the Project Proponent vide letter No. 368 dated 20.06.2013.
2. The PP has not submitted the reply in spite of lapse of more than one year.
3. The final show cause notice was issued to the project proponent vide letter No 1491 dated 17.07.2014.
4. The Project proponent vide their letter dated August 9, 2014 requested the SEAC for filing their project due to subsequent change in scope of project.
5. Whereas as per MoEF guidelines No. J-11 013/5/2009-IA-II (Part) dated 30.10.2012, all projects where additional information desired has not been submitted even after 6 months of the Expert Appraisal Committee (EAC) meeting should be de-listed from the list of pending projects.

In response to the final show cause notice, the Project Proponent requested for withdrawal of their case.

The matter was placed before the SEAC in its 111th meeting held on 09.09.2014. The Committee was of the view that since the license is valid upto 28.04.2015 and the changes in the scope of the project has not been adequately explained by the Project Proponent.

Further in order to assess the correct position at site, Committee decided to constitute a Sub-Committee consisting of the following which will inspect the site to verify the status of construction of the project:

1. Sh. R.S. Rana, Member (Coordinator)
2. Sh. Sultan Singh, Member
3. Sh. Jamit Singh, Member

The case could not be taken up in the SEAC as the term of SEIAA/SEAC was elapsed on 21.03.2015. Therefore, the case was transferred to Ministry of Environment and Forest, Government of India in the month of March, 2015. This case could not taken up by the MoEF and was again transferred to SEIAA on 31.08.2015 after the reconstitution of SEIAA/SEAC on 21.08.2015.

Thereafter, the case was taken up in the 128th meeting of the SEAC held on 25.02.2016. It was decided to constitute a Sub-Committee for site visit:

The sub-committee will consist of the following:

1. Sh. R.K. Sapra, Member, SEAC
2. Sh. A.K. Bhatia, Member, SEAC
3. Sh. Hitender Singh, Member, SEAC (Co-ordinator).

The above sub Committee submitted its site visit report on 20.08.2018 but the case could not be taken up as the term of SEAC has ended on 20.08.2018. Therefore, the case was forwarded to MoEF & CC for further consideration and case was received back from MoEF & CC on 25.03.2019 and now the case was taken up in 179th meeting of SEAC held on 30.04.2019. The report of above referred Committee was put up in the meeting but it was observed that only Co-ordinator of Committee has signed the report and one member of previous SEAC is also now member of present SEAC who stated that he did not agree with the report. Therefore, it was decided to constitute a Sub-Committee to submit a report on the status of construction.

The sub-committee will consist of the following:

1. Dr. Mehar Chand, Member, SEAC
2. Sh. S.K. Mehta, Member, SEAC
3. Sh. R.K. Sapra, Member, SEAC (Co-ordinator).

The sub-committee will submit the report in 15 days positively from the issue of the letter by the Secretary SEAC.

179.13 EC for proposed clinker Grinding Unit with Cement Production Capacity of 5.0 MTPA (2.5 MTPA-Phase I & 2.5 MTPA Phase II) and D.G.Set (6.5 MW) at Village Jhanswa, Tehsil-Matenhail, District-Jhajjar (Haryana) by M/s Wonder Cement Ltd.

Project Proponent : Sh. P.Patidar
Consultant : JM Enviro

The project proponent submitted the case to the SEIAA as per check list approved by the SEIAA/SEAC on 01.03.2019 for Environmental Clearance under EIA Notification dated 14.09.2006. The case was taken up in 179th meeting regarding the grant of TOR. The detailed discussion was held on the ground water, wildlife sanctuary plan, railway line fugitively measures, plantations and silicosis due to clinker grinding, use of fly ash. The committee decided that the PP should submit the details of the existing

plantations in the project area of 54 ha owned by project proponent with documentary proof of ownership. The details of plantation in the project area must include total no. of existing plants, their species and size/age of plants along with photographs.

179.14 EC for proposed “Commercial Colony” at Village-Badshahpur, Sector-70, Gurugram, Haryana by M/s Elan Ltd.

Project Proponent : Sh. Arvinder Dhingra
Consultant : Vardan Environet

The project proponent submitted the case to the SEIAA as per check list approved by the SEIAA/SEAC for Environmental Clearance under EIA Notification dated 14.09.2006. The case was taken up in 179th meeting for appraisal. The detailed discussion was held on Zoning Plan, ECBC Compliance, Sun Simulation studies, Water Balance diagram, Rain Water Harvesting plan, Solid waste management, DWLR, Treated water for water bodies in the project area and after deliberation, the following shortcomings were observed:

1. The project proponent should submit the Sun Simulation Path Study for buildings orientation.
2. The project proponent should submit the ECBC compliance report as per the ECBC guidelines 2017 read with ECBC Rules 2018 with quantitative results.
3. The project proponent should submit the document of 12% Additional FAR
4. The project proponent should submit Water Balance during Monsoon season.

The PP shall submit the above details within 15 days and the case will be taken up in the next meeting accordingly.

179.15 EC for Affordable Group Housing Project located in the revenue estate of Village Mewka, Sector-92, Gurugram Manesar Urban Complex, Haryana. Project Proponent by Sh. Bikram Singh S/o Sh. Raghu Nath Singh in collaboration with M/s Nani Resorts and Floriculture Pvt. Ltd.

Project Proponent: Shri Rakesh Kumar Yadav
Consultant : Vardan Environet

The PP submitted the written request to defer the case for next meeting and Committee accepts the written request and deferred the case for next meeting.

The following additional issues were also discussed in the meeting:

SEIAA in its 117th meeting held on 18.04.2019 has referred back two cases which were appraised by SEAC in its 177th meeting held on 18th to 20th March, 2019 as given below:

Agenda Item No. 177.01:- Environment Clearance for IT Office Complex Project at Village Sarai Khwaja, Faridabad by M/s SFG Exports (INDIA) Pvt. Ltd.

The case has been taken up in the 117th meeting of SEIAA held on 18th -20th April, 2019 and the recommendation & appraisal of SEAC for SFG exports (India) Pvt. Ltd. has been discussed at length and found out that while proposing the budget for remediation plan, any benchmark or the reference of any “SEAC” or Hon’ble NGT to establish the validity of “Budget

estimation". Further, it was pointed out that the "Proposed Remedial Actions" should be quantifiable & not subjective, keeping in mind those have to be measured & verified during the course of action and even afterwards also. Project proponent has to maintain & manage the means through which "Remedial action" would be carried out; therefore, managing or maintaining cost should be borne by Project Proponent itself.

In lieu of the above facts, the Authority decided to refer back the case to SEAC.

It was decided by the Committee that the case will be taken up in the next meeting for review.

Agenda Item No. 177.02:- Environmental clearance for proposed Expansion of Mixed Land Use (Residential & Commercial) Colony measuring 14.4125 Acres in Revenue Estate of Maidawas and Badshahpur, Sector-65 of GMUC, Gurugram by M/S Mangalam Multiplex Pvt. Ltd

The case has been taken up in the 117th meeting of SEIAA held on 18th -20th April, 2019 and the case was discussed at length and Authority found that RO, MoEF & CC has stated that "PM_{2.5} and PM₁₀ exceeds the NAAQS limits, corrective action is required to bring it down as per defined standard action. It has asked been to clarify this matter before SEAC during presentation". Further, it has been observed through the language of 177th of Minutes of Meeting of SEAC, dated 18.03.2017 the case has not been apprised and recommended by SEAC rather had been forwarded by Chairman SEAC for further consideration.

In lieu of the above facts, the Authority decided to refer back the case for due appraisal and clear recommendations.

The Committee decided to reiterate its recommendation with following clarification and facts:

- (i) The area of rectangle no. 21 killa no 6 of Badshapur and rectangle no. 2 killa no.17,18/1,23/2 and rectangle no.12, killa no. 24 and 4 Shown as Gair Mumkin is actually not part of Gari Mumkin land as it was written due to oversight in the minutes of meeting of SEAC.
- (ii) As the environmental clearance to the project was awarded earlier under Category 8(b) for 58,325.22 sq. m. plot area and 3,47,194.85 sq. m. built-up area (vide File no. 21-167/2017-IA-III dated 06th November 2017 by Ministry of Environment Forest and Climate Change.

After approval of building plan there are some changes in area calculations due to which the PP applied for Amendment in Environment Clearance on 25.08.2018 to EAC. EAC considered the case on 28 November 2018 and also recommended that there is no need for ToR application and the project proponent can submit updated EIA/EMP Report based on the earlier ToR granted for EC letter F.No. 21-167/2017-IA-III dated 06th November 2017. Accordingly, it was recommended that the project proponent should apply afresh under expansion category and the present proposal was delisted by EAC.

The project proponent submitted the case to the SEIAA as per check list approved by the SEIAA/SEAC on 21.02.2019 for obtaining Environmental Clearance under EIA Notification dated 14.09.2006 was taken up for appraisal in the 176th meeting of State Expert Appraisal

Committee held on 28.02.2019.

After deliberation, the following shortcomings were observed:

- (i) The PP shall submit the incremental load statement of expansion.
- (ii) The PP shall submit the Energy conservation measures including detailed energy requirements.
- (iii) The PP shall submit the Hydrological Study Plan.
- (iv) The PP shall submit the EMP
- (v) The PP shall submit the in-depth Soil Analysis Report.
- (vi) The PP shall submit the Green Belt Plantation Plan.
- (vii) The PP shall submit the CER details.
- (viii) The PP shall submit the NOC from Chief Wild Life Warden or a receipt of case submitted to Chief Wild Life Warden for obtaining NOC.
- (ix) The project proponent should submit revised air dispersion modeling giving input data and results.
- (x) The PP shall submit sun simulation path study for building orientation.
- (xi) Traffic study and incremental load and give with current status of connecting roads and up-gradation plan for project, if using public roads for project.

The observations of 176th meeting were conveyed to the PP vide letter No. 82 dated 11.03.2019. The PP submitted the reply vide letter dated 14.03.2019. Thereafter, the case was taken up in the 177th meeting of the SEAC held on 18.03.2019.

During presentation, the Committee was informed that it is Expansion of Mixed Land Use (Residential & Commercial) Colony measuring 14.4125 Acres in Revenue Estate of Maidawas and Badshahpur, Sector-65 of GMUC, Gurugram with the proposal as given under:

Sr. No.	Particulars	Existing	Expansion	Total
1	Total Plot Area	58325.22 m2		
2	Permissible FAR Area (350+3% SWM Plant)	204138.27 m2	1749.78 sqmt	205888.046 m2
3	Total FAR Area (Residential + Commercial)	204138.00m2	551.72 sqmt	204689.723 m2
4	Other Non FAR Areas	12039.17 m2		
5	Permissible Ground Coverage Area	29162.613 m2		
6	Proposed Ground Coverage Area	29149.197 m2		
7	Built Up Area	347194.85 m2	12745.61 m2	359940.462 m2
8	Schools (NS + PS)	4846.85	228.59	5075.438
9	Maximum Height	150	3.60	153.6
10	Landscape Area	8749	2930	11679
11	No. of Saleable DU's	1199	-3	1196
12	EWS Unit	212	0	212
13	Attached servant room with Main Unit	120	0	120
14	Total Water Requirement	1499 KLD		
15	Fresh Water	684 KLD		
16	Total Wastewater Generation	1016 KLD		
17	Total treated water	815 KLD		

	available for reuse			
18	STP capacity	1220 KLD		
19	RWH Pits	10		
20	Parking Provided	2750 ECS	89 ECS	2839 ECS
21	Power Requirement	9575 KW		
22	DG Set backup	7860 KVA 09 No. of DG set (6 x 1010+ 3 x 600)		
23	Solid Waste Generation	4.43 TPD		
24	Project Cost	650 Crores	20 Crore	670 Crores

Incremental air pollution in respect of PM_{2.5} is 0.40 µg/m³, PM₁₀ is 0.062 µg/m³, NO_x is 4.28 µg/m³, SO₂ is 0.65 µg/m³. CO is 2.20 µg/m³. PP has submitted special mitigative measures for controlling air pollution for construction phase and operation phase which includes 5 meters high barricade wall at the periphery, broad leafy trees would be planted as green belt, trees with heavy foliage would be planted on both side of carriage way, ultra-low sulphur Diesel (5 ppm) would be used as fuel in DG Sets, Stack height of DG set would be as per CPCB norms. These measures would minimize the impact on air environment. The amount earmarked under CER is 20 lakh.

Detailed discussions were held about Solid Waste Management, rain water harvesting, fire fighting plan, noise and vibration plan, health and welfare of the laborers, electrical hazard plan, environment monitoring plan, energy conservation measures and environment management plan, ECBC compliance, traffic circulation/management plan etc. There will be 10 numbers of rain water harvesting structures as per design approved by the Central Ground Water Authority (CGWA). The mitigation measures were found in order by the Committee.

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 subject to the specific and general conditions of EC letter F. No.21-167/2017-IA-III.

Agenda Item No. 177.28:- Environment Clearance for Mining of Marble (minor mineral) at Village-Bayal, District - Mahendergarh, Haryana of area - 3.35 Ha, for expansion of Production Capacity from 7319 MT to 1,00,000 MTPA by Mr. Satish Kumar Garg.

The matter relating to Environment Clearance for Mining of Marble (minor mineral) at Village-Bayal, District - Mahendergarh, Haryana of area - 3.35 Ha, for expansion of Production Capacity from 7319 MT to 1,00,000 MTPA by Mr. Satish Kumar Garg. TOR was granted by SEAC vide letter no. HR/SEAC/2019/141 dated 05.04.2019. Now project proponent has filed a petition in Hon’ble Punjab and Haryana High Court, Chandigarh CWP-9845-2019 (OM) against the decision of SEAC for granting TOR instead of Appraisal for environment clearance. The Notice of

Motion was issued on 11.04.2019 by Hon'ble Punjab and Haryana High Court, Chandigarh. The next date of hearing is on 29.07.2019.

In this regard, representation dated 24.04.2019 has also been received from project proponent. Project proponent has referred and made following submissions along with enclosures.

This is to bring to your kind notice that we are having a mine lease at Village Bayal, Tehsil Narnaul, Haryana giving area 3.35 ha and mineral "Marble". The material available in our mine lease is mainly weathered rock, marble lumps, marble khanda and marble blocks. Marble is a minor mineral as defined under clause (e) of section 3 of Mines and Minerals Development & Regulation Act, 1957 and the same is referred in the Indian Minerals Yearbook 2017 (Part-III: Mineral Reviews) 56th Edition (Minor Minerals 30.15 Marble).

As per the judgment of NGT dated 13.09.2018 they have mentioned vide para 23.

We have permitted retention of 0-5 ha as a category keeping in view that some States grant isolated single lease of 5 ha and less not falling in cluster situation for which stringent requirements in Form-1M will serve the purpose of providing safeguards for protection of the environment and sustainable mining of minor minerals. This is particularly true in smaller and mountainous States as will also appear from condition no.2 under "The Issues and Management of Mining in Cluster" referred to earlier in para 20 of this order."

Further in the same judgment vide para 25 it has further been mentioned "The MoEF&CC shall, therefore, take appropriate steps to revise the procedure laid down in the impugned Notification dated 15th January, 2016 in terms of the above directions and observations so that it is conformity with the letter and spirit of the directions passed by the Hon'ble Supreme Court in Deepak Kumar (supra)".

It is bring to your kind notice that Honorable NGT has retained category of 0-5 ha as Category B-2 in the judgment of the notification dated 15.01.2016 as there are some states which are providing leases less than 5 ha and also in para 25 they have asked MoEF&CC to take appropriate steps to revise the procedure laid down in impugned Notification. Copy of the order is enclosed for your ready reference.

As the project is of minor mineral and area is less than 5 ha, so falling under Category B-2 of EIA notification 2006, i.e. these projects do not require EIA report for appraisal (Ref EIA Notification 2006, Para 7.1 Stage (1) Scoping, "The projects requiring and Environmental Impact Assessment report shall be termed as Category B1 and remaining projects shall be termed as Category B-2 and will not require Environment Impact Assessment). Further, as per the notification dated 25.01.2012 of MoEF&CC vide S. O. No 156 (E) it has been mentioned that "3. Where a public consultation is not mandatory, the appraisal shall be made on the basis of prescribed application in Form-1 and Environment Impact Assessment Report, in the case of all projects and activities (other than item 8 of the schedule), except in case where the said projects and activity falls under category B2, and in the case of item 8(a) and 8(b) of the schedule, considering their unique project cycle, the Expert Appraisal Committee or State Level Expert

Appraisal Committee concerned shall appraise projects or activities on the basis of Form-1, Form-1A Conceptual Plan and the environment impact assessment report [applicable only for project listed 8(b)] and make recommendations on the project regarding grant of Environment Clearance or otherwise and also stipulate the conditions for Environment Clearance”.

Further MoEF&CC vide its Office Memorandum dated 12.12.2018 has directed to follow the judgment of NGT where it has been mentioned that the case of 0-5 ha to be evaluated by SEAC for recommendation of grant of EC by SEIAA instead of DEAC/DEIAA.

PP submitted cluster certificate Ref. No.262 dated 23.05.2018. That there is no mining lease falling under 500 m from our mine site so there is no cluster formation.

During the time of presentation we have requested for grant of environment clearance under Category B-2 and we were suggested to proceed for Category B-1 in lieu of judgment of NGT dated 11.12.2019. In the light of the above mentioned notification of MoEF&CC discussed above, our project is falling under Category B-2 and project cycle is unique and shall be addressed/appraised for grant of Environment Clearance and we request you to kindly reconsider the projects as per the B-2 category for grant of Environment Clearance.

As per proceedings of other states mom dated 04.04.2019 U.P. and mom dated 01.04.2019 M.P. like Uttar Pradesh and Madhya Pradesh, projects having area less than 5 ha and no other mine is falling under 500m and forming a cluster (minor minerals) are being appraised for Environment Clearance directly under Category B2.

Project Proponent requested SEAC to reconsider their file for prior grant of Environment Clearance.

After due deliberation, it was decided by the Committee to withdraw ToR already issued and the case be taken up in the next meeting for appraisal for environment clearance under B-2 Category and project proponent should withdraw the case from Hon’ble Punjab and Haryana High Court, Chandigarh

List of Participants in the 179th Meeting of SEAC, Haryana held on 29.04.2019 & 30.04.2019 under the Chairmanship of Shri V. K. Gupta, Chairman, SEAC, Haryana

Sr. No.	Name	Designation
1.	Dr.Surinder Kumar Mehta	Member
2.	Dr.Mehar Chand	Member
3.	Dr. S. N. Mishra	Member
4.	Shri Anil Kumar Mehta	Member
5.	Shri Raj Kumar Sapra, IFS (Retired)	Member
6.	Dr. R. K. Chauhan, Joint Director, Environment & Climate Change Department, Haryana	Secretary