

**Minutes of the 203<sup>rd</sup> 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 14.10.2020, 15.10.2020 & 16.10.2020 under the Chairmanship of Sh. V. K. Gupta, Chairman, SEAC, through Video Conferencing (VC).**

\*\*\*\*\*

At the outset the Chairman, SEAC welcomed the Members of the SEAC and advised the Secretary to give brief background of this meeting. The minutes of the 202<sup>nd</sup> Meeting were discussed and approved without any modification. In this meeting 31 numbers of projects received from SEAC were taken up for scoping, appraisal and grading as per agenda circulated.

In the wake of recent crises of COVID-19, lockdown situation, Committee took a decision to scope and appraises the EC cases as per the guidelines issued by MoEF&CC from time to time by video conferencing. It was decided that before the commencement of online video conferencing the agenda is required to be emailed beforehand. Accordingly, the agenda of the present meeting was emailed to SEAC members in advance and a video conference meeting was organized, in this regard, on 14.10.2020, 15.10.2020 and 16.10.2020.

The 203<sup>rd</sup> Meeting of SEAC Haryana was held online by video conferencing on 14.10.2020, 15.10.2020 and 16.10.2020 and following members joined the meeting:

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

**203.01 ToR for carrying out EIA studies of the Common Bio-Medical Waste Treatment Facility (CBWTF) located at Khevat No. 128, Khatoni No. 150, Rakba 69 canal, 19 Rale, Village Kandela, Tehsil & District Jind, Haryana by M/s Divya Waste Management Company.**

**Project Proponent : Not Present**  
**Consultant : En-Vision Enviro Technologies Pvt Ltd**

The project was submitted to the SEIAA, Haryana on 19.02.2016. The project proponent submitted the case to the SEIAA as per check list approved by the SEIAA/SEAC for approval of TOR under category **7(d) (a) of EIA Notification 14.09.2006**.

Thereafter the case was taken up for approval of Terms of Reference in the 131<sup>st</sup> meeting of the SEAC held on 06.04.2016. The observations of 131<sup>st</sup> meeting of the SEAC was issued to the PP vide letter no. 2549 dated 01.03.2018. The PP had not submitted the reply of observation.

Thereafter, the Case was sent to MoEF & CC on 20.08.2018 as the term of SEIAA came to end. After constitution of committee, the case was received back from MoEF & CC. The Show Cause Notice was issued on 10.05.2019 for considerable delay in submitting the reply. The PP submitted the letter dated 2.2.2016 addressed to SEIAA mentioning that due to some reason they are shifting to new project site.

Thereafter, the Case was taken up in 203<sup>rd</sup> meeting of SEAC Haryana held on 06.10.2020. The Consultant requested for the deferment of the case which was acceded by the committee but also decided that PP shall be present before the committee next time to explain the case as the unit is covered under **7(d)(a) of EIA Notification 14.09.2006** and requires Environment clearance as the unit is already in operation and has also obtained authorization, therefore it seems that unit is running in violation of EIA notification 14.09.2006 and thereunder.

**203.02 EC for Development of Multi Level Car Parking Project at Kaman Sarai, Adarsh Nagar, Sector 12, Ward No. 18, Gurugram, Haryana by M/s Municipal Corporation Gurugram**

**Project Proponent : Mr. Prem Singh**  
**Consultant : Ascenso Enviro Pvt. Ltd.**

The project was submitted to the SEIAA, Haryana vide online proposal no SIA/HR/MIS/121102/2019 dated 27.07.2020. The project proponent submitted the case to the SEIAA as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006

Thereafter, the Case was taken up in 203<sup>rd</sup> meeting of SEAC Haryana held on 14.10.2020. The PP presented the case before the committee.

- The Proposed project is for EC for Development of Multi Level Car Parking Project at Kaman Sarai, Adarsh Nagar, Sector 12, Ward No. 18, Gurugram, Haryana by M/s Municipal Corporation Gurugram.
- The proposed land is allotted for Multi level car parking
- The Zoning plan for the project site has been approved by Municipal Corporation, Gurugram.
- The Project is based on Concept Plan as building plans of the project are not approved
- The project falls under Gurugram Manesar Master plan 2031.

The Discussion was held on multi level car parking, license, details of land ownership, zoning plan, building plan, Green Plan, Traffic Circulation plan, Parking plan, location of STP, Location of RWH, Air simulation study, rainfall data, higher values of PM10 and PM 2.5, Geo Technical Studies, management of CO and CO<sub>2</sub>, online monitoring of CO and CO<sub>2</sub>, ventilation of basements , commercial use in the parking, sensors for measurement of CO and CO<sub>2</sub>, STP, EMP, Location of DG set, Online monitoring, proper ventilation, real time information system, demolition required, number of trees at the project site, commercial development and certain observations were raised as following:-

1. The PP shall submit the Geo Technical Report and structural stability certificate.
2. The PP shall submit the Green Plan and details of proposed 20% Green area along with species to be planted.
3. The PP shall submit the details of EMP for proposed measures in the project
4. The PP shall submit the detailed report of STP with design and specification, flow chart/schematic diagram along with hydraulic design details with dimensions of each component of STP and its location on the plan and also submit the management of oil and Greece in the STP.
5. 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.
6. The PP shall submit the details of storage and use of basement soil during and after digging and measures to control dust from the storage soil.
7. The PP shall submit the details of various facilities in basement along with the details of commercial at various floor and ground level.
8. The PP shall submit the legible plans of all services including STP, RWH, Dual Plumbing, Green plan, elevation pan, parking plan, lay out plan etc.
9. The PP shall submit the copy of valid License granted by competent authority,
10. The PP shall submit the details the demolition required to be carried out and the plan for the disposal of waste in accordance with C& D Waste Management Rules.
11. The PP shall submit the parking plan along with details of parking and other services on 3rd and 4th floor of the project
11. The PP shall submit the key plan of sampling location, wind rose diagram, primary micromet data, AAQ data of one month at three sites DG/Vehicular emissions data, backup data sheet, DAT files (input and output), dispersion modeling & distance of dispersion.
12. The PP shall submit the details of the different services to be opened in the floors and the proposal to control the pollution generated by vehicles in parking in view of health issues faced by the people visiting sports, Gym and food court etc.
13. The PP shall submit the details of Traffic circulation Plan alongwith traffic study and incremental load analysis with current status of connecting roads and upgradation plan, if required.
14. The PP submit the approval of cutting/translocation of trees from the Forest Department
15. The PP shall submit the baseline data for air, water, soil and noise along with additional data at three locations
16. The PP shall submit the AAI NOC from the Competent Authority
17. The PP shall submit the wildlife clearance from Chief Wildlife Warden or affidavit that the area does not fall in 10 km from Wild Life Sanctuary.

18. The PP shall submit the breakup of total area floor wise along with facilities like banquet hall, gym, stores, food court or services at each floor
19. The PP shall submit the details of components as per the zoning plan approved by the Competent Authority.
20. The PP shall submit the online monitoring mechanism for the CO, CO<sub>2</sub>, SO<sub>2</sub> etc.
21. The PP shall submit the real time information system to show the vacant slot in the parking.
22. The PP shall submit the details of step taken to control the level of gases for the point origin from the parking and control the level of air in the basement and floors from the point of view of the committee.
23. The PP shall submit the measure taken to control the pollution due to cold start of engines.
24. The PP shall submit the details of RWH along with latest rain fall data.
25. The PP shall submit all analysis reports of Air, Water, Soil, Noise etc. from MoEF&CC/NABL Laboratory with scope of accreditation along with range of testing. All original reports should be available during approval of project
26. The PP shall submit the Sun Simulation path study for building orientation.
27. The PP shall submit the ECBC compliance, percentage of energy savings with energy performance index.
28. The PP shall submit the detailed EMP with capital and recurring costs.

The PP shall submit the required information as detailed above within 30 days and it was also made clear to the PP that their project will be considered as received only after the receipt of complete information. In case of non-receipt of information in time; the case shall be recommended for rejection/filing.

**203.03 EC for Proposed Affordable Group Housing Colony at Village Ullawas & Behrampur, Sector-59, Gurugram, Haryana by M/s Pyramid Home Developers LLP.**

**Project Proponent : Mr. Nagender Kandari**  
**Consultant : Vardan EnviroNet**

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/144548/2020 on dated 12.03.2020 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006.

The case was taken up in 199<sup>th</sup> meeting of SEAC, Haryana held on 23.06.2020. The PP presented the case

- The Proposed project is for Affordable Group Housing Colony at Village Ullawas & Behrampur, Sector- 59, Gurugram, Haryana by M/s Pyramid Home Developers LLP
- The Project has been granted license no. 133 of 2019 of an area measuring 5.6972 acres vide letter dated 16.12.2019 which is valid upto 15.12.2024.
- The Building plan has been approved vide letter no. 4137 dated 12.02.2020.
- The site falls under Gurugram Manesar Master plan 2031 AD
- No Wildlife Sanctuary falls within 10kms from the Project site.

The discussion was held on Green Plan, STP Details, CER, RWH, ECBC, testing report of soil, Traffic Circulation Plan, Dual Plumbing Plan, Green Area, Existing trees and certain observations were raised as following:

1. The PP shall submit the revised Green Plan along with the conservation of existing trees in the project area.

2. The PP shall give proper design and details of each component of STP including retention time and MLSS to be maintained, MLVSS/MLSS Ratio
3. The PP shall submit the details of RWH and its management plan.
4. The PP shall submit the area statement for ground coverage, Green Area, Paved and road path, OWC, STP.
5. The PP shall submit the details after revise the figures of Waste Water, Solid waste in documents and presentation
6. The PP shall submit the details of Solid Waste Management plan along with its collection and disposal and from effluent
7. The project proponent shall submit the revised CER details in compliance with the provisions contained in Ministry's OM vide F.No.22-65/2017-IA.III dated 1st May 2018, as applicable.
8. The PP shall submit the Sun Simulation Path Study for buildings orientation and ECBC compliance and percentage of energy saving
9. The PP shall submit the revised details of analytical report of Air, Water Soil from MoEF&CC/NABL accredited Laboratory with scope of accreditation along with range of testing. All original reports should be available during approval of project.
10. The PP shall submit the geo technical reports and structural stability along with DAT files.
11. The PP shall submit the details of air dispersion modeling.
12. The PP shall submit the permission of sewer connection.
13. The PP shall submit the details of Traffic circulation Plan.

The above said observations were conveyed to PP vide letter dated 09.07.2020 and the PP submitted the reply of above said observations vide letter dated 17.09.2020.

Thereafter the case was taken up in 203<sup>rd</sup> meeting of SEAC Haryana held on 14.10.2020. The PP presented the case before the committee.

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

<b>Name of the Project: Proposed Affordable Group Housing Colony at Village Ullawas &amp; Behrampur, Sector- 59, Gurugram, Haryana by M/s Pyramid Home Developers LLP.</b>		
<b>Sr. No.</b>	<b>Particulars</b>	
1.	Online Proposal Number	SIA/HR/MIS/144548/2020
2.	Latitude	28° 24' 21.3" N
3.	Longitude	77° 6' 27.7" E
4.	Plot Area	23,055.714 m <sup>2</sup> /5.6972 Acres
5.	Net Plot Area	23,055.714 m <sup>2</sup> / 5.6972 Acres
6.	Proposed Ground Coverage	5,544.945 m <sup>2</sup> (24.05%)
7.	Proposed FAR (Residential +Commercial)	51,343.21 m <sup>2</sup>
8.	Non FAR Area	5,361.25 m <sup>2</sup>
9.	Total Built Up area (FAR + Non FAR)	56,704.46m <sup>2</sup>
10.	Total Green Area with %	4,611.14 m <sup>2</sup> (20 %)
11.	Rain Water Harvesting Pits (with size)	6 (dia-5 × depth-4)
12.	STP Capacity	300 KLD &150KLD
13.	Total Parking	424 ECS
14.	Organic Waste Converter	2 nos. capacity 1,750 Kg/day (1×1,250 Kg/day+1×500Kg/day)
15.	Maximum Height of the Building (m)	47.860 m

16.	Power Requirement		3,364 KW
17.	Power Backup		01 DG sets 500 KVA
18.	Total Water Requirement		415 KLD
19.	Domestic Water Requirement		286 KLD
20.	Fresh Water Requirement		286 KLD
21.	Treated Water		129 KLD
22.	Waste Water Generated		335KLD
23.	Solid Waste Generated		2,318 Kg/day
24.	Biodegradable Waste		1,391 Kg/day
25.	Number of Towers		8
26.	Dwelling Units/ EWS		824
27.	Community Center		1
28.	Stories		Stilt+G+14
29.	R+U Value of Material used (Glass)		U Value-5.5 w/m <sup>2</sup> K
30.	Total Cost of the project:	i) Land Cost	Total Cost: 187.5 Cr.
		ii) Construction Cost	
31.	Incremental Load in respect of:	i) PM 2.5	0.003µg/m <sup>3</sup>
		ii) PM 10	0.008 µg/m <sup>3</sup>
		iii) SO <sub>2</sub>	0.207 µg/m <sup>3</sup>
		iv) NO <sub>2</sub>	0.0109 µg/m <sup>3</sup>
32.	Construction Phase:	i) Power Back-up	Temporary electrical connection of 19 KW & 01 DG of 125 KVA
		ii) Water Requirement & Source	Fresh water – 10 KLD. Treated wastewater 30 KLD Source: Fresh water – HSVP
		iii) STP (Modular)	1
		iv) Mitigation measures for dust	As per NGT order 01 Anti-smog gun will be provided at site

### EMP Budget

Description	During Construction Phase		During Operation Phase		
	Capital Cost (Lakhs)	Recurring Cost (Lakhs for 5 Year)		Capital Cost (Lakhs)	Recurring Cost (Lakhs for 10 Year)
Waste Water Management	10	20	Waste Water Management (Sewage Treatment Plant)	100	120
Garbage & Debris disposal	0	40	Solid Waste Management	60	50
Green Belt Development	20	15	Green Belt Development	30	50
Air, Noise, Soil, Water Monitoring	0	5	Monitoring for Air, Water, Noise & Soil	0	10
Rainwater harvesting system	15	0	Rainwater harvesting system	0	20

PPE for workers & Health Care	10	10	Energy saving	40	60
Medical cum First Aid facility	20	40	Others	60	102.5
Water for Dust suppression	10	20			
<b>Total</b>	<b>85</b>	<b>150</b>		<b>290</b>	<b>412.5</b>

The discussion was held on Green Plan, STP Details, CER, RWH, ECBC, testing report of soil, Traffic Circulation Plan, Dual Plumbing Plan, Green Area, Existing trees and observation was raised regarding cutting of trees. The PP submitted the affidavit that no tree will be cut and take prior permission to cut/ translocation of the trees.

After detailed 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 specific and general stipulations:

**A. Specific conditions:-**

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

8. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed 4,611.14 m<sup>2</sup> (20%) shall be provided for Green Area development for whole project.
9. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
10. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
12. The PP shall not carry any construction above or below the Revenue Rasta.
13. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
14. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set.
15. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
16. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
17. The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
18. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
19. 06 Rain water harvesting recharge pits for ground water recharging as per the CGWB norms.
20. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 6 RWH pits.
21. The PP shall provide the Anti smog gun mounted on vehicle in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.
22. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
23. The PP shall provide the mechanical ladder for use in case of emergency.
24. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

**B. Statutory Compliance:**

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



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

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

- i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
- iv. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra lowsulphur 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 lowsulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- xi. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Ultra low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xii. For indoor air quality the ventilation provisions as per National Building Code of India.

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

- i. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland

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

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

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

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

### **IV Energy Conservation Measures**

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

### **V Waste Management**

- i. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
- ii. Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- iii. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert

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

## **VI Green Cover**

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

## **VII Transport**

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

scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

#### **VIII Human Health Issues**

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

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

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

#### **X Miscellaneous**

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

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

**203.04 ToR for proposed project for Manufacturing of Formaldehyde 40 M.T. per day at Village Bhagwanpur, Kharwan Road, Tehsil Jagadhri, Yamuna Nagar, Haryana by M/s Chemwood Industries**

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

The project was submitted to the SEIAA vide online proposal no. SIA/HR/IND/56128/2020 dated 04.09.2020 as per check list approved by the SEIAA/SEAC for approval of TOR under category 5(f) of EIA Notification 14.09.2006.

Thereafter, the case was taken up in 203<sup>rd</sup> meeting of SEAC Haryana held on 14.10.2020 but the PP requested vide letter dated 21.10.2020 for the deferment of the case which was considered and acceded by the SEAC.

**203.05 Expansion of Affordable Group Housing Colony at Village Badha, Sector- 86, Gurugram, Haryana by M/s Pyramid Infratech Private Limited.**

**Project Proponent : Mr. Nagender Kandari**  
**Consultant : Vardan EnviroNet**

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/156710/2020 on dated 17.06.2020 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006.

The case was taken up in 203<sup>rd</sup> meeting of SEAC Haryana held on 14.10.2020. The PP presented the case before the committee.

- The Proposed project is for Expansion of Affordable Group Housing Colony at Village Badha, Sector- 86, Gurugram, Haryana by M/s Pyramid Infratech Private Limited.
- The Project was granted earlier EC vide letter SEIAA/HR/2016/25 dated 22.01.2016 for total plot area 21397.72sqm (5.287acres) and Built up area of 50004.508sqm
- The Zoning plan of Affordable Group Housing Colony in the name of Gallium Propbuild Pvt. Ltd. & others in collaboration with M/s Pyramid Infratech Private Limited for an additional area measuring 1.50 acres in already license granted Affordable Group Housing Colony measuring 5.287 acres for an total area 6.7875 acres approved by DTCP Number 6696 dated 22.11.2018
- The Project is based on **concept plan** as Building plans are not approved from the Competent Authority.
- The License no. 78 of 2018 for area measuring 1.5acres vide Endst no. LC 2990/2018/32078 dated 21.11.2018 and license no. 154 of 2014 of an area measuring 5.2875acres vide Endst No. LC-2990-JE(VA)-2014/21962-977 dated 10.09.2014 was granted from Town and Country Planning Department which is valid upto 16.11.2023 and 08.09.2019 respectively.
- The project falls under Gurugram- Manesar Master Plan 2031
- Sultanpur National park lies within 8.5km from the project area.

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

Name of the Project: Expansion of Affordable Group Housing Colony at Village Badha, Sector- 86, Gurugram, Haryana by M/s Pyramid Infratech Private Limited				
Sr. No.	Particulars	Existing	Expansion	Total Area (in M <sup>2</sup> )
	<b>Online Project Proposal Number</b>	<b>SIA/HR/MIS/156710/2020</b>		
1.	Latitude	28° 23' 51.7" N		
2.	Longitude	76° 56' 53.0" E		
3.	Plot Area	21,397.719sq.m (5.2875 Acre)	6,070.275 sq.m (1.5 Acre)	27,467.994 sq.m (6.7875 Acres)
4.	Proposed Ground Coverage	5,760.81 sq.m	848.75 sq.m	6,609.56 sq.m
5.	Proposed FAR (Residential +Commercial)	47,705.10 sq.m	13,287.276 sq.m	60,992.376 sq.m
6.	Non FAR Area	2,299.408 sq.m	1,173.403 sq.m	3,472.811 sq.m
7.	Total Built Up area	<b>50,004.508 sq.m</b>	<b>14,460.679 sq.m</b>	<b>64,465.187 sq.m</b>
8.	Total Green Area with Percentage	4,714.68 sq.m	1,187.22 sq.m	5,901.90 sq.m(@21.486%)
9.	Rain Water Harvesting Pits	6	1	7
10.	STP Capacity	670	130	800
11.	Total Parking	485 ECS	143	628 ECS
12.	Organic Waste Converter	---	---	3 of capacity 2,250

				Kg/day (1x1,250 Kg/day+2x 500Kg/day )	
13.	Maximum Height of the Building (m)	45 m	Nil	45 m	
14.	Power Requirement	3,800.15 kVA	-517.09 kVA	3283.06 kVA	
15.	Power Backup	1 DG set of capacity 400 kVA		1 DG set of capacity 400 kVA	
16.	Total Water Requirement	660 KLD	88KLD	748KLD	
17.	Domestic Water Requirement	459KLD	21KLD	480KLD	
18.	Fresh Water Requirement	459KLD	21KLD	480KLD	
19.	Treated Water	201KLD	67KLD	268KLD	
20.	Waste Water Generated	553KLD	70KLD	623KLD	
21.	Solid Waste Generated	2,388 Kg/day	683Kg/day	3,071Kg/day	
22.	Biodegradable Waste	1,433Kg/day	410Kg/day	1,843Kg/day	
23.	Number of Towers	10 Towers	2 Towers	12 Tower	
24.	Dwelling Units/ EWS	863	188	1,051	
25.	Basement	1 (768.873 Sq.m)	Nil	1 (768.873 Sq.m)	
26.	Community Center	1	Nil	1	
27.	Stories	Stilt + GF +13	Stilt + GF +14	Stilt + GF +14	
28.	R+U Value of Material used (Glass)			U Value-5.5 w/m <sup>2</sup> K	
29.	Total Cost of the project:	i) Land Cost	170.65 Cr.	9.0 Cr.	Total Cost: 218.3 Cr
		ii) Construction Cost		38.65 Cr.	
30.	CER	256 Lakhs	-	256 Lakhs	
31.	Incremental Load in respect of:	i) PM 2.5		0.002ug/m <sup>3</sup>	
		ii) PM 10		0.0057 ug/m <sup>3</sup>	
		iii) SO <sub>2</sub>		0.13 ug/m <sup>3</sup>	
		iv) NO <sub>2</sub>		0.008 ug/m <sup>3</sup>	
32.	Construction Phase:	i) Power Back-up		Temporary electrical connection of 19 KW & 01 DG of 125 KVA	
		ii) Water Requirement & Source		Fresh water – 10 KLD. Treated wastewater 30 KLD for construction Source: Fresh water – HSVP Construction Water – treated wastewater	
		iii) STP (Modular)		1 Modular STP (5KLD)	
		iv) Anti-Smog Gun		As per NGT order 01 Nos of Anti-smog gun will be provided at project site	

#### Existing Phase -EMP Budget

Description	Expense done (Lakhs) (2016 to till now)
Water for Dust suppression	1.5
Waste Water Management (Mobile toilets etc.)	3.0
Waste Water Management (STP)	228
PPE for workers & Health Care	17.40
Solid Waste Management	1.0
Monitoring for Air, Water, Noise & Soil	7.55



Rain water Harvesting	18
Green Belt Development	15
<b>Total</b>	291.45 Lakhs

**Expansion Phase-EMP Budget**

Description	During Construction Phase		Description	During Operation Phase	
	Capital Cost (Lakhs)	Recurring Cost (Lakhs/Year)		Capital Cost (Lakhs)	Recurring Cost (Lakhs/Year)
Water for Dust suppression		2	Solid Waste Management	10	5
Waste Water Management	2	1	Waste Water Management (STP)	50	5
Air, Noise, Soil, Water Monitoring	--	1	Monitoring for Air, Water, Noise & Soil	--	1
PPE for workers & Health Care	2	1	Rain Water Harvesting	15	2
Green Belt Development	10	2	Green Belt Development	15	5
Medical facilities & Others	2	1			
	<b>16</b>	<b>8</b>		<b>90</b>	<b>18</b>

The discussion was held on certified compliance report, ATR of non complied points to RO MoEF&CC, approval of sewage, CER Compliance for existing unit, details of STP, RWH, Status of construction, Green plan, traffic circulation plan, location of STP, Parking plan, approval of building plans etc. and certain observations were raised which were replied by PP vide letter dated 14.10.2020. The PP submitted the action taken report with additional point of Green Belt submitted to regional office, MoEF&CC, Chandigarh. The PP submitted the Wildlife conservation Management plan that Rs.5 lakhs will be spent on various wildlife conservation activities like artificial nests on the trees, digging of ponds, construction of feeding platforms through Environment Management Plan. The PP also submitted additional ATR copy addressed to MoEF&CC stating that they will maintain 21.486% of net plot area as Green area.

After detailed 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 specific and general stipulations:

**A. Specific conditions:-**

1. Sewage shall be treated in the STP based on MBBR Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening

2. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
3. The PP shall ensure that total 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2% amount . The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project.
4. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
5. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
6. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
7. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
8. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed 5,901.90 sq.m(@21.486%) shall be provided for Green Area development for whole project.
9. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
10. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
12. The PP shall not carry any construction above or below the Revenue Rasta.
13. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
14. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set.
15. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
16. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.

17. The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
18. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
19. 1 Rainwater harvesting recharge pits shall be provided in addition to 6 already provided pits for ground water recharging as per the CGWB norms.
20. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 7 RWH pits.
21. The PP shall provide the Anti smog gun mounted on truck in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.
22. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
23. The PP shall provide the mechanical ladder for use in case of emergency.
24. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

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

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

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

- i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
- iv. Diesel power generating sets proposed as source of backup power should be of enclosed type

and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra lowsulphur 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 lowsulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- xi. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Ultra low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xii. For indoor air quality the ventilation provisions as per National Building Code of India.

## II Water Quality Monitoring and Preservation

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

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

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

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

### **IV Energy Conservation Measures**

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

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

## **V Waste Management**

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

## **VI Green Cover**

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

- species (planted).
- ii. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
- iii. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
- iv. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

## **VII Transport**

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

## **VIII Human Health Issues**

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

## **IX Corporate Environment Responsibility**

- i. The project proponent shall comply with the provisions contained in this Ministry's OM vide F.No. 22-65/2017-IA.III dated 1st May 2018, as applicable, regarding Corporate Environment Responsibility for the existing part and shall comply with as applicable, regarding Corporate

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

## **X Miscellaneous**

- i. The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
- ii. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
- iii. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
- iv. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
- v. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
- vi. The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
- vii. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- viii. The project proponent shall abide by all the commitments and recommendations made in the form-IA, Conceptual Plan and also that during their presentation to the Expert Appraisal Committee.
- ix. No further expansion or modifications in the plan shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC)/SEIAA, Haryana. The project proponent shall seek fresh environmental clearance under EIA notification 2006 if at any stage there is change of area of this project.
- x. Any change in planning of the approved plan will leads to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance
- xi. The PP should give unambiguous affidavit giving land promoters in accordance with your ownership and possession of land legal the case referred for Environment Clearance to SEIAA.
- xii. Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- xiii. The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- xiv. The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary.



- The Company in a time bound manner shall implement these conditions.
- xv. The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
- xvi. The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

**203.06 EC for 22.31558 Ha. (55.14 Acres) Warehouse Development Project at Village Dadri Toe, District Jhajjar, Haryana by M/s Dadri Toe Warehousing Pvt. LTD**

**Project Proponent : Dr. Preeti Saxena**  
**Consultant : EQMS India Pvt. Ltd.**

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/164499/2020 on dated 20.08.2020 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006.

The case was taken up in 203<sup>rd</sup> meeting of SEAC Haryana held on 14.10.2020. The PP presented the case before the committee.

- The Proposed project is for EC for 22.31558 Ha. (55.14 Acres) Warehouse Development Project at Village Dadri Toe, District Jhajjar, Haryana by M/s Dadri Toe Warehousing Pvt. Ltd
- The project is based on **concept plan** as Building plans are not approved from the Competent Authority and CLU not granted by DTCP
- The Site is located adjacent to Industrial Township area and is to developed as warehouse.
- The PP submitted that it is an interlinked project of Industrial colony and this project will provide warehouse infrastructure required for industrial township
- The Drain no. 8 is passing adjacent to the site.
- Sarbasipur RF is 4.87 kms from the project site.
- The Interlinked project of industrial township has already obtained EC vide letter no. 21-39/2011 IAIII Date 16.08.2012
- The Proposed site spread over an area of 55.14 acres the existing land use for the site is of agriculture use.
- The Project has yet not been granted CLU by the DTCP Haryana however PP informed that application for CLU has already submitted to DTCP Haryana
- The PP submitted the traffic study for the proposed project and submitted that the traffic flow will not impact Gurugram Jhajjar road adversely till 2031.
- The PP has submitted the soil investigation report carried by Sanguine Geo Tech Pvt. Ltd.
- The PP submitted before the committee that METL will construct 45 meters road as per their approved layout plan to give additional access to the Proposed project
- No Wildlife Sanctuary falls within 10 kms from the project site.

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

Name of the project: "22.31558 ha. (55.14 acres) Warehouse Development Project" at Village- Dadri Toe, Tehsil Badli, District Jhajjar, State Haryana by M/s Dadri Toe Warehousing Pvt. Ltd.		
Sr. No.	Particulars	
1.	Online Proposal Number	SIA/HR/MIS/164499/2020
2.	Latitude	28°30'21.52"N to 28°30'46.57"N
3.	Longitude	76°46'6.33"E to 76°46'6.29"E
4.	Plot Area	2,23,155.80 m <sup>2</sup> (55.14 Acres)
5.	Net Plot Area	2,23,155.80 m <sup>2</sup> (55.14 Acres)
6.	Proposed Ground Coverage	116737.00 m <sup>2</sup>
7.	Proposed FAR	116737.00 m <sup>2</sup>
8.	Non-FAR Area (Mezzanine Floor Area)	2500.00 m <sup>2</sup>
9.	Total Built Up area	119237.00 m <sup>2</sup>
10.	Total Green Area with %	35882.2 m <sup>2</sup> (16.08% of total plot area)
11.	Rain Water Harvesting Pits (with size)	2 no. retention ponds (5000 cum) 55 no. rainwater recharge trench with recharge wells
12.	STP Capacity	200 KLD
13.	Total Parking	Area: 32408.70 m <sup>2</sup> (15% of plot area) Trailer Parking Area – 27261.35 m <sup>2</sup> (Approx. 545 Trucks) 2 & 4-Wheeler Parking Area = 5147.34 m <sup>2</sup> (Approx. 224 ECS)
14.	Organic Waste Converter	Model – OWC300 Quantity- 2 no.
15.	Maximum Height of the Building (m)	17.8 m
16.	Power Requirement	5 MW
17.	Power Backup	4625 kVA (500 kVA X 9 Nos + 125 kVA X 1 No.)
18.	Total Water Requirement	262 KLD (Summer Season) 190 KLD (Monsoon Season)
19.	Domestic Water Requirement	185 KLD (including Domestic purposes and flushing requirement)
20.	Fresh Water Requirement	106 KLD (Summer Season) 101 KLD (Monsoon Season)
21.	Treated Water	156 KLD (Summer Season)
22.	Waste Water Generated	165 KLD (Summer Season)
23.	Solid Waste Generated	1254 kg/day
24.	Biodegradable Waste	503 kg/day
25.	Number of Towers/Block	5
26.	Stories	1
27.	R+U Value of Material used (Glass)	DGU with low-e coating on surface will be done. <b>U Value</b> - 1.6 W/sqmk <b>SHGC</b> – 0.2
28.	Total Cost of the project:	i) Land Cost ii) Construction Cost Total Cost – Rs. 255 Crores approx.
29.	Incremental Load in respect of:	i) PM 2.5 7.39 µg/m <sup>3</sup> ii) PM 10 6.65 µg/m <sup>3</sup> iii) SO <sub>2</sub> 10.3 µg/m <sup>3</sup>

		iv) NO <sub>2</sub>	1.45 µg/m <sup>3</sup>
30.	Construction Phase:	i) Power Back-up	125 KVA
		ii) Water Requirement & Source	10 KLD (Domestic- 5 KLD & Construction-5 KLD) <b>Source:</b> By Contractor from authorized source and private tanker supplier.
		iii) STP (Modular)	1
		iv) Anti-Smog Gun	As per NGT orders 1 Anti smog gun will be provided at site

## ENVIRONMENT MANAGEMENT BUDGET

### EMP BUDGET FOR CONSTRUCTION PHASE

S. No.	Activity	Capital Cost (Lacs)	Annual Recurring Cost (Lacs)
1.	Health & safety of Workers (PPE, safety officers etc)	20.0	10.0
2.	Environmental Monitoring	3.0	6.0
3.	Toilets	15.0	2.0
4.	Sedimentation tanks, silt trap, storm water collection	15.0	3.0
5.	Covered sheds for storage of material and silos	10.0	2.0
<b>Total</b>		<b>63.0</b>	<b>23.0</b>

### EMP BUDGET FOR OPERATION PHASE

S. No.	Activity	Capacity/ Area/Nos./ parameters	Capital Cost (Lacs)	Annual Recurring Cost (Lacs)
1.	STP and sewerage network	200 KLD	25.0	3.0
2.	Landscaping & planting trees	35882.2 m <sup>2</sup>	40.0	8.0
3.	Solid waste Management	1515 kg-MSW	30.0	3.0
4.	Environmental Monitoring	Twice in year	0	2.0
5.	CSR Budget/ Environmental Budget	-	152	-
<b>Total Cost</b>			<b>247.0</b>	<b>16.0</b>

The discussion was held on Building plan, Zoning plan, license, land details, STP, RWH, Traffic circulation plan, Geo Technical study, levels with drain no. 8 , Green Plan, sun simulation studies, air simulation studies and certain observations were raised which were replied by the PP vide letter dated 15.10.2020. The PP submitted the affidavit that

- Schedule II and Schedule III chemicals will be stored within threshold limits in the proposed project as per MHISC rules 1989 and amendment further.
- The PP will comply with the provisions of public liability Insurance Act 1991, OSAS code 2019, and accident emergency preparedness plan.
- 5% of the total power load i.e 160 KW will be met through the solar power
- The Proposed project is in the name of M/s Dadri Toe Warehouse Pvt. Ltd.
- 25% of Energy will be saved with respect to conventional load by adopting Energy Conservation 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 specific and general stipulations:

**A: Specific Conditions:**

1. The PP shall take the necessary approval from PESO, if applicable
2. The PP shall follow the compliance of Public Liability Insurance Act, 1991
3. The PP shall carry the isolated storage of each chemical to be stored with the existing precautions as per the MSHIC Rules, 1989 and abide by all conditions of MSDS.
4. The PP shall ensure that total 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2% amount. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project.
5. The PP and consultant agree to display the First Aid measure, Fire Fighting Measure, Accidental Release measure, Exposure and control (Personal Measure) at the site.
6. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
7. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration. The Treated effluent from STP shall be recycled/reused for flushing. DG cooling, Gardening and HVAC.
8. The PP shall comply with provisions of Occupational Safety health and working conditions Code 2019.
9. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
10. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
11. Separate wet and dry bins must be provided for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
12. The PP shall implement the EMP and assess that the implemented EMP is adequate and periodic environmental audits shall be conducted and maintained the records of audit. These audits shall be followed by Corrective action plan to correct the various measures identified during the audits (CAP).
13. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 km radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
14. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed 35882.2 m<sup>2</sup> (16.08% of total plot area) of net plot area shall be provided for green area development.

15. The PP shall provide the Anti smog gun mounted on vehicle in the project for suppression of dust during construction phase and shall use the treated water, if feasible.
16. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set.
17. The PP shall not carry any construction below the HT Line passing through the project.
18. The PP shall not carry any construction above or below the Revenue Rasta.
19. The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
20. The PP shall not allow to park the vehicles on the roads or revenue Rasta outside the project area.
21. The PP shall store Schedule-II and Schedule-III chemicals below threshold limits as per MSIHC Rules, 1989 in the proposed project
22. The PP shall develop the onsite and offsite emergency plan in consultation with the regulatory authority.
23. The PP shall provide 2 no. retention ponds (5000 cum) and 55 no. rainwater recharge trench with recharge wells for rainwater usages as per the CGWB norms.
24. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of recharge trench and wells.
25. The PP shall not allow establishment of any category A or B type industry in the project area.
26. The PP shall carry out the quarterly awareness programs for the staff.
27. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
28. The PP shall comply with provisions of Manufacturing storage and import of Hazardous chemical rules.
29. The PP shall comply the requirements of drugs and cosmetics Rules 1954 as amended from time

**B. Statutory Compliance:**

- [1] The project proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority for ground coverage, FAR and should be in accordance with zoning plan approved by Competent Authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- [2] The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from 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 and Batteries waste (Management Handling Rules 2001 as amended in 2020) shall be followed.

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

#### **I. Air quality Monitoring and Preservation**

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

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

- i) The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
- ii) Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- iii) Total fresh water use shall not exceed the proposed requirement as provided in the project details.
- iv) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project

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

### III. Noise Monitoring and Prevention

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

### IV. Energy Conservation measures

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

### V. Waste Management

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



written tie up must be done with the authorized recyclers.

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

## **VI. Green Cover**

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

## **VII. Transport**

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

### **VIII. Human Health Issues**

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

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

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

### **X. Miscellaneous**

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

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

**203.07 ToR for proposed Mix Used Development project (MUD) located at adjacent to Bhaktawar Chowk Junction of Netaji Subhash Marg Road and Satpaul Mittal Marg Road, Plot C-1, District Centre, Sector 47, Gurugram, Haryana by M/s IKEA India Pvt Ltd**

**Project Proponent : Mr. Rishab Goel and Mrs. Suman**  
**Consultant : Ascenso Enviro Pvt. Ltd.**

The project was submitted to the SEIAA, Haryana vide online proposal no. SIA/HR/NCP/54971/2020 dated 06.08.2020. The project proponent submitted the case to the SEIAA as per check list approved by the SEIAA/SEAC for approval of TOR under category 8(b) of EIA Notification 14.09.2006.

Thereafter, the case was taken up in 203<sup>rd</sup> meeting of SEAC Haryana held on 14.10.2020. The PP presented the case before the committee.

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

<b>Name of the Project: Mix used development project (MUD) by M/s IKEA India Pvt. Ltd.</b>		
<b>Sr. No.</b>	<b>Particulars</b>	
1.	Online Proposal Number	SIA/HR/NCP/54971/2020
2.	Latitude	28°25'58.00"N
3.	Longitude	77°2'56.88"E
4.	Plot Area	39780.6 m <sup>2</sup>
5.	Net Plot Area	39780.6 m <sup>2</sup>
6.	Proposed Ground Coverage @59%	23323 m <sup>2</sup>
7.	Proposed FAR	144001 m <sup>2</sup>
8.	Non FAR Area	135445 m <sup>2</sup>
9.	Total Built Up area	279446 m <sup>2</sup> (FAR+NON FAR)
10.	Total Green Area with (15% of plot Area)	5980 Sq.m.
11.	Rain Water Harvesting Pits (with size)	18 pits; Volume of Pit is 49.6 m <sup>3</sup>
12.	STP Capacity	1125 KLD (562.5 KLD x 2 Stream)
13.	Total Parking	2603 ECS
14.	Maximum Height of the Building (m)	64.4 mtrs.
15.	Power Requirement	12.5 MW
16.	Power Backup	5 Nos of 2000 KVA 11 KV DG Set and 3 Nos of 2000 KVA 11Kv GG
17.	Total Water Requirement	1622 KLD
18.	Domestic Water Requirement	652 KLD
19.	Fresh Water Requirement	665 KLD
20.	Treated Water	917 KLD
21.	Waste Water Generated	1019 KLD
22.	Solid Waste Generated	5452.95 Kg/day
23.	Biodegradable Waste	Sewage sludge (10 cum/day)
24.	Number of Towers	1
25.	Basement	4
26.	Stories	12 floors
27.	Total Cost of the project:	Total Rs.1900 Crores
	i) Land Cost	
	ii) Construction Cost	

After deliberations on STP, RWH, solid waste management, construction waste, parking plan, dual plumbing plan, basement, floors, FAR, Non FAR etc and it was decided by the committee to recommend the case to SEIAA for approval of ToR and the project proponent will prepare the EIA by using Model Terms of Reference of MoEF&CC with following additional Terms of Reference:

#### **Standard ToR**

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

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

#### **Additional ToR**

1. The project proponent should submit the detail of existing plants/trees (girth, age and time) and Green belt plan of indigenous species to mitigate air pollution.
2. The PP shall submit the sun simulation path study for building orientation
3. The PP shall submit the Geo Technical Study of project area
4. The PP shall submit the detailed ambient air monitoring and dispersion modeling.
5. The PP shall submit the detailed solid waste management plan along with e-waste, Plastic waste, Hazardous waste management plans.
6. The PP shall submit the detailed report of STP with design specification and schematic diagram along with dimensions of each component of STP.
7. The PP shall submit the proof of availing TOD, FAR from the competent authority.
8. The PP shall submit the assurance of water of Fresh Portable water along with its source
9. The PP shall also give the details of protected areas and notified forest roads
10. The project proponent should submit detailed drainage plan with levels for monsoon season
11. The project proponent should submit the copy of valid license
12. The project proponent should submit land use and land cover study area of the project
13. The project proponent should submit contour plan of the study area
14. The project proponent should submit air quality modeling isopleths of DG Sets with Air mode Software version details

15. The project proponent should submit the energy compliance study as per ECBC Act, 2017 read with ECBC Rules, 2018
16. The project proponent should submit solid waste management (all type of wastes) study along with segregation, collection and transportation.
17. The Project proponent should submit the effect of height of building on the heat island effect.
18. The PP shall submit the impact of population density on the existing infrastructure
19. The PP shall submit the Traffic Impact Study on the existing roads along with the point of congestion.
20. The PP shall submit the distance of wetland and water bodies from the project site.
21. The PP shall submit the details of establishment in the vicinity and also the distance of petrol pump from the site

**203.08 EC for proposed up-gradation of existing Common Effluent Treatment Plant from 5 MLD to 10 MLD (Based on Extended Aeration System) capacity at Sector -38, Phase-I, HSIIDC Industrial Area, Rai, Sonipat, Haryana by M/s HSIIDC Industrial Estate.**

**Project Proponent : Mr. Kulveer Singh**  
**Consultant : Gaurang Environmental Solutions Pvt Ltd**

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/52095/2019 on dated 25.08.2020 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 7(h) of EIA Notification 14.09.2006. The TOR was granted on 06.09.2019. Then, the PP submitted the EIA report.

Thereafter, the case was taken up in 203<sup>rd</sup> meeting of SEAC Haryana held on 14.10.2020. The PP presented the case before the committee.

- The PP submitted the detail project report for up-gradation and expansion of existing CETP from KY Consultant Pvt. Ltd.
- The CETP does not have earlier Environment Clearance as told by PP and consultant before the Committee that the construction was started before the implication of EIA notification dated 14.09.2006.
- The ToR was granted by SEIAA/HR/2019/293 on dated 06.09.2019.

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

<b>Name of the Project: Up gradation of existing Common Effluent Treatment Plant from 5 MLD to 10 MLD capacity at Rai Haryana</b>				
<b>Sr. No.</b>	<b>Particulars</b>	<b>Existing</b>	<b>Expansion</b>	<b>Total Area (in M<sup>2</sup>)</b>
<b>Online Project Proposal Number</b>		<b>SIA/HR/MIS/52095/2019</b>		
1.	Latitude	28°55'42.90"N	28°55'42.90"N	--
2.	Longitude	77°5'1 51"E	77°5'1 51"E	--
3.	Plot Area	32,739.07 sq. m (8.09 acre)	--	32,739.07 sq. m (8.09 acre)
4.	Total Green Area with Percentage	14,994.49 sq.m of CETP Area (45.80%)	NA	14,994.49 sq.m of CETP Area (45.80%)
5.	Power Requirement	150 KW UHBVN	250 KW UHBVN	400 KW UHBVN

6.	Power Backup		200 kVA	500 kVA	200 kVA +500 kVA =700KVA
7.	Total Water Requirement		3.5 KLD	3 KLD	Total water demand: 6.5 KLD
8.	Domestic Water Requirement		0.5 KLD	--	0.5 KLD
9.	Fresh Water Requirement		3.5 KLD	3 KLD	6.5 KLD
10.	Waste Water Generated		0.4 KLD	--	0.4 KLD
11.	Solid Waste Generated		ETP sludge – 1500 kg/day  Domestic solid waste - 5.2kg/day	ETP sludge –1500 kg/day Construction waste – 35 Ton	ETP sludge –3000 kg/day  Domestic solid waste -5.2kg/day  Construction waste – 35 Ton
12.	Total Cost of the project:	i) Land Cost	3.5 crore	29.10 crore	32.6 crore
		ii) Construction Cost			
13.	EMP Cost/Budget		--	Capital Cost - 62.5 lac  Recurring Cost - 12 lac	Capital Cost - 62.5 lac  Recurring Cost - 12 lac
14.	Incremental Load in respect of:		i) PM 2.5	0.150 ug/m3	0.150 ug/m3
			ii) PM 10	1.71ug/m3	1.71 g/m3
			iii) SO <sub>2</sub>	2.37 ug/m3	2.37 g/m3
			iv) NO <sub>2</sub>	11.84 ug/m3	11.84g/m3
			v) CO	5.92 ug/m3	5.92 ug/m3
15.	Construction Phase:	i) Power Back-up	--	Contract Basis	Contract Basis
		ii) Water Requirement & Source	--	Domestic purposes 1.5 KLD Source: Tankers	Domestic purposes – 1.5 KLD Source: Tankers

The Discussion was held on the up-gradation of capacity of existing CETP, details of land, type of industries, power backup, chemicals used, Stack height, fresh water requirement, waste water generated, hazardous waste storage, Green Area, Technology used in CETP, Characteristic of inlet and outlet effluent, dry sludge, baseline data, air simulation details, mitigation measures, EMP, Public hearing, CER, CSR for the existing unit, discharge of treated water into drain no. 6, layout plan, installation of ETP by the member industries, agreement of HSIIDC with GEPIL, CTO for existing CETP, monitoring status of exiting CETP. The PP submitted the permission for discharge of effluent of HSIIDC Industrial Estate Rai in Drain No. 6 at Rai, District Sonapat from Executive Engineer. The PP submitted the copy of letter dated 18.12.2009 intimated that head office, HSIDC has approved the DNIT for construction of CETP and produced copy of Letter written to HSPCB for granting CTO to the said CETP. The Committee discussed that it seems that CETP construction was started before 2006 and i.e before

EIA 2006 and then do not have EC for the existing CETP and decided to refer to SEIAA for consideration that the unit does not have EC for existing phase. The PP submitted the undertaking that

- HSIIDC Limited is responsible for operating the proposed up gradation of existing CETP Plant from 5MLD to 10MLD capacity based on extended aeration system situated at sec - 38, Phase-I, HSIIDC Industrial Area, Rai, Sonapat, Haryana by M/s HSIIDC Industrial Estate.
- HSIIDC Limited will ensure that after up-gradation of existing CETP treated water will not be discharged into drain no.6. Treated water after tertiary treatment will be used for green belt development in CETP green belt area industrial area greenbelt development and industrial use for member units. The unit will maintain ZLD
- The HSIIDC Limited will not allow any Chromium, Phenol industries to discharge their waste water into the CETP Plant. The Waste Water generated from these industries will be treated by themselves.

After detailed deliberations the Committee 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 specific and general stipulations:

**A. Specific Conditions**

1. The PP shall submit the proof before SEIAA that the CETP was constructed well before the existence of EIA notification 2006.
2. Separate wet and dry bins must be provided for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vendor.
3. The PP shall submit the CER as per the latest MoEF&CC OM Dated 30.09.2020.
4. The PP shall ensure that total 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2% amount. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project.
5. No tree cutting has been proposed in the project. A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed 14,994.49 sqm of CETP Area (45.80%) shall be provided for green area development.
6. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
7. The Project 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.
8. Consent to establish / operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
9. The PP shall develop the CETP as the Zero liquid discharge unit.
10. The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA



11. The PP shall take all preventive measures and shall not allow to mix the Rain Water/storm water with the hazardous waste/CETP Effluent
12. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
13. The PP shall make treatment plan for Chromium, phenol etc. for better working of CETP.
14. The Individual plot holder shall primarily treat their effluents as per the quality of outflow.
15. The PP shall ensure the transportation of effluent from the member unit through closed pipe system after primary treatment.
16. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

**B. Statutory Compliance:**

1. The project proponent shall obtain 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.
2. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
3. The Project proponent shall prepare a Site-Specific Conservation Plan & Wildlife Management Plan and approved by the Chief Wildlife Warden. The recommendations of the approved Site-Specific Conservation Plan/Wildlife Management Plan shall be implemented in consultation with the State Forest Department. The implementation report shall be furnished along with the six-monthly compliance report. (in case of the presence of Schedule-I species in the study area).
4. 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 concerned State Pollution Board/Committee.
5. The project proponent shall obtain the necessary permission from the Central Ground Water Authority, in case of drawl of ground water/from the competent authority concerned in case of drawl of surface water required for the project.
6. A certificate of adequacy of available power form the agency supplying power to the project along with the load allowed for the project should be obtained.
7. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, etc. shall be obtained, as applicable by project proponents form the respective competent authorities.

**I. Air quality monitoring and preservation**

- i. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Diesel generating sets shall be installed, in the downwind directions.
- ii. Appropriate Air Pollution Control (APC) system shall be provided for fugitive dust from all vulnerable sources, so as to comply prescribed standards.

**II. Water quality monitoring and preservation**

- i. The Project Proponent shall install 24x7 online continuous effluent monitoring system with respect to standards prescribed in Environment (Protection) Rules 1986 as amended from time to time and connected to SPCB and CPCB online servers and calibrate these system from time to time according to equipment supplier specification through labs recognized under Environment (Protection) Act, 1986 or NABL accredited laboratories.

- ii. Total fresh water use shall not exceed the proposed requirement as provided in the project details. Prior permission from competent authority shall be obtained for use of fresh water.
- iii. There shall be flow meters at inset and outset of CETP to monitor the flow, suitable meters shall be provided to measure the quantity of effluent received, quantity of effluent recycled/reused and discharged.
- iv. The units and the CETP will maintain daily log book of the quantity and quality of discharge from the units, quantity of inflow into the CETP, details of the treatment at each stage of the CETP including the raw materials used, quantity of the treated water proposed to be recycled, reused within the Industrial park/units, quantity of the treated effluent discharged. All the above information shall be provided on-line of the website exclusively prepared for the purpose by the CETP owner. The website shall be accessible by the public. The financial and energy details of the CETP will also be provided along with details of the workers of the CETP.
- v. The CETP operator will maintain an annual register of member units which will contain the details of products with installed capacities and quality and quantity of effluents accepted for discharge. This will form a part of the initial and renewal applications for consent to operate to be made before the State Pollution Control Board.
- vi. No changes in installed capacity, quality or quantity of effluents as agreed upon in the initial MOU between the operator and the member units, addition of any new member units shall be carried without prior approval of the ministry.
- vii. The Unit shall inform the State Pollution Control Board at least a week prior to undertaking maintenance activities in the recycle system and store/dispose treated effluents under their advice in the matter.
- viii. The unit shall also immediately inform the Pollution Control Board of any breakdown in the recycling system, store the effluents in the interim period and dispose effluents only as advised by the Pollution Control Board.
- ix. The MoU between CETP and member units shall indicate the maximum quantity of effluent to be sent to the CETP along with the quality.
- x. The unit shall maintain a robust system of conveyance for primary treated effluents from the member units and constantly monitor the influent quality to the CETP. The Management of the CETP and the individual member shall be jointly and severally responsible for conveyance and pre-treatment of effluents. Only those units will be authorized to send their effluents to the CETP which have a valid consent of the Pollution Control Board and which meet the primary treated standards as prescribed. The CETP operator shall with the consent of the of State Pollution Control Board retain the powers to delink the defaulter unit from entering the conveyance system.
- xi. The effluent from member units shall be transported through pipeline. In case the effluent is transported thorough road, it shall be transported through CETP tankers only duly maintaining proper manifest system. The vehicles shall be fitted with proper GPS system.
- xii. Before accepting any effluent from member units, the same shall be as permitted by the SPCB in the consent order. No effluent form any unit shall be accepted without consent from SPCB under the Water Act, 1974 as amended.
- xiii. Treated water shall be disposed on land for irrigation. An irrigation management plan shall be drawn up in consultation with and to the satisfaction of the State Pollution Control Board.
- xiv. The Project Proponent will build operate and maintain the collection and conveyance system to transport effluent from the industrial units in consultation

with and to the satisfaction of the State Pollution Control Board and ensure that the industrial units meet the primary effluent standards prescribed by the State Pollution Control Board.

- xv. The State Pollution Control Board will also evaluate the treatment efficiency of the Effluent Treatment Plant (ETP) and its capability of meeting the prescribed standards. The final scheme of treatment would be such as is approved by the Pollution Control Board in the Consent to Establish.
- xvi. The project proponents will create an institutional arrangement for the involvement of individual members in the management of the CETP.

### **III. Noise monitoring and prevention**

- i. 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.
- ii. Noise from vehicles, power machinery and equipment on-site should not exceed the prescribed limit. Equipment should be regularly serviced. Attention should also be given to muffler maintenance and enclosure of noisy equipments.
- iii. Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

### **IV. Waste management**

- i. ETP sludge generated from CETP facility shall be handled and disposed to nearby authorized TSDF site as per Hazardous and Other Waste Management Rules, 2016.
- ii. Non Hazardous solid wastes and sludge arising out of the operation of the CETP shall be adequately disposed as per the Consent to be availed from the State Pollution Control Board. Non Hazardous solid wastes and sludge shall not be mixed with Hazardous wastes.
- iii. The CETP shall have adequate power back up facility, to meet the energy requirement in case of power failure from the grid.
- iv. The site for aerobic composting shall be selected and developed in consultation with and to the satisfaction of the State Pollution Control Board. Odour and insect nuisance shall be adequately controlled.
- v. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- vi. The solid wastes shall be segregated, managed and disposed as per the norms of the Solid Waste Management Rules, 2016.

### **V. Energy Conservation Measures**

- i. Provide solar power generation on roof tops of buildings, for solar light system for all common areas, street lights, parking around project area and maintain the same regularly;
- ii. Provide LED lights in their offices and residential areas.

### **VI. Green Belt**

Green belt shall be developed in area as provided in project details, with native tree Green belt shall be developed in an area equal to 33% of the plant area with a native tree species in accordance with CPCB guidelines. The greenbelt shall inter alia cover the entire periphery of the plant.

**VII. Public Hearing and Human Health Issues**

- i. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
- ii. Adequate infrastructure, including power, shall be provided for emergency situations and disaster management.
- iii. 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.
- iv. Occupational health surveillance of the workers shall be done on a regular basis.

**VIII. Corporate Environment Responsibility**

- i. The project proponent shall comply with the provisions 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 environment 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 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 report 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.
- v. Self environmental audit shall be conducted annually. Every three years third party environmental audit shall be carried out.

**IX. Miscellaneous**

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

- year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
- vi. The criteria pollutant levels or critical sectoral parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
  - vii. 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 operation by the project.
  - viii. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
  - ix. 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.
  - x. No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC)/SEIAA, Haryana.
  - xi. 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.
  - xii. The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
  - xiii. The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
  - xiv. 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.
  - xv. 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.
  - xvi. Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

**203.09 Amendment of Environment Clearance for Sarvodaya Hospital & Research Centre (A Unit of Anshu Hospitals Ltd) At Site No.1, Sector-08 at Faridabad, Haryana by M/s Sarvodaya Hospital & Research Centre**

**Project Proponent : Mr. Vijay Gera**  
**Consultant : Ind Tech House Consultant**

The project was submitted to the SEIAA, Haryana vide online proposal no SIA/HR/MIS/169146/2020 dated 11.09.2020. The project proponent submitted the case to the SEIAA for obtaining Amendment in Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006.

Thereafter, the case was taken up in 203<sup>rd</sup> meeting of SEAC Haryana held on 14.10.2020. The PP presented the case before the committee.

- The Proposed project is for Amendment of Environment Clearance for Sarvodaya Hospital & Research Centre (A Unit of Anshu Hospitals Ltd) At Site No.1, Sector-

- 08 at Faridabad, Haryana by M/s Sarvodaya Hospital & Research Centre
- First building plan was approved on 23.11.2008 for built-up area 22,475.97 sqm.
  - The OC was issued to us on 22<sup>nd</sup> July, 2008 for built-up area 15835.55 sqm.
  - The Project was granted earlier EC for proposed expansion for 32892.50 sqm. of built up Area vide letter no. SEIAA/HR/2017/798 dated 30.11.2017.
  - Letter of allotment of land measuring 20231.2 sq yds. Or .18 acres in sec-8 Faridabad for establishment of Hospital has been granted vide memo no. 8835 dated 22.02.2006
  - The proposal is for amendment of Environment clearance as earlier project was for 300 beds and the capacity of hospital has been enhanced from 300 beds to 450 beds. However, the builtup area is reduced from 32892.50 sqm to 32487.144 sqm
  - As there is no increase in the plot area but has reduction of 405.35 sq.m. of built up area the proposal was applied under Amendment category.

The proposed amendments are as follows:-

Sr. No.	Particulars	Earlier dated 30.11.2017	EC	Amendments in EC dated 30.11.2017
1	Built up area	32892.50 sqm		32487.144 sqm
2.	No. of beds	300		450
3.	Total water Requirement KLD	344		481
4.	Fresh water KLD	181		340
5.	Total waste water KLD	144		333
6.	STP KLD	170		315
7.	ETP KLD	45		90
8.	Green Area %	25.25		---
9.	Solid waste TPD	0.91		1.11
10.	Bio-medical TPD	0.09		0.169

The detailed discussion was held on the project whether it is to be considered as amendment or expansion and it is pointed out by members that as the built up area is not increased and however it is decreased the project shall be appraised as amendment. The pp has proposed to expand the capacity of beds from 300 to 450, the members deliberated it as expansion but it is argued by the PP and the consultant that in view of COVID situation the number of patient has increased many fold and the facilities are required to improve in term of beds and they are readjusting the space and services and enhancing the capacity in the existing infrastructure therefore the project shall be appraised as amendment and after discussion the committee agrees to appraise the project in terms of amendment.

It is deliberated that as the number of beds are increased in the same plot and there is an increment of 150 beds in the project approx. 50% of the existing capacity and hence the water demand also increased by 40% due to the increase of these beds. In earlier EC application the water demand for hostel block was also included in the total water demand and in this case the water demand for Hostel and nursing training institute block is not included. The committee decided to recommend the amendments in the earlier EC issued vide letter no. SEIAA/HR/2017/798 dated 30.11.2017 to SEIAA with the following additional stipulations and other conditions will remain the same as per earlier Environment Clearance dated 30.11.2017.

**Additional Stipulations:-**

1. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening
2. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
3. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
4. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
5. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
6. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
7. 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.
8. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
9. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
10. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building in regards to increase of beds.
11. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set.
12. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority for amendment part.
13. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority for amendment part.
14. The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
15. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
16. The PP shall provide the mechanical ladder for use in case of emergency.
17. The PP shall abide by Biomedical Waste Management Rules 2016. And revise the agreement with Service provider for enhancement of Biomedical waste and also update the increase on the online monitoring system as per advised by HSPCB

18. The PP shall take CTO from HSPCB for amendment part, if applicable. And follow all the conditions laid down in CTE/CTO for amended part along with already granted.
19. The PP shall not allow the sewage into ETP and ETP sludge shall be disposed as per Hazardous waste Management rules and in consultation with HSPCB.
20. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

**203.10 Modification-cum-Revision of Group Housing Colony at Village Harsaru, Sector- 88B, Gurgaon, Haryana by M/s Vatika Limited.**

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

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/53139/2019 on dated 29.05.2020 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006. The ToR was granted on dated 06.09.2019. Thereafter, the PP submitted the EIA/EMP report.

Then, the case was taken up in 203<sup>rd</sup> meeting of SEAC Haryana held on 14.10.2020. The PP presented the case before the committee but the PP requested in writing vide letter dated 14.10.2020 for the deferment of the case which was considered and acceded by the SEAC.

**203.11 EC for Affordable Group Housing Colony Project located at Revenue Estate of Village Dhorka, Sector-95, Gurugram, Haryana by M/s Doctor Agro Pvt. Ltd. in Collaboration with M/s Czar Buildwell Pvt Ltd.**

**Project Proponent : Sh. Ashok Punia**  
**Consultant : Grass Roots Research & Creation India Pvt. Ltd.**

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/171670/2020 on dated 11.09.2020 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006.

Thereafter, the case was taken up in 203<sup>rd</sup> meeting of SEAC Haryana held on 15.10.2020. The PP presented the case before the committee.

- The proposed project is for EC for Affordable Group Housing Colony Project located at Revenue Estate of Village Dhorka, Sector-95, Gurugram, Haryana by M/s Doctor Agro Pvt Ltd in Collaboration with M/s Czar Buildwell Pvt Ltd.
- LOI granted for setting up of Affordable Group Housing Colony Project located at Revenue Estate of Village Dhorka, Sector-95, Gurugram, Haryana by M/s Doctor Agro Pvt. Collaboration with M/s Czar Buildwell Pvt Ltd vide memo no. LC-4178/Assistant (AK/2020/13171) dated 28.07.2030.
- The PP submitted the Joint development agreement between M/s Doctor Agro Pvt. Ltd in Collaboration with M/s Czar Buildwell Pvt. Ltd.
- Building Plans has been approved vide letter no.7888 Dated 09.10.2020 for an area measuring 6.05 acres
- License no. 24 of 2020 dated 10.09.2020 has been granted in the name of M/s Doctor Agro Pvt. Ltd in Collaboration with M/s Czar Buildwell Pvt. Ltd vide letter dated 10.09.2020 which is valid upto 09.09.2025.
- The PP shall submit the STP feasibility report and affidavit that they will install modular STP in the project area.
- The PP submitted the Collaboration agreement between M/s Doctor Agro Pvt. Ltd with M/s Czar Buildwell Pvt. Ltd.



- The project is based on concept plan as Building plans are not approved
- Sultanpur Bird Sanctuary lies within 4.5km from the project area

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

<b>Name of the Project: Affordable Group Housing Colony Project located at Revenue Estate of Village Dhorka, Sector- 95, Gurugram, Haryana by M/s Doctor Agro Pvt. Ltd. in collaboration with M/s Czar Buildwell Pvt. Ltd.</b>		
<b>Sr. No.</b>	<b>Particulars</b>	
1.	Online Proposal Number	SIA/HR/MIS/171670/2020
2.	Latitude	28°24'54.64"N
3.	Longitude	76°54'30.55"E
4.	Plot Area	24,483.48m <sup>2</sup>
5.	Net Plot Area	24,483.48m <sup>2</sup>
6.	Proposed Ground Coverage	6,119.78m <sup>2</sup>
7.	Proposed FAR	57,530.96m <sup>2</sup>
8.	Non FAR Area	14,525.8m <sup>2</sup>
9.	Total Built Up area	72,056.76m <sup>2</sup>
10.	Total Green Area with %	4,930.97m <sup>2</sup> (20.14%)
11.	Rain Water Harvesting Pits (with size)	06 Pits (79.48cm <sup>3</sup> )
12.	STP Capacity	275 + 130 = 405 KLD
13.	Total Parking	914 ECS
14.	Organic Waste Converter	1
15.	Maximum Height of the Building (m)	50.6
16.	Power Requirement	2,500 kVA; Source: DHBVN
17.	Power Backup	3 DG sets of total 1,500 kVA capacity (3x 500 kVA)
18.	Total Water Requirement	415 KLD
19.	Domestic Water Requirement	395 KLD
20.	Fresh Water Requirement	293 KLD
21.	Treated Water	302 KLD
22.	Waste Water Generated	336 KLD
23.	Solid Waste Generated	2,385 kg/day
24.	Biodegradable Waste	1,717 kg/day
25.	Number of Towers	Residential – 9 Towers Community – 1 Tower Commercial – 3 Towers
26.	Dwelling Units/ EWS	873 DU's

27.	Basement	1 No
28.	Community Center	1 No
29.	Stories	S+24
30.	R+U Value of Material used (Glass)	2.518 (W/m <sup>2</sup> deg C)
31.	Total Cost of the project:	i) Land Cost
		ii) Construction Cost
32.	CER	3.32 Crores
33.	Incremental Load in respect of:	i) PM 2.5
		ii) PM 10
		iii) SO <sub>2</sub>
		iv) NO <sub>2</sub>
		v) CO
34.	Construction Phase:	i) Power Back-up
		ii) Water Requirement & Source
		iii) STP (Modular)
		iv) Anti-Smoke Gun

### ENVIRONMENT MANAGEMENT PLAN COST

COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
Sewage Treatment Plant	40.5	10.125
Rain Water Harvesting System	7.5	1.875
Solid Waste Management	7.0	1.75
Environmental Monitoring	Nil	9.0
Green Area Development	5.0	1.25
Others (Energy saving devices, miscellaneous)	10.0	2.5
CSR/CER Budget/ Environmental Budget	332	---
Fund allocated for Wild Life Conservation		
> Plantation of tress	3.0	0.75
> Digging of Ponds	2.0	0.5
> Construction of feeding Platforms and enclosure	2.0	0.5
> Awareness Generation	1.0	0.25
> Putting artificial nests on tress	1.0	0.25
<b>TOTAL</b>	<b>411.0</b>	<b>28.75</b>

The Discussion was held on approved Building Plan, IGBC certificate, Wildlife plan, distance of wild life sanctuary, Eco sensitive zone, CER, EMP, contour level, drainage plan, noise level, existing trees, separate services for different parts, Dual Plumbing Plan, STP, RWH and certain observations were raised which were replied by PP vide letter dated 15.10.2020. The PP submitted the Wildlife conservation Management Activity plan that Rs.9 lakhs will be spent on various wildlife

conservation activities like artificial nests on the trees, digging of ponds, construction of feeding platforms through Environment Management Plan. The PP submitted the undertaking that regarding existing trees at the project site will be relocated within the project site as per the landscape plan submitted.

After detailed 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 specific and general stipulations:

**A. Specific conditions:-**

- 1) Sewage shall be treated in the STP based on MBBR Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening.
- 2) The PP shall submit the NOC from Chief Wildlife Warden as area falls in the eco-sensitive zone to SEIAA before the meeting and shall comply with the wild life conservation measures as suggested by CWW.
- 3) The PP shall ensure that total 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2% amount. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project.
- 4) The PP shall submit the IGBC Certificate before the start of the project.
- 5) The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
- 6) The PP shall comply the Wildlife conservation Management Activity plan and spent Rs.9 lakhs on various wildlife conservation activities like artificial nests on the trees, digging of ponds, construction of feeding platforms through Environment Management Plan
- 7) The PP shall submit the details the demolition required to be carried out and the plan for the disposal of waste in accordance with C& D Waste Management Rules.
- 8) The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
- 9) The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
- 10) Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
- 11) Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
- 12) No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The

species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed 4,930.97m<sup>2</sup> (20.1% of net plot area) shall be provided for Green Area development for whole project.

- 13) 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.
- 14) Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
- 15) The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
- 16) The PP shall not carry any construction below the HT Line passing through the project.
- 17) The PP shall not carry any construction above or below the Revenue Rasta.
- 18) The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
- 19) The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set.
- 20) The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
- 21) The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
- 22) The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
- 23) The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
- 24) 6 Rain water harvesting recharge pits shall be provided for ground water recharging as per the CGWB norms.
- 25) The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 6 RWH pits.
- 26) The PP shall provide the Anti smog gun mounted on truck in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.
- 27) The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
- 28) The PP shall provide the mechanical ladder for use in case of emergency.
- 29) Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

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

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

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

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

- i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
- iv. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra lowsulphur 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 lowsulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- xi. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Ultra low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xii. For indoor air quality the ventilation provisions as per National Building Code of India.

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

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

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

and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

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

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

### **IV Energy Conservation Measures**

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

### **V Waste Management**

- i. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
- ii. Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- iii. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.

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

## **VI Green Cover**

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

## **VII Transport**

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



Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

#### **I. Human Health Issues**

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

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

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

#### **X Miscellaneous**

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

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

**203.12 EC for Expansion of Ware House at Village Behrampur, Gurgaon, Haryana by M/s P. D. Enterprises**

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

The project was submitted to the SEIAA, Haryana on 07.06.2013 as per check list approved by the SEIAA/SEAC. The case was taken up for appraisal in the 89th meeting of the SEAC held on 26.08.2013 and recommended to the SEIAA for grant of Environmental Clearance. SEIAA has returned the case on 19.02.2015 with the remarks that the SEAC should visit the site to check status of construction, if any, and submit its recommendation on merits alongwith the inspection report within stipulated period. 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 119th meeting of the SEAC held on 20.10.2015. The Project proponent vide their letter dated 09th October, 2015 requested that their case for exemption in response to the amendment in

Notification dated 22.12.2014. Further they have informed that they have started the construction for expansion of their Warehouse after the publication of Notification dated 22.12.2014, since they were exempted from obtaining Environmental Clearance. The Committee went through the Notification No. S.O. 3252(E) dated 22.12.2014 and Office Memorandum dated 09.06.2015 and observed that definition of Industrial Shed implies building (whether RCC or otherwise) which is being used for housing plant and machinery of industrial units and shall include godowns and buildings connected with production related and other associated activities of the unit in the same premises. The matter was discussed in detail and it was observed that it is not an industrial shed and is not covered under the notification dated 22.12.2014. The project proponent has started the construction activity in the proposed warehouse vide their letter dated 09.10.2015.

Therefore, it is recommended that SEIAA may seek clarification on the subject from the MoEF & CC, GoI as to whether the Environmental Clearance is required or not. The SEIAA on dated 28.12.2015 has returned the file with the remarks that SEAC should inspect the site and submit report. Thereafter this case was taken up in the 129th meeting of the SEAC held on 14.03.2016. 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(Coordinator)
2. Sh. A.K. Bhatia, Member, SEAC
3. Sh. S.C. Mann, Member, SEAC

Sh. R. K. Sapra, Member shall coordinate with the project proponent and the consultant for deciding the date and time of the visit and other details. The sub-committee shall submit its report within 15 days from the issue of the letter by the Secretary SEAC. SEAC constituted a committee vide letter dated 25.03.2016 consisting of 3 members namely, Sh. R.K. Sapra, Member, SEAC (Coordinator) Sh.A. K. Bhatia, Member, SEAC and Sh. S.C. Mann, Member, SEAC and the committee visited the site on 04.04.2016 and submitted the report to the committee and the committee submitted vide its report dated that M/s PD Enterprises Gurugram has violated the provisions of EIA notification by constructing the warehouse of more than 20,000 sqm without obtaining prior EC from the Competent Authority. The report of subcommittee was placed before the committee in 134<sup>th</sup> meeting of SEAC and the committee accepted the report of sub-committee and after detailed discussion is of the unanimous view that the case be referred to SEIAA for further necessary legal action.

As per the file, the project was submitted to the SEIAA, Haryana on 15.06.2018. The project proponent has submitted the Form-1, Form-1A and Conceptual Plan to the SEIAA with reference to the Notification No. S.O.804(E), dated the 14<sup>th</sup> March, 2017 and subsequent Notification No. S.O.1030(E) dated 08th March, 2018, issued by the Ministry of Environment, Forest and Climate Change. The MoEF & CC has prescribed the process 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 172nd meeting held on 04.07.2018 for approval of Terms of Reference under violation Notification dated 14.03.2017 and 08.03.2018 respectively. The PP attended the 172<sup>nd</sup> meeting of SEAC and requested for adjournment. The Committee considered the request of PP for adjournment.

The Observations of 172nd meeting of the SEAC was issued to the PP vide letter no. 2947 dated 11.07.2018. The term of SEAC was ended on 20.08.2018. As per EIA Notification dated 14.09.2006 in the absence of a duly constituted SEAC/SEIAA, a category B projects shall be treated as a category A projects. Therefore, the case was forwarded to MoEF&CC and after the receipt of case back from MoEF&CC. Then, the case was taken up in 187<sup>th</sup> meeting of SEAC held on 30.08.2019 but the PP was not present and the committee decided to give final notice for 15 days to the PP before processing any legal action. The Final Notice was issued to PP vide letter no. 637 dated 13.09.2019 but no reply is received from the PP. Thereafter, the case was taken up in 203<sup>rd</sup> meeting of SEAC Haryana held on 15.10.2020.

After deliberation that neither PP replied nor presented before the committee, it is decided that in view of the subcommittee report dated 01.06.2016, MOM of 134<sup>th</sup> meeting of SEAC and its decision of the earlier SEAC that the case be referred to SEIAA for further necessary legal action. The SEAC in its 203<sup>rd</sup> meeting further decided to forward the case to SEIAA as a violation for taking Legal action as per Environment Protection Act 1986 for construction of Warehouse without taking the prior approval of Environmental clearance from SEIAA under EIA Notification 2006.

**203.13 EC for expansion of Residential Plotted Colony at Village Dhunela & Berka, Sector-29, 30, 32 & 33, Tehsil Sohna, District Gurgaon, Haryana by M/s ST. Patricks Realty Private Limited.**

**Project Proponent :Shri Tarun Juneja**  
**Consultant :Perfact Enviro Solutions Pvt. Ltd.**

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/55233/2019 on dated 11.09.2020 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(b) of EIA Notification 14.09.2006. The TOR was granted on dated 03.02.2020. Thereafter, the PP submitted the EIA/EMP report.

**203<sup>rd</sup> video conferencing (VC) meeting of SEAC, Haryana, dated 14.10.2020 , 15.10.2020 and 16.10.2020**

Then, the case was taken up in 203<sup>rd</sup> meeting of SEAC Haryana held on 15.10.2020. The PP presented the case before the committee.

- The Proposed project is for EC for expansion of Residential Plotted Colony at Village Dhunela & Berka, Sector-29, 30, 32 & 33, Tehsil-Sohna, District-Gurgaon, Haryana by M/s ST. Patricks Realty Private Limited.
- The license No. 28 of 2016 in the name of M/s St. Patricks Realty Private Limited & others dated 23.12.2016 and the license No. 54 of 2014 in the name of Chandi Ram & Others in collaboration with M/s ST. Patricks Realty Private Limited dated 20.06.2014 has been granted from Town and Country Planning Department which is valid upto 22.12.2021 and 19.06.2019 respectively. Further the license No. 54 of 2014 dated 20.06.2014 has been renewed vide letter dated 11.11.2019 upto 19.06.2024 for an area measuring 105.4083 acres.
- The LOI in the name of Chandi Ram & Others in collaboration with M/s ST. Patricks Realty Private Limited for grant of license Residential Plotted Colony for an additional land measuring 20.225 acres has been granted vide memo no. 23101 dated 16.09.2019
- The Project has been granted earlier Environment Clearance vide letter No. SEIAA/HR/2017/634 dated 22.09.2017.
- The PP submitted the soil analysis report dated 25.10.2016.
- The Consent to Establish has been granted from HSPCB vide letter No. HSPCB/Consent/329962318GUNOCTE4727624 Dated 03.01.2018.
- The PP has submitted the copy of certified compliance report vide F.No. 16-17/2018-RO(NZ)/384-386 Dated 13.11.2019 from MoEF & CC.
- The TOR was granted for total area of 148.683 acres on dated 03.02.2020.
- The project falls under Gurugram Master plan 2031.

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

<b>Name of the Project: "Expansion of Residential Plotted Colony" At Village- Dhunela &amp; Berka, Sector-29, 30, 32 &amp; 33, Tehsil- Sohna, District- Gurgaon, Haryana by M/s St. Patrick's Realty Private Limited.</b>				
<b>Sr. No.</b>	<b>Particulars</b>		<b>As per Earlier Environmental Clearance Granted</b>	<b>Total Project Details (After Expansion)</b>
	<b>Online Project Proposal Number</b>		SIA/HR/MIS/55233/2019	
1.	Latitude		28°25'52.97"N	
2.	Longitude		76°56'58.65"E	
3.	Plot Area	m <sup>2</sup>	4,26,566.3084	6,01,695.2955
4.	Net Planned Area	m <sup>2</sup>	3,65,500.096	5,81,076.7221
5.	Total Built Up area	m <sup>2</sup>	2,43,038.00	10,40,256.00
6.	Total Green Area with Percentage	m <sup>2</sup>	31.38%	1,80,508.586 (31.06 %)
7.	Rain Water Harvesting Pits	Nos.	63	74 (24-already installed & 50-Proposed)
8.	STP Capacity	KLD	1700	Modular 3000 (Already installed - 300 KLD &

				Proposed-2700 KLD)	
9.	Parking Provision	ECS	520	611	
10.	Organic Waste Converter	No	---	6 (5 nos. of 1250 capacity and 1 no. of 700 capacity)	
11.	Maximum Height of the Building	m	15m	15m	
12.	Power Requirement	KW	6149.02	11097	
13.	Power Backup	KVA	10 (3 x 320 kVA, 4x 500 kVA, 1x380 kVA, 1x625 kVA, 1x750 kVA)	1x900, 8x700, 3x600, 2x1000 (Standby), 1x800, 2x500, 1x400, 1x300, 2x630	
14.	Total Water Requirement	KLD	1159	2424	
15.	Domestic Water Requirement	KLD	664	1315	
16.	Fresh Water Requirement	KLD	664	1315	
17.	Treated Water	KLD	-	275	
18.	Waste Water Generated	KLD	947	1610	
19.	Solid Waste Generated	kg/day	6536	11266	
20.	Biodegradable Waste	kg/day	-	6779	
21.	EWS Units	Nos	158	295	
22.	Salable Units	Nos	No. of Plots-430 NPNL Plots-197	No. of Plots-809 NPNL Plots- 369	
23.	Basement	Nos	2	2	
24.	Community unit	Nos	1	1	
25.	Stories	-	S+14	S+4	
26.	R+U Value of Material used (Glass)	-	-	R-0.3 (in m <sup>2</sup> . Deg C/W) U- 3.3 (in W/m <sup>2</sup> . Deg.C)	
27.	Total Cost of the project:	i) Land Cost	Rs in crore	648	808
		ii) Construction Cost			
28.	Incremental Load in respect of:	i) PM <sub>2.5</sub>	µg/m <sup>3</sup>	0.701	0.763
		ii) PM <sub>10</sub>	µg/m <sup>3</sup>	1.92	2.02
		iii) SO <sub>2</sub>	µg/m <sup>3</sup>	2.93	2.95
		iv) NO <sub>2</sub>	µg/m <sup>3</sup>	4.34	4.43

		v) CO	mg/m <sup>3</sup>	-	0.016
29.	Construction Phase:		kVA	i) Power Back-up	500 kVA, 250 KVA, and 125 KVA
				ii) Water Requirement & Source	Source of water- STP tanker Domestic Water requirement-23 KLD
				iii) STP (Modular)	18 KLD
				iv) Anti-Smog Gun	As per NGT order one Anti Smog Gun will

### Environment Management Plan

#### CAPITAL EXPENDITURE

S. No.	Description	Cost Already spent (in lakh) In Existing part	Cost To be spent (Rs in Lakh) in proposed part	Total Cost (in Lakhs) After expansion
1	Landscaping	550.0	200.0	750.0
2	STP	550.0	420.0	970.0
3	DG Stack & Acoustic Treatment	20.0	210.0	230.0
4	Solid Waste Management	-	120.0	120.0
5	Rain Water Harvesting	59.0	100.0	159.0
	<b>Total</b>	<b>1,179.0</b>	<b>1,050.0</b>	<b>2,229.0</b>

#### RECURRING EXPENDITURE

S. No.	Description	Total Cost (in Lakhs)
1	Landscaping	30.0
2	Water Management (STP & RWH)	50.0
3	Air Management (DG Stack & Acoustic Treatment)	5.0
4	Environment Monitoring	1.5

<b>5</b>	Solid Waste Management	12.0
<b>6</b>	Miscellaneous	5.0
	<b>Total</b>	<b>103.5 Lakhs</b>

The discussion was held on STP, Gas pipe line passing through project, school near the gas pipe line, trees already planted, DG set, Form I and Form IA, Aravali NOC, Environment Audit Report, contour level, STP, Noise EMP, RWH etc. and certain observations were raised which were replied by the PP vide letter dated 15.10.2020. The discussion was also held on the gas pipeline passing through the project and nursery school is located near gas pipeline and the committee deliberated that nursery school shall be shifted from the gas pipeline which was accepted by the PP and the consultant. The Block K of the project is not contagious and PP agreed to provide separate service for Block K.

After detailed 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 specific and general stipulations:

**A. Specific conditions:-**

1. Sewage shall be treated in the STP based on MBBR Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening
2. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
3. The PP shall ensure that total 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2% amount. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project.
4. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
5. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
6. The PP shall shift the nursery school located near the gas pipeline which was accepted by the PP and the consultant.
7. The PP shall not carry any construction below the 66 KV line passing through the project.
8. The PP shall take the permission of PESO for the gas pipeline passing through the project and shall not carry out any construction above or near the gas pipeline without taking the permission from the competent Authority and shall abide by the public liability act
9. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will



- include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
10. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
  11. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed 1,80,508.586 sqm (31.06 %) shall be provided for Green Area development for whole project.
  12. 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.
  13. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
  14. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
  15. The PP shall not carry any construction below the HT Line passing through the project.
  16. The PP shall not carry any construction above or below the Revenue Rasta.
  17. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
  18. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set.
  19. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
  20. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
  21. The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
  22. The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
  23. 50 Rain water harvesting recharge pits shall be proposed in addition to 24 already provided pit for ground water recharging as per the CGWB norms.
  24. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 74 RWH pits.
  25. The PP shall provide the Anti smog gun mounted on vehicle in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.
  26. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
  27. The PP shall provide the mechanical ladder for use in case of emergency.
  28. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

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

- [1] The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority for ground coverage, FAR and should be in

- accordance with zoning plan approved by Competent Authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- [2] The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from 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, the Plastics Waste (Management) Rules, 2016 and Batteries waste (Management Handling Rules 2001 as amended in 2020) shall be followed.
  - [10] The project proponent shall follow the ECBC Act/ECBC-Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.

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

- i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
- iv. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra lowsulphur 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 lowsulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.

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

## II Water Quality Monitoring and Preservation

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

be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.

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

### III Noise Monitoring and Prevention

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

### IV Energy Conservation Measures

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

## V Waste Management

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

## VI Green Cover

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

## VII Transport

- i. A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be

designed with these basic criteria.

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

#### **VIII Human Health Issues**

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

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

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

**X Miscellaneous**

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

**203.14 EC for proposed Common Effluent Treatment Plant of 1.5 MLD capacity (Based on extended aeration system) at Narwana, Jind, Haryana by M/s HSIIDC Narwana.**

**Project Proponent : Mr. Amandeep Singh**  
**Consultant : Gaurang Environmental Solutions Pvt. Ltd.**

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/54579/2018 on dated 11.09.2020 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 7(h) of EIA Notification 14.09.2006. The ToR was granted on 10.05.2019. Thereafter PP submitted the EIA report on dated 07.09.2020.

Thereafter, the case was taken up in 203<sup>rd</sup> meeting of SEAC Haryana held on 15.10.2020. The PP presented the case before the committee.

- The proposed project is for EC for proposed Common Effluent Treatment Plant of 1.5 MLD capacity (Based on extended aeration system) at Narwana, Jind, Haryana by M/s HSIIDC Narwana.
- The PP submitted the pre-feasibility report for CETP.
- The Distance of Sirsa Branch (Western Yamuna Canal) is 700 meters from the project site.
- Land acquisition award was allotted by District Revenue Officer cum Land Acquisition Collector, Jind vide letter no. 602 –05/ L. A. dated 27.08.2004.
- Earlier EC was granted to the project vide letter no. SEIAA/HR/2019/92 Dated 10.05.2019
- The PP submitted the certified compliance report from RO MoEF&CC vide letter no. 384-386 Dated 15.11.2019.
- The proposed CETP site is coming up in HSIIDC Industrial area where the effluent will be transported through pipeline network. The transport of effluent will be through pipeline. Thus, it prevents any possibility of direct contact of untreated effluent with surface water.

During the discussion the PP informed that they are shifting to a new area/location for setting up of CETP and committee deliberated on the request of PP and consultant that the amendment in TOR shall be granted in view of change of land. The Department has already considered the new land and will submit the details before the SEIAA. The committee deliberated that as the CETP is essential part of Environment protection activities and agreed that the amendment in TOR for new area shall be recommended to SEIAA for approval and PP shall prepare the EIA as per new location along with public hearing and PP shall submit the details of area to SEIAA before meeting for approval of additional TOR in addition to Standard Tor already granted vide approval dated 10.05.2019.

**Additional ToR:-**

1. The PP shall submit the details of new land along with ownership before the SEIAA.
2. The PP shall carry out all studies related to new area in place of earlier recommended land in TOR.
3. The PP shall carry out sampling related TO Air, Water, Noise, soil at new locations and present all the new details before SEIAA for approval of Additional TOR in addition to standard TOR already issued.

**203.15 EC for Development of Industrial Estate Phase-III (Industrial Model Township)' in Tehsil Sampla, District Rohtak (Haryana) by M/s HSIIDC Limited.**

**Project Proponent : Not Present**  
**Consultant : Not Present**

The project proponent submitted the case to the SEIAA as per check list approved by the SEIAA/SEAC on dated 04.09.2019 for obtaining Environmental Clearance under category 8(b) of EIA



Notification dated 14.09.2006. The TOR was approved by MoEF & CC, Gol on 12.01.2016. Then the PP submitted the EIA/EMP Report.

Thereafter, the case was taken up in 188<sup>th</sup> meeting of SEAC held on 16.09.2019. The PP presented their case before the committee. The committee advised the PP to seek the separate Environment Clearance for establishing CETP in the township under EIA Notification 14.09.2006 but the PP requested in writing for the deferment of the case which was considered and acceded by the SEAC.

Then, the case was taken up in 203<sup>rd</sup> meeting of SEAC Haryana held on 15.10.2020 but the PP requested vide letter dated 05.10.2020 for the deferment of the case which was considered and acceded by the SEAC.

**203.16 EC for expansion of IT/ITES, SEZ Project (25.175 Acres), Sector 48, Village Tikri, Gurugram, Haryana by M/s Candor Gurgaon One Reality Project Pvt Ltd**

**Project Proponent : Mr. Ashok Chaudhary**  
**Consultant : Ind Tech House Consultant Pvt. Ltd.**

The project was submitted to the SEIAA, Haryana vide online proposal no SIA/HR/MIS/52902/2020 dated 17.04.2020. The project proponent submitted the case to the SEIAA as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(b) of EIA Notification 14.09.2006. The TOR was approved by SEIAA on 16.03.2020 through online portal and thereafter, the PP submitted the EIA/EMP report on dated 17.04.2020.

Thereafter, the case was taken up in 202<sup>nd</sup> meeting of SEAC Haryana held on 30.08.2020 but the PP requested in writing vide letter dated 30.08.2020 for the deferment of the case which was considered and acceded by the SEAC.

Then, the case was taken up in 203<sup>rd</sup> meeting of SEAC Haryana held on 15.10.2020. The PP presented the case before the committee.

- The Proposed project is for EC for expansion of IT/ITES, SEZ Project (25.175 Acres), Sector 48, Village Tikri, Gurugram, Haryana by M/s Candor Gurgaon One Reality Project Pvt. Ltd.
- Earlier EC was granted vide letter dated 26.11.2007 for a period of 5 years which was further extended by SEIAA upto 30.12.2017 and thereafter upto 20.08.2020
- This project is based on Concept Plan as Building Plans are not approved.

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

<b>Name of the Project: Proposed Expansion of IT/ITES SEZ Project (25.175 Acres) Sector-48, Village-Tikri, Gurugram, Haryana</b>				
<b>Sr. No.</b>	<b>Particulars</b>	<b>Existing</b>	<b>Expansion</b>	<b>Total Area (in M<sup>2</sup>)</b>
	<b>Online Project Proposal Number</b>	<b>SIA/HR/MIS/52902/2020</b>		
1.	Latitude	28°30'07.97" N,		
2.	Longitude	77°05'43.02" E		
3.	Plot Area	1,00,361.88 sqm	1517.569 sqm	1,01,879.449 sqm
4.	Proposed Ground Coverage	-	-	30403 sqm

**203<sup>rd</sup> video conferencing (VC) meeting of SEAC, Haryana, dated 14.10.2020 , 15.10.2020 and 16.10.2020**

5.	Proposed FAR	-	-	317680 sqm
6.	Non FAR Area	-	-	287334.252 sqm
7.	Total Built Up area	2,48,774.636 sqm (Excluding basement areas)	-	6,05,014.25 sqm
8.	Total Green Area with Percentage	-	-	15281.9 sqm (15%)
9.	Rain Water Harvesting Pits	16	1	17 Nos.
10.	STP Capacity	1016 KLD	574 KLD	1590 KLD
11.	Total Parking	5934 ECS	505 ECS	6439 ECS
12.	Organic Waste Converter	1	1	02 Nos.
13.	Maximum Height of the Building (m)	-	-	157.2 M
14.	Power Requirement	-	-	31068 KW
15.	Power Backup	-	-	47040 KVA
16.	Total Water Requirement	2320 KLD	-35 KLD	2285 KLD
17.	Domestic Water Requirement	-	-	1445 KLD
18.	Fresh Water Requirement	-	-	840 KLD
19.	Treated Water available	-	-	1191 KLD
20.	Waste Water Generated	1000 KLD	323 KLD	1323 KLD
21.	Solid Waste Generated	4.80 TPD	5.34 TPD	10.14 TPD
22.	Biodegradable Waste	-	-	4.09 TPD
23.	Basement	3	0	3
24.	Community Center	0	0	0
25.	Stories	-	-	3B+St+36
26.	R+U Value of Material used (Glass)	-	-	<0.33 <0.27
27.	Total Cost of the project:	i) Land Cost		Total Cost: 671 Cr. Expansion Cost:- 172 Cr.
		ii) Construction Cost		
28.	CER	--	--	1.29 Cr.
29.	Incremental Load in respect of:	i) PM 2.5		0.619 $\mu\text{g}/\text{m}^3$
		ii) PM 10		0.945 $\mu\text{g}/\text{m}^3$
		iii) SO <sub>2</sub>		7.77 $\mu\text{g}/\text{m}^3$
		iv) NO <sub>2</sub>		51.1 $\mu\text{g}/\text{m}^3$
		v) CO		14.7 $\mu\text{g}/\text{m}^3$
30.	Construction Phase:	i) Power Back-up		01x250 kva
		ii) Water Requirement & Source		Through authorized tanker supply
		iii) STP (Modular)		1
		iv) Anti Smog Gun		As per NGT order 01 Anti-Smog Gun will be provided at site

### ENVIRONMENT BUDGET (Operation Stage)

COMPONENT	CAPITAL COST (Rs in Lacs)	RECURRING COST (Rs in Lacs)/Annum
RAIN WATER HARVESTING SYSTEM (1 Nos)	7	0.5
RAIN WATER HARVESTING IN NEARBY VILL.	32	-
SOLID WASTE STORAGE BINS ON SITE & PAYMENT OF EXPENSES FOR TREATMENT & DISPOSAL TO ECO GREEN (For Expansion Part)	12	4
SOLID WASTE MANAGEMENT FACILITY IN NEARBY VILLAGES	30	-
HORTICULTURE DEVELOPMENT (TREE PLANTATION & LANDSCAPING – Expansion Part)	20	3
AVENUE PLANTATION IN COMMUNITY AREA & NEARBY AREAS	26	-
ROOF TOP SPV PLANT (50 KWp)	50	2
ELECTRIFICATION INCLUDING SOLAR POWER IN NEARBY AREA	22	-
SANITATION (PREPARATION OF TOILETS)	28	-
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCES OF ENVIRONMENT CLEARANCE CONDITIONS	-	2.5
PRESERVATION & MAINTENANCE OF POND SITUATED AT VILLAGE DAULTABAD	20	-
<b>TOTAL</b>	<b>247</b>	<b>12</b>

### ENVIRONMENT BUDGET (Construction Stage)

COMPONENT	CAPITAL COST (Rs in Lacs)	RECURRING COST (Rs in Lacs)/Annum
TIN SHEET BARRICADING	40	2
WATER SPRINKLING	18	-
ANTI SMOG GUN –( Complete assembly )	8	3
TARPAULIN COVER FOR CONSTRUCTION MATERIALS & CONSTRUCTION DEBRIS	12	-
LABOR HEALTH CHECK UP	8	2
LABOR WELFARE& TRAINING	8	3.5
ENVIRONMENT MONITORING + 6 MONTHLY COMPLIANCE	3	3
<b>TOTAL</b>	<b>97</b>	<b>13.5</b>

The discussion was held on SEZ, Earlier EC, ,Forest NOC, ECBC Compliance, Name Change, FAR, Air Dispersion, STP Details, IGBC, RWH,DG set location, Aravalli clearance NOC, EMP etc. and certain observations were raised which were replied by the PP vide letter dated 16.10.2020 . The PP submitted the landscape plan showing existing no. of trees with species. The PP submitted the copy of Aravalli clearance from Tehsildar but committee conveyed that the PP shall submit the copy of Aravalli NOC from DC Gurugram before the meeting of SEIAA.

After detailed 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 specific and general stipulations:

**A. Specific conditions:-**

1. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening
2. The PP shall ensure all the basements and floors shall be mechanically lit having proper Flux and properly ventilated through air circulation with 100% back up.
3. The PP shall ensure that total 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2% amount . The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project.
4. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
5. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
6. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
7. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
8. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
9. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed 15281.9 sqm (15%) shall be provided for Green Area development for whole project.
10. The PP shall not carry any construction above or below the Revenue Rasta.
11. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
12. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set.
13. The PP shall implement the EMP and assess that the implemented EMP is adequate and periodic environmental audits shall be conducted and maintained the records of audit. These audits shall be followed by Corrective action plan to correct the various measures identified during the audits.(CAP)
14. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.

15. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
16. The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
17. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
18. 1 Rain water harvesting recharge pits shall be provided in addition to 16 already provided pit for ground water recharging as per the CGWB norms.
19. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 17 RWH pits.
20. The PP shall provide the Anti smog gun mounted on vehicle in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.
21. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
22. The PP shall provide the mechanical ladder for use in case of emergency.
23. The PP shall submit the copy of Aravalli NOC from DC Gurugram before the SEIAA meeting
24. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

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

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

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

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

- iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
- iv. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra lowsulphur 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, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
- vii. Wet jet shall be provided for grinding and stone cutting.
- viii. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- ix. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- x. The diesel generator sets to be used during construction phase shall be ultra low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- xi. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Ultra low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xii. For indoor air quality the ventilation provisions as per National Building Code of India.

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

- i. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
- ii. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- iii. Total fresh water use shall not exceed the proposed requirement as provided in the project details. The per capita supply should adhere to NBC 2016 and CGWA Notification dated 12.12.2018.
- iv. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- v. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
- vi. At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
- vii. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
- viii. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets

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

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

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

#### IV Energy Conservation Measures

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

#### V Waste Management

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



## **VI Green Cover**

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

## **VII Transport**

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

## **VIII Human Health Issues**

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

## IX Corporate Environment Responsibility

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

## X Miscellaneous

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

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

**203.17 EC for Revision and Expansion of Affordable Group Housing Colony Project located at Revenue Estate of Village Mewla Maharajpur, Sector 45, Faridabad, Haryana by M/s Jotindra Steel and Tubes Limited**

**Project Proponent : Akhil Kumar Surekha**  
**Consultant : Aplinka Solutions Technoligics Pvt. Ltd.**

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/52439/2019 on dated 13.09.2019 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(b) of EIA Notification 14.09.2006. The TOR was granted on dated 20.12.2019. Thereafter, the PP submitted the EIA report.

Then, the case was taken up in 203<sup>rd</sup> meeting of SEAC Haryana held on 15.10.2020. The PP presented the case before the committee.

- The Proposed project is for EC for Revision and Expansion of Affordable Group Housing Colony Project located at Revenue Estate of Village Mewla Maharajpur, Sector 45, Faridabad, Haryana by M/s Jotindra Steel And Tubes Limited.
- The Project site has one temple and temporary structure at the site
- M/s Jotindra Steel & Tubes Limited is developing a affordable group housing project at Village Mewla Maharajpur, Sector 45, Faridabad, Haryana.
- Earlier, the project has obtained the Environment Clearance vide letter no. SEIAA/HR/2019/272 dated 30/08/2019 for the built up area 1,13,424.61 sqm and for plot area 24,608.895 sqm (6.08 acre (granted by DTCP via License no. 52 of 2019 dated 07.03.2019) for 17 residential Tower (named A, B, C, D, E, F, G, H, J, K, L, M, N, P, Q, R S), commercial, community, aganbadi and crèche.
- CTE (Consent to Establish) has been obtained for existing phase vide letter no. HSPCB/Consent/:329962319FDBDCTE7046301 dated 11/12/2019. and construction work is going on existing phase.
- Now project has planning to revise and expand the Affordable Group Housing Colony due to addition of 18,944.315 Sqm (4.68125 acres) area granted by DTCP via License no. 105 of 2019 dated 10.09.2019 and now proposing 13 number new residential tower named Tower 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14 along with commercial building.
- At the project site some temporary structure without RCC roof and pillar structures and a small temple are exist before grant of license in expansion phase which is currently using as a site office. However these structures will be demolished when construction work will start on the expansion phase after grant of EC and temple will be retained.
- Now, M/s Jotindra Steel and Tubes Limited is undergoing for the Revision & Expansion of Affordable group Housing Colony due to addition of 4.68125 acre land which consists of additional Residential Towers that are Tower 1-14 (Phase II),
- The Building plans of an area measuring 6.081 acres having license no. 52 of 2019

and for an additional area measuring 4.68125 acres having license no. 105 of 2019 has been approved vide letter no. 10365 dated 24.04.2019 and no.1073 dated 23.06.2020 respectively from Town and Country Planning department Haryana in the name of Sh. Vishnu Kumar S/o Sh. Sita Ram in collaboration with M/s Jotindra Steel And Tubes Limited

- Trees to be retained 17, to be trans located 20
- Asola Wildlife sanctuary lies within 5.4km from the project site.
- Site plan for the Phase-I & II has been approved by DTCP.
- Zoning plan for the existing land area measuring 6.081 acre and additional land measuring area 4.68125 acre approved vide drawing number DTCP 7168 dated 10.09.2019.
- PP also submitted the approved building plan of additional area measuring 4.6825 acre approved by DTCP.
- The PP has submitted the structure related form BR-V (A2 along with structure stability certificate).
- Northern Railway has also issued NOC for construction of project Affordable Group Housing Colony area 4.681 acre by M/s Jotindra Steel And Tubes Limited at zoning railways boundaries between KM 1513/24 to 1513/18 on NDLS-PWL.
- PP has also submitted the Geo technical reports
- PP has also submitted an affidavit dated 24.07.2020 that
  - (i) Any construction of the Affordable Group Housing Project on expansion part has not been yet started.
  - (ii) No litigation pending against the project neither in NGT nor in any other court.
- The ToR for revision and expansion of group housing colony were issued vide letter no SEIAA19HR/2019/508 dated 20.12.2019.

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

<b>Name of the Project: Revision and Expansion of Affordable Group Housing Colony at Revenue estate of Village Mewla Maharajpur, Sector 45, Faridabad, Haryana by M/s Jotindra Steel &amp; Tubes Limited</b>				
<b>Sr. No.</b>	<b>Particulars</b>	<b>Existing</b>	<b>Expansion</b>	<b>Total Area (in M<sup>2</sup>)</b>
	<b>Online Project Proposal Number</b>	SIA/HR/MIS/52439/2019		
1.	Latitude	28°27'7.02"N	28°27'1.13"N	28°27'2.83"N
2.	Longitude	77°18'12.66"E	77°18'13.00"E	77°18'12.86"E
3.	Plot Area	24608.895sqm	18944.315 sqm	43553.21 sqm
4.	Net Plot Area	24608.895sqm	18944.315 sqm	43553.21 sqm
5.	Proposed Ground Coverage	6052.16 sqm	4551.86 sqm	10604.02 sqm
6.	Proposed FAR	58527.51 sqm	45128.39 sqm	103655.90 sqm
7.	Non FAR Area	54897.1 sqm	28867.12 sqm	83764.22 sqm
8.	Total Built Up area	113424.61 sqm	73995.51 sqm	187420.12 sqm
9.	Total Green Area with Percentage	4923.673 sqm 20.0% of plot area	3834.36 sqm 20.1% of plot area	8758.033 sqm 20.1% of Total plot area
10.	Rain Water Harvesting Pits	6	5	11
11.	STP Capacity	420 KLD	300KLD	720KLD
12.	Total Parking	890 Two wheelers 456 ECS,	730 Two wheelers 333 ECS	1620 Two wheelers 789 ECS
13.	Organic Waste Converter	1	0	1
14.	Maximum Height of the Building (m)	44.9meters	71.90meter	71.90meter

15.	Power Requirement	6094KW	3175kW	9269KW
16.	Power Backup	3 DG sets capacity 2500 kVA (2X 1000kVA and 1x500 KVA)	2 DG sets capacity 1, 500 kVA (1X1000 kVA and 1x500KVA)	5 DG sets Capacity 4000 KVA (3x1000+2x500 KVA)
17.	Total Water Requirement	441KLD	324 KLD	765KLD
18.	Domestic Water Requirement	288KLD	242KLD	530KLD
19.	Fresh Water Requirement	288KLD	242KLD	530KLD
20.	Treated Water	141KLD	94 KLD	235KLD
21.	Waste Water Generated	339KLD	266 KLD	605KLD
22.	Solid Waste Generated	2327.942Kg/day	2249.3394Kg/day	4577.2814Kg/day
23.	Biodegradable Waste	1396.7652Kg/day	1366.71 Kg/day	2763.481Kg/day
24.	Number of Towers	17 residential Tower +commercial +community and crèche	13 residential Tower + commercial	30 residential Tower+ commercial+ community +crèche
25.	Dwelling Units/ EWS	876	696	1572
26.	Salable Units	876	696	1572
27.	Basement	18,898.215 sqm	16,469.975 sqm	35,368.18 sqm
28.	Community Center	1	nil	1
29.	Stories	Tower A to H- (S+1)+13 Tower J and K- (S+1)+13 Tower L- S+7 Tower M- S+11 Tower N and P- S+12 Tower Q , R and S- S+14	Tower 1 to 4- S+19 Tower 5- S+3 Tower 6, 7 and 8- S+2 Tower 9- S+22 Tower 10, 11 and 12-S+23 Tower 14-S+1	Tower A to H- (S+1)+13 Tower J and K- (S+1)+13 Tower L- S+7 Tower M- S+11 Tower N and P- S+12 Tower Q , R and S- S+14 Tower 1 to 4- S+19 Tower 5- S+3 Tower 6, 7 and 8- S+2 Tower 9- S+22 Tower 10, 11 and 12-S+23 Tower 14-S+1
30.	R+U Value of Material used (Glass)	U = 5.4 W/sqm K R-0.9	U = 5.4 W/sqm K R-0.9	U = 5.4 W/sqm K R-0.9
31.	Total Cost of the project:	i) Land Cost	40	150
		ii) Construction Cost	165	291
32.	CER	4.125 cr		CER applicable on existing part is 4.125 Cr.
33.	EMP Cost/Budget	373.75 lakh	203.25 lakh	577.5 lakhs
34.	Incremental Load i) PM 2.5 in respect of:	0.0039 µg/m <sup>3</sup>	0.081µg/m <sup>3</sup>	0.0849 µg/m <sup>3</sup>

	ii) PM 10	0.0039 µg/m <sup>3</sup>	0.081,µg/m <sup>3</sup>	0.0849 µg/m <sup>3</sup>
	iii) SO <sub>2</sub>	0.012 µg/m <sup>3</sup>	0.111,µg/m <sup>3</sup>	0.123 µg/m <sup>3</sup>
	iv) NO <sub>2</sub>	0.078 µg/m <sup>3</sup>	0.499,µg/m <sup>3</sup>	0.577 µg/m <sup>3</sup>
	v) CO	0.014 µg/m <sup>3</sup>	0.352,µg/m <sup>3</sup>	0.366 µg/m <sup>3</sup>
35.	Construction Phase: i)Power Back-up		NO DG is proposed for power back up.  Existing electricity connection will be used with additional 500 KW	1000 KW
	ii)Water Requirement & Source	50 KLD HUDA treated water	50 KLD HUDA treated water	100 KLD HUDA treated water
	iii)STP (Modular)	Septic tank 01	01	01
	iv)Anti-Smoke Gun	As per NGT orders 1 anti smog gun will be provided in the project site		

#### ENVIRONMENT MANAGEMENT PLAN- EXPANSION PHASE

COMPONENT	During Operation Phase		COMPONENT	During Construction Phase	
	Capital Cost (Lakhs)	Recurring Cost (Lakhs/year)		Capital Cost (Lakhs)	Recurring Cost (Lakhs/year)
Sewage Treatment Plant	20	1.5	EMP cost of Construction phase(green net, tarpaulin cover to cover the construction material)	5	0.5
Rain water Harvesting Pits	25	5	Tractors/Tanker cost for Water sprinkling for dust suppression	3	1
Acoustic enclosure/stack for DG sets and Energy savings	7	1	Wheel wash arrangement during construction phase	2	1
Solid Waste Management / OWC	25	3	Sanitation for labours (mobile toilets/septic tank)	2.5	0.25
Environmental Monitoring and six monthly compliances	0	3	Anti-Smog Gun	4	0.5
Green Area/Landscape Area	25	2			
Wildlife Conservation Activity Plan	7	0			
Others (Energy Savings including	50	3			

Solar Power Installation)					
Dual Plumbing Line	6	0.5			
<b>Total (in lakhs)</b>	<b>165</b>	<b>9</b>		<b>6.5</b>	<b>.25</b>

The Discussion was held on traffic study, approved wildlife conservation plan, ATR, condition of translocation etc. and certain observations were raised which were replied by the PP vide letter dated 16.10.2020. The PP submitted the certified compliance report from RO MoEF &CC vide letter no. 620 dated 28.09.2020. The PP submitted the ECBC report. The PP has also submitted the ATR of non-complied points The PP submitted the affidavit that 20 number of trees will be transplanted at site which will be done under recommendations/suggestions of Divisional Forest Officer only. The PP submitted the Wildlife conservation Management plan that Rs7lakhs will be spent on various wildlife conservation activities like artificial nests on the trees, digging of ponds, construction of feeding platforms through Environment Management Plan.

After detailed 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 specific and general stipulations:

**A. Specific conditions:-**

1. Sewage shall be treated in the STP based on MBBR Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening
2. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
3. The PP shall ensure that total 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2% amount. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project.
4. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
5. The PP shall implement the submitted Wildlife conservation Management plan that Rs.7lakhs and will be spent on various wildlife conservation activities like artificial nests on the trees, digging of ponds, construction of feeding platforms through Environment Management Plan.
6. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
7. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.

8. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
9. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed 8758.033 sqm (20.1% of Total plot area) shall be provided for Green Area development for whole project.
10. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
11. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
12. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
13. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
14. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set.
15. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
16. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
17. The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
18. The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
19. 5 Rain water harvesting recharge pits shall be provided in addition to 6 already provided pits for ground water recharging as per the CGWB norms.
20. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 11 RWH pits.
21. The PP shall provide the Anti smog gun mounted on truck in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.
22. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
23. The PP shall provide the mechanical ladder for use in case of emergency.
24. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

**B. Statutory Compliance:**

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



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

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

- i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
- iv. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra lowsulphur 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 lowsulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- xi. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Ultra low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xii. For indoor air quality the ventilation provisions as per National Building Code of India.

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

- i. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland

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

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

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

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

### **IV Energy Conservation Measures**

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

### **V Waste Management**

- i. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
- ii. Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- iii. Separate wet and dry bins must be provided in each unit and at the ground level for

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

## **VI Green Cover**

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

## **VII Transport**

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

out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

#### **VIII Human Health Issues**

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

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

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

#### **X Miscellaneous**

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

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

**203.18 EC for project Expansion of Corporate Office Complex located at Plot No.13, Sector-32, Urban Estate, Gurugram-II, Haryana by M/s Padmini Technologies Ltd.**

**Project Proponent : Mr. P.K. Garg**  
**Consultant : Perfect Enviro Solutions Pvt. Ltd.**

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/154294/2020 on dated 20.08.2020 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006.

Thereafter, the case was taken up in 203<sup>rd</sup> meeting of SEAC Haryana held on 15.10.2020. The PP presented the case before the committee.

- The Proposed project is for EC for project Expansion of Corporate Office Complex located at Plot No.13, Sector-32, Urban Estate, Gurugram-II, Haryana by M/s Padmini Technologies Ltd.
- M/s Padmini Technologies Ltd had already constructed total built up area of 13894.147sqm over total plot area of 8343.75sqm(2.06 acres).
- The project has been granted Consent to operate (Air) vide letter no.

HSPCB/Consent/:330014316GUNOCTO3318892 Dated 12.09.2016 valid upto 31.03.2021.

- The Land has been allotted by HUDA, Gurugram for development of institutional plot.
- Show cause notice has been issued by HSPCB/GRN/2019/7100 Dated 18.02.2020 wherein it is show caused that total built up area of the building including basement is more than 20,000sqm
- Sultanpur National Park ESZ lies within 9.01 km from the project site.

The show cause notice was issued vide letter no. 7095 dated 18.02.2020 by HSPCB that they have not obtained mandatory EC under EIA Notification 14.09.2006 as built up area is more than 20,000 sqm as per occupation certificate issued by Estate Officer HUDA vide letter dated 17.08.2016 and they are liable to pay the Environment compensation in terms of direction of HSPCB issued vide letter 29.04.2019, However, consultant and PP produced the letter dated 02.02.2018 before the committee addressed to SEIAA that they have sought a clarification from SEIAA whether the project required EC or not in reference to HUDA letter memo no.-SDE(S) 195 dated 23.02.2015 and the letter is placed on the record and the committee after deliberation decided to send the case back to SEIAA for clarification on the letter produced by the PP which required verification and approval of SEIAA to take up case under violation in reference to MOEF&CC OM dated 09.09.2019, as requested by PP and consultant before the SEAC.

**203.19 EC for Extension & Expansion of “Residential Plotted Colony” located at Sector 36-39, Panipat, Haryana by M/s Taneja Developers & Infrastructure Ltd**

**Project Proponent : Not Present**  
**Consultant : Not Present**

Applicant proposes to set up “Residential Plotted Colony”, Sector-36-39, Panipat, Haryana. The project proponent submitted application for Extension of validity of Environmental Clearance to SEIAA on dated 28.10.2014 and was forwarded to SEAC on dated 31.10.2014.

The Environmental Clearance to the project proponent has already been granted by the Ministry of Environment and Forest, Government of India vide letter No.21-577/2007—IA.III dated 07.01.2008 for five years i.e. upto 06.01.2013.

The validity period of EC was elapsed on dated 06.01.2013 and the project proponent has submitted the application after the expiry of Environmental Clearance i.e. on 28.10.2014.

The case was discussed in the 115<sup>th</sup> meeting of the SEAC held on 11.11.2014. The compliance report for expansion of project received from Regional Director, MOEF vide letter dated 21.08.2014 shows that the work is quite incomplete and completion certificate for only a part of the project (221.446 Acres) has been issued by the DTCP, Haryana on 10.02.2014. The EC already granted was valid upto 06.01.2013 and any work executed afterwards tantamount to violation of the EIA Notification dated 14.09.2006. It was unanimously decided that this case may be decided at the level of SEIAA for considering his request as per provisions given in the EIA Notification, 2006.

The case could not be taken up in the SEIAA 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.

The case was taken up by the SEIAA in the 83<sup>rd</sup> meeting held on 28.09.2015. The SEIAA referred back the case to SEAC with the advice to appraise this project. The project proponent submitted the reply on 18.04.2016, thereafter the case was taken up in the 135<sup>th</sup> meeting of the SEAC held on 27.06.2016. The case was discussed in detail in detail and it was observed that MoEF&CC has imposed moratorium in Panipat and is covered under critically polluted area. The committee was of the unanimous view that the case be referred to SEIAA for getting clarification from MoEF&CC whether EC can be granted to the PP or not. The case was taken up by the SEIAA with the advice to appraise this project.

The terms of reference were approved in the 140<sup>th</sup> meeting held on 09.09.2016 and conveyed to the project proponent vide letter No. 1450 dated 15.09.2016. The project proponent vide letter dated 07.09.2017 requested for withdrawal of their case. Thereafter, the case was taken up in the 158<sup>th</sup> meeting of the SEAC held on 28.09.2017.

The Project Proponent neither attended the meeting nor circulated the documents to the Members. The Committee decided to issue 30 days notice to the PP.

The observation of 158<sup>th</sup> meeting were conveyed to the PP vide letter No.2273(A) dated 12.10.2017. The PP submitted the reply on 07.11.2017. Thereafter, the case was taken up in the 161<sup>st</sup> meeting of the SEAC held on 30.11.2017.

During discussion, the project proponent placed on record a request which is reproduced as under:

**“With reference to above said project, we wish to inform you that the TOR was granted to our project by SEAC, Haryana vide F.No. HR/SEAC/686/1450 on 15.09.2016.**

**In the light of MoEF& CC Notification no.S.O. 3999(E) dated 09.12.2016, where it has been clearly notified that the project with built up area greater than 3,00,000 Sqm will be treated as ‘A’ category projects. Hence, in view of the aforesaid notification, we had submitted the EIA Report for grant for grant of Environmental Clearance to MoEF & CC on 14.01.2017 and our case was appraised in 15<sup>th</sup> EAC meeting held on 12.04.2017 for grant of Environmental Clearance.**

**Therefore, we are withdrawing our case from SEAC/ SEIAA, Haryana.”**

As per the amendment in the EIA Notification issued recently by Ministry of Environment and Forest & Climate Change, Government of India on dated 09<sup>th</sup> December, 2016, the construction projects having covered area more than 300000 Sq. Meters falls under the competency of the Ministry of Environment and Forest & Climate Change, Government of India. Therefore, at present this case does not fall under the purview of SEIAA/SEAC.

The consultant on behalf of Project Proponent requested for adjournment and the same was discussed in the meeting. The Committee acceded to the request and decided to list the project in the 162<sup>nd</sup> meeting of the SEAC to be held on 13.12.2017. It was also made clear to the Project Proponent that no separate letter will be issued for attending the meeting of the SEAC.



Thereafter, the case was taken up in 162<sup>nd</sup> held on 13.12.2017. The project proponent neither attended the meeting nor circulated the documents to the Members. The Committee decided to issue 30 days notice.

Thereafter, the Case was sent to MoEF & CC on 20.08.2018 as the term of SEIAA came to end. Then, the case was received back from MoEF & CC. Thereafter, the Show Cause Notice was issued on 10.05.2019.

Presently the PP has applied for revision and extension in EC for commercial colony.

The PP also submitted the certified compliance report vide letter dated 21.08.2014.

Thereafter, the case was taken up in 203<sup>rd</sup> meeting of SEAC Haryana held on 15.10.2020 but the PP requested vide letter dated 29.09.2020 for the deferment of the case which was considered and acceded by the SEAC and it was decided unanimously by the committee that the project will be considered in the next meeting.

**203.20 Amendment in Environment Clearance of “Ware Housing Facility” in Revenue Estate at village Jamalpur, Gurgaon, Haryana by Mr. Sat Prakash Sharma.**

**Project Proponent : Mr. Akshay Sharma**  
**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 20.02.2019 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.

After discussions, the following shortcomings were observed:

- [1] The PP shall submit the revised water requirement @135 lpcd.
- [2] The PP shall submit the revised zero liquid discharge STP Plan based on the MMBR Technology.
- [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 fire safety plan.
- [5] The PP shall submit traffic management/circulation plan.
- [6] The PP shall submit the certified compliance report from RO, MoEF & CC, Gol, Chandigarh of the earlier EC.
- [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.
- [9] The PP shall submit RO Water supply plan for drinking purpose and also manage the RO reject.
- [10] The project proponent should submit detailed drainage plan for monsoon season
- [11] The project proponent should submit the incremental load statement for expansion project w.r.t. existing approved capacity.
- [12] The project proponent should submit the Sun Simulation Path Study for buildings orientation.
- [13] The project proponent should submit contour plan of the study area
- [14] The project proponent should submit air quality modeling isopleths of DG Sets with Air mode Software version details
- [15] The project proponent should submit the ECBC compliance report as per the ECBC guidelines 2017 read with ECBC Rules 2018.
- [16] The project proponent should submit revised solid waste management scheme.

- [17] The project proponent should submit an affidavit regarding apply for the project under expansion category.
- [18] The project proponent should submit Zoning Plan on larger scale.
- [19] The project proponent should submit the Google Map surrounding features within 10 km and 500 meter radius.
- [20] The project proponent should submit Elevation and section plan, layout plan.
- [21] The project proponent should submit Forest NOC or a receipt of case submitted to forest department.
- [22] 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.
- [23] The PP should submit the Aravali NOC from Deputy Commissioner.
- [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.
- [25] The PP shall submit the green belt development plan.

The observations of 177th meeting were conveyed to the PP vide letter No. HR/SEAC/2019/129 dated 05.04.2019. The PP submitted the reply of above said observations vide letter dated 08.04.2019.

Then, the case was taken up in the 178<sup>th</sup> meeting of SEAC held on 10.04.2019. The project proponent vide letter dated 08.04.2019 submitted a request for deferring their case as the compliance report from RO, MoEF&CC is still to be received.

Thereafter, the case was taken up in 199<sup>th</sup> meeting of SEAC Haryana held on 22.06.2020. The Owner attended the meeting through Video Conferencing and requested for the deferment of the case to which the consultant also agreed and the request was considered and acceded by the SEAC. The Committee also decided that the project will be appraised after the receipt of required documents.

The case was taken up in 203<sup>rd</sup> meeting of SEAC Haryana held on 15.10.2020. The PP presented the case before the committee.

- The project was earlier granted Environment clearance vide letter no. SEIAA/HR/2015/272 dated 09.03.2015 for the plot area 41466.74 m<sup>2</sup> and built up area 25939.87 m<sup>2</sup>

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

<b>Name of the Project: "Amendments in Environmental Clearance of "Warehousing Facility" At village Jamalpur, Gurgaon, Haryana- 122503 by Sat Prakash Sharma.</b>				
<b>Sr. No.</b>	<b>Particulars</b>	<b>Unit</b>	<b>As per Earlier Environmental Clearance Granted</b>	<b>Total Project Details (After Amendment)</b>
	<b>Online Project Proposal Number</b>	SIA/HR/MIS/31338/2019		
1.	Rain Water Harvesting Pits	Nos.	10	11 (4 m x 3 m x 3.5 m)
2.	STP Capacity	KLD	5	45 KLD & 15 KLD
3.	Power Requirement	KW	304 KW	2000 KW
4.	Total Water Requirement	KLD	8.5 KLD	76 KLD

5.	Domestic Water Requirement	KLD	1.75 KLD	31 KLD	
6.	Fresh Water Requirement	KLD	1.75 KLD	31 KLD	
7.	Treated Water	KLD	6.75 KLD	45 KLD	
8.	Waste Water Generated	KLD	2.5 KLD	50KLD	
9.	Solid Waste Generated	kg/day	17 Kg/day	376 kg/day	
10.	Total Cost of the project:	i) Land Cost	Rs in Lakhs	Rs. 2334.0 Lakhs	Rs. 2586 lakhs
		ii) Construction Cost			

The detailed discussion was held on the project whether it is to be considered as amendment or expansion and it is pointed out by members that as the built up area are not increased and earlier due to calculation of population on lower side leads to lower water demand. Now the PP has taken the population as per the peak seasonal demand and water requirement is increased and thus the pollution load in terms of waste water and STP capacity subsequently enhanced. The project shall be appraised as amendment. Thereafter, the committee agrees to appraise the project in terms of amendment.

The discussion was held on, water balance, waste water, treated water, RWH, wildlife conservation activities, power assurance, water assurance, STP, distance of wildlife from the project site and certain observations were raised which were replied by pp vide letter dated 15.10.2020 alongwith undertaking that they will not store any hazardous chemical as per MSIHC rules 1989. The PP submitted that 12 lakhs will be spent on various wildlife conservation activities like artificial nests on the trees, digging of ponds, and construction of feeding platforms through Environment Management Plan.

After deliberation, the committee decided to recommend the amendments in the earlier EC issued vide letter no. SEIAA/HR/2015/272 dated 09.03.2015 to SEIAA with the following additional stipulations and other conditions will remain the same as per earlier Environment clearance dated 09.03.2015.

**Additional Stipulations:-**

1. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening.
2. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
3. The PP shall ensure that total 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2% amount. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project.
4. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water,

efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.

5. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
6. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
7. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
8. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
9. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
10. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
11. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building in regards to increase of beds.
12. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set.
13. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority for amendment part.
14. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority for amendment part.
15. The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
16. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
17. The PP shall take CTO from HSPCB for amendment part, if applicable. And follow all the conditions laid down in CTE/CTO for amended part along with already granted.
18. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

**203.21 ToR for proposed 6 MLD (3 MLD –Phase I, 3 MLD – Phase II) Common Effluent Treatment Plant (Based on Extended Aeration System) at Karnal, Haryana by M/s HSIIDC Limited**

**Project Proponent : Mr. Rajbir Singh**  
**Consultant : Gaurang Environmental Solutions Pvt. Ltd.**

The project was submitted to the SEIAA, Haryana vide online proposal number SIA/HR/MIS/55094/2020 dated 11.09.2020 as per check list approved by the SEIAA/SEAC for approval of TOR under category 8(b) of EIA Notification 14.09.2006.

Thereafter, the case was taken up in 203<sup>rd</sup> meeting of SEAC Haryana held on 15.10.2020. The PP presented the case before the committee.

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

<b>Name of the Project: Proposed CETP of 6 MLD (3 MLD at Phase-I and 3 MLD at Phase-II) capacity based on Extended Aeration System at Karnal Haryana</b>		
<b>S. No.</b>	<b>Particulars</b>	
1.	Online Proposal Number	<b>SIA/HR/MIS/55094/2020</b>
2.	Latitude	29°38'35.48"N to 29°38'42.07"N
3.	Longitude	76°59'13.22"E to 76°59'19.37"E
4.	Plot Area	27,680.5 sq.m (6.84 acre)
5.	Total Green Area with Percentage	9,134.56 sq.m(33%)
6.	Power Requirement	Power demand : 325 kVA Source: UHBVNL
7.	Power Backup	DG set Number – 1 no DG Set Capacity - 320 kVA
8.	Total Water Requirement	2.5 KLD 2 KLD – chemical Dosing
9.	Domestic Water Requirement	0.5 KLD
10.	Fresh Water Requirement	2.5 KLD
11.	Treated Water	--
12.	Waste Water Generated	0.4 KLD – Domestic
13.	Solid Waste Generated	CETP Sludge – 600 kg/day Domestic Solid Waste – 3.5 kg/day
14.	Total Cost of the project:	i) Land Cost ii) Construction Cost 14.19 Crores
15.	Construction Phase:	i. Power Back-up Contract Basis ii. Water Requirement & Source Domestic uses – 0.5 KLD Source – Tankers iii. STP (Modular) NA iv. Anti-Smoke Gun NA

After deliberations on extended aeration system, type of industries, components of CETP, ZLD etc. and baseline survey data during December 2019 to February 2020. The Committee agrees and allowed the data collected by the project during December 2019 to February 2020 and it was decided by the committee to recommend the case to SEIAA for approval of TOR and the project proponent will

prepare the EIA by using Model Terms of Reference of MoEF&CC with following additional Terms of Reference along with public hearing:

- 1) Reasons for selecting the site with details of alternate sites examined/rejected/selected on merit with comparative statement and reason/basis for selection. The examination should justify site suitability in terms of environmental angle, resources sustainability associated with selected site as compared to rejected sites. The analysis should include parameters considered along with weight age criteria for short-listing selected site.
- 2) Details of the land use break-up for the proposed project. Details of land use around 10 km radius of the project site.
- 3) Details of member units, its production capacity, waste generation, characteristic and details of primary treatment provided by the member units.
- 4) Details on present treatment and disposal systems
- 5) Details of effluent collection system from member units level.
- 6) Details of hazardous waste collection. Sill proof arrangement
- 7) Examine and submit details of inlet characteristics.
- 8) Details of the CETP with design parameters. Layout plan of CETP. And open spaces.
- 9) Details of the adequate power back up facility, to meet the energy requirement in case of power failure from the grid.
- 10) Details of the usage of treated effluent for green belt development and horticulture.
- 11) Submit a copy of MoU made between the Member units.
- 12) Details of storage facility available at the CETP.
- 13) Examine and submit details of sludge/solid waste generated and method of disposal. MoU in this regard.
- 14) Details of water requirement, source and water balance chart.
- 15) Details of green belt
- 16) Details of performance monitoring, lab facility with technical persons.
- 17) Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.
- 18) The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.
- 19) Details of water meters for inflow and outflow monitoring etc.
- 20) Any further clarification on carrying out the above studies including anticipated impacts due to the project and mitigative measure, project proponent can refer to the model ToR available on Ministry website "<http://moef.nic.in/Manual/CETPs>".

#### **Additional ToR**

1. The PP shall submit the approved wildlife conservation plan from Chief Wildlife Warden.
2. Complete details of the proposed CETP to be furnished taking into account the future expansion of the industrial area and the total pollution load of the Industrial Area and the justification for selection of the proposed CETP site.
3. The PP shall submit clear title of land without any judicial order infringement.
4. The project proponent shall submit detailed drainage plan with levels for monsoon season
5. The project proponent shall submit the incremental load statement w.r.t. present and future scope
6. The project proponent shall submit land use and land cover study area of the project
7. The project proponent shall submit contour plan of the study area
8. The PP shall submit the final outfall of treated sewage in drainage after the usages in dual plumbing, horticulture etc.
9. The PP shall submit detailed drawings of sewage plan and drainage plan of the project.
10. The PP shall also submit the details of type of industries and their pollution load to be installed in the project area.
11. The project proponent shall submit air quality modeling isopleths of DG Sets with Air mode Software version details
12. An inventory of all the out-falls incorporating the discharge and quality of the waste being discharged shall be furnished.

13. Sampling shall be carried out across the length of the main sewer trunk at selected points to assess the quality (including toxic substances) of waste being carried by the sewer line. Analytical parameters should be selected on the basis of the nature of industries putting their wastes into the sewer line.
14. Based on the analytical results and the discharge rate worst-case scenario shall be evaluated and considering the same treatability studies for the proposed CETP shall be carried out to optimize the specifications.
15. Justifications for the selected concept of CETP based on different type of effluent shall be presented.
16. Impacts of CETP treated waste has to be assessed on the down streams where this waste is expected to join.
17. Detailed drawing and design with capacities of all units of proposed CETP.
18. Chemical analysis of sewage water if any before mixing industrial effluent (in the up-stream).
19. In CETP design parameters Inlet parameters such as BOD, COD, SO<sub>4</sub>, NO<sub>3</sub>, Solids etc., shall be studied and reported.

**203.22          Extension of validity of Environmental Clearance for proposed construction of Township Project “Parsvnath City, Dharuhera” at Sector 1, 1 B & 2B, near village Kharkhera, Distt. Rewari, Haryana by M/s Parsvnath Developers Ltd**

**Project Proponent      :Not Present**

**Consultant                :Not Present**

The project proponent submitted the application for Extension of Validity of EC Extension of validity of Environmental Clearance for proposed construction of Township Project “Parsvnath City, Dharuhera” at Sector 1, 1 B & 2B, near village Kharkhera, Distt. Rewari, Haryana to SEIAA on dated 29.04.2014 and was forwarded to SEAC on dated 05.06.2014.

- The EC to the project has already been granted by the SEIAA, Haryana vide letter No. 474 dated 26.05.2009 for five years i.e. upto 25.05.2014.
- The Validity period of EC was elapsed on dated 25.05.2014 and the project proponent has submitted their application on 29.04.2014 well within the stipulated period as per the provisions of EIA Notification, 2006

Thereafter, the case was taken up in 107<sup>th</sup> meeting of SEAC held on 01.07.2014. It was unanimously decided that further action may be taken on the basis of the documents available in the case file when the Environment Clearance was originally granted and compliance report submitted by the PP to the Regional Director, MoEF & CC, Gol with the copy to SEIAA. The File was sent back to SEIAA for documents.

Then, the case was taken up in 77<sup>th</sup> meeting of SEIAA held on 14.11.2014. During the meeting The PP informed that 30 % construction has been achieved. The PP failed to submit the certified copy of compliance report, copy of valid license updated Form I, Form IA and photographs showing status of construction and also reason for delay in start of construction. After detail deliberation the authority decided to refer back the case to SEAC with an advice to inspect the site to access the status of construction

Again, the case was received back from SEIAA on 26.11.2014 with the remarks that SEAC should visit the site to check the status and thereafter, a sub-committee was constituted on 26.02.2015 as decided vide 117<sup>th</sup> meeting minutes held on 18.02.2015 consisting of followings:

1. Sh. Sultan Singh, Member, SEAC (Co-ordinator)
2. Sh. Surinder singh Yadav, Member, SEAC

The Sub-committee has reported that license for the project has expired and PP has been asked to submit the license of the project.

The case received back from SEIAA on 31.08.2015 with the remarks that SEAC should visit the site to check the status and submit the recommendation along with inspection report

The matter was taken up in 123th meeting of SEAC 11.12.2015 and a sub-committee was constituted on 22.12.2015 consisting of followings:-

1. Sh. G. R. Goyat, Chairman, SEAC
2. Sh. A.K. Bhatia, Member SEAC

The sub-committee submitted the inspection report dated 19.12.2016 mentioning that no active construction activity was seen at the time of inspection

Thereafter, the case was taken up in 135<sup>th</sup> meeting of SEAC held on 27.06.2016 and some observations regarding expiry of license etc. were raised which were conveyed to PP vide letter No. 1193 dated 12.07.2016 for the submission of reply.

Then, the Final Show Cause Notice was issued to the PP vide letter No. 2174 dated 16.08.2017. PP has not submitted the reply. The matter was placed before the SEAC in its 165th Meeting held on 14.03.2018 and it was unanimously decided that the case be deferred for next meeting and Secretary, SEAC is advised to brief the Members.

Thereafter, the case was taken up in 166th meeting held on 11.04.2018. During discussions, the report of Sub-Committee was placed before the Committee. From the site visit report, it was revealed that construction of Floors and independent villas/independent houses in Block B appears to be recently constructed by the PP. The detail inspection of 2 Nos. plots 218 and 219 appears to be recently constructed and even shuttering of floor No. 219 was not found removed at the time of inspection. Recent construction done by the PP without obtaining extension of EC is a violation of EIA Notification.

It was unanimously decided that the case be sent to SEIAA for de-listing as the project proponent fails to comply the observations within a period of six months as per the directions of MoEF&CC. As per EIA Notification 14.09.2006, PP is required to obtain prior Environmental Clearance. The Project Proponent has not obtained the Environmental Clearance. The SEAC is of unanimous view, if Project Proponent started construction without prior Environmental Clearance, being a violation of the notification appropriate legal action may be initiated against the project proponent.

The Committee is of the unanimous view that the case be referred to SEIAA for taking legal action under the relevant provisions of the Act for violation of EIA Notification. It is further recommended that SEIAA may inform the concerned authorities for taking appropriate action as per law.

The case was taken up by the SEIAA in its 112th meeting held on 02.05.2018, wherein project proponent vide letter dated 02.05.2018 requested for not to delist the case and requested for further appraisal. The SEIAA decided to refer back the case to the SEAC with the advice that the case should be appraised as per request made by project proponent.



Thereafter, the case was taken up for appraisal in the 170<sup>th</sup> meeting of the SEAC held on 06.06.2018. The Project Proponent requested for adjournment and the same was discussed in the meeting. The Committee acceded to the request and decided to issue 30 days notice to the PP. SCN was issued to the PP vide letter No. 2851 dated 18.06.2018. The PP vide letter dated 18.07.2018 requested for taking up of their case in the next meeting.

Thereafter, the case was taken up in the 174<sup>th</sup> meeting of the SEAC held on 08.08.2018. The Project Proponent neither circulated the documents to the Members nor requested for adjournment. The Committee decided to issue final notice to the PP.

The observation of 174<sup>th</sup> meeting of SEAC were issued to PP vide letter no. 3063 dated 20.08.2018. The reply of PP was not received. The Case was sent to MoEF&CC on 20.08.2018 as the term of SEIAA came to end.

The case was received back from MoEF&CC. Thereafter, the Show Cause Notice was issued on 10.05.2019. The PP submitted the reply dated 27.05.2019 mentioning that the PP had applied for part completion on 24.01.2013 and they shall apply for consent to operate to HSPCB once received the completion and STP installation done at the site

Thereafter, the case was taken up in 185<sup>th</sup> meeting of SEAC. The PP and its consultant were found absent for the meeting and it was discussed to give final opportunity to PP before taking final action by SEAC.

Thereafter, the case was taken up in 203<sup>rd</sup> meeting of SEAC held on 16.10.2020. Neither PP circulated any document nor present in the meeting and Committee after detailed deliberation on earlier minutes of meeting including MOM of 166<sup>th</sup> meeting of SEAC and It was unanimously decided that the case be sent to SEIAA for de-listing as the project proponent fails to comply the observations within a period of six months as per the directions of MoEF&CC. As per EIA Notification 14.09.2006, PP is required to obtain prior Environmental Clearance. The Project Proponent has not obtained the Environmental Clearance. The SEAC is of unanimous view, if Project Proponent started construction without prior Environmental Clearance, being a violation of the notification appropriate legal action may be initiated against the project proponent.

The Committee is of the unanimous view in its meeting dated 16.10.2020 that as the PP is not interested in appraisal of the project the case be again referred to SEIAA for taking legal action under the relevant provisions of the Act for violation of EIA Notification. It is further recommended that SEIAA may inform the concerned authorities for taking appropriate action as per law.

**203.23      Revision and Extension in Environment Clearance for Commercial Complex at Sector-19, Village Kamaspur, Sonipat, Haryana by M/s TDI Infrastructure Ltd.**

**Project Proponent                      : Not Present**  
**Consultant                                    : Not Present**

The application for Environment Clearance as received by the SEIAA, Haryana on 26.02.2016 and the same was transferred to the SEAC, Haryana for appraisal.

Thereafter, the case was taken up for the appraisal in 134<sup>th</sup> meeting of SEAC held on

30.05.2016 wherein PP requested for adjournment due to expiry of the license and same was acceded by the committee.

Thereafter, the Show Cause Notice was issued to the PP vide letter no. 1153 dated 10.06.2016. No reply to the Show cause Notice has not been received so far inspite of lapse of about one year and one month.

Then, the Final Show Cause Notice was issued to the PP vide letter No, 2240 dated 16.08.2017 and no reply has been received from PP so far. As per MoEF guidelines No. J-11 013/5/2009-IA-II Expert Appraisal Committee (EAC) meeting should be de-listed from the list of pending projects.

Thereafter, the matter was placed before the SEAC in its 165<sup>th</sup> meeting held on 14.03.2018 and it was unanimously decide that the case be deferred for next meeting and Secretary SEAC is advised to brief the members.

Then, the matter was again placed before the SEAC in its 166<sup>th</sup> meeting held on 12.04.2018 and it was unanimously decided that the case be sent to SEIAA for delisting as the project proponent fails to comply the observations within a period of six months as per the directions of MoEF&CC. As per EIA Notification 14.09.2006, PP is required to obtain prior Environment Clearance. The PP has not obtained the EC. The SEAC is of unanimously view, if PP started construction without prior EC, being a violation of the notification appropriate legal action may be initiated against the PP. It is further recommended that SEIAA may inform the concerned authorities for taking appropriate action as per law.

The recommendation of SEAC was taken up for consideration in the 112<sup>th</sup> meeting of SEIAA held on 02.05.2018. The PP submitted a request vide letter dated 21.04.2018 for not to delist the case and requested for further appraisal. After detailed deliberation the authority decided to refer back the case to the SEAC with the advice that the case should be appraised as per request made by PP.

Thereafter, the case was taken up for appraisal in the 170<sup>th</sup> meeting of the SEAC held on 06.06.2018. The PP requested for adjournment and the same was discussed in the meeting. The Committee acceded to the request and decided to issue 30 days notice to the PP

The observations of 170<sup>th</sup> meeting of SEAC was issued to the PP vide letter no. 2850 dated 18.06.2018. The reply is still awaited. Then, as the term of present SEAC has ended on 20.08.2018 the case was forwarded with the recommendation to forward the same to MoEF&CC as per EIA Notification, 2006.

The case was received back from MoEF&CC. The Show Cause Notice was issued to PP on 10.05.2019. Thereafter, the case was taken up in 203<sup>rd</sup> meeting of SEAC Haryana held on 16.10.2020.

- Earlier EC was granted By EAC vide letter dated 08.01.2008 to the project in the name of M/s Infinite promoters Pvt. Ltd. New Delhi for Group Housing project of total built up area 87,459.07sqm and built up area for commercial complex is 39072.05sqm
- Earlier Environmental Clearance was granted on 8.01.2008 for 5 years and PP submitted the case for revision in EC on 26.02.2016 after the expiry of earlier EC.
- The deliberation was held on the earlier EC granted on 08.01.2008 in the name of M/s Infinite promoters Pvt. Ltd. New Delhi for Group Housing project of total built up area 87,459.07 sqm and built up area for commercial complex is 39072.05 sqm and PP applied for revision in EC due to change in built up area. The committee desired to ensure the status of construction at the site and whether the construction was carried during the expiry of Environment clearance dated 08.01.2008.

In the meeting committee unanimously decided that the PP has to submit the status of construction, site latest photographs and no construction has been carried out during the period and their case will be taken up accordingly in the next meeting of SEAC subject to the receiving of complete documents by SEAC committee.

**203.24 EC for expansion of office complex at Plot No. 67, Sector-44, Gurgaon, Haryana by M/s Perfect Office Management Services Pvt. Ltd**

**Project Proponent :Mr. Ravinder Singh**  
**Consultant :Perfect Enviro Solutions Pvt. Ltd. (PESPL)**

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/144341/2020 on dated 11.09.2020 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006.

Thereafter, the case was taken up in 203<sup>rd</sup> meeting of SEAC Haryana held on 16.10.2020. The PP presented the case before the committee.

- The proposed project is for EC for expansion of office complex at Plot No. 67, Sector-44, Gurgaon, Haryana by M/s Perfect Office Management Services Pvt. Ltd.
- The project was granted earlier Environment Clearance vide letter no. 1115 dated 16.12.2010
- Asola Wildlife Sanctuary falls within 9.18 km from the project site.
- The project has already been granted environmental clearance vide letter no. SEIA/HR/2010-1115 dated 16/12/2010 for plot area 8400 m<sup>2</sup> and built up area of 23482.04 m<sup>2</sup>.
- Now due to change in planning and green building concept, vertical expansion has been proposed and the total built up area of the project after expansion will be 54017.31 m<sup>2</sup> over the same plot area i.e. 8400 m<sup>2</sup>.
- CTO has been granted to the project vide consent no. 31311631GUNOCTO4806189 dated 29.12.2017. However, there is no occupancy in the complex.
- The revised building plan of the project has not been submitted and the present project is appraised on concept basis. The PP has submitted the letter dated 22.05.2014 vide which building plans have been submitted to HUDA on 16.06.2010 for approval but the same is pending due to balance EDC and extension.
- The PP has not submitted the structure stability certificate to further project as the PP has proposed to construct 12 floors instead of 4 floors sanctioned vide earlier EC letter dated 16.12.2010. The PP has submitted the Geo Technical Investigation report dated 08.12.2006.
- The Plot was allotted to Earnest and Young Pvt Ltd vide Memo no. 198 dated 29.08.2006 and possession certificate is also obtained by Earnest and Young Pvt Ltd vide letter dated 14.11.2006.
- The conveyance deed dated November, 2006 between HUDA and Earnest and Young Pvt Ltd is also submitted.
- The PP submitted the certified copy of compliance report from RO MoEF&CC vide letter dated 28.09.2020.

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

Name of the Project: "Expansion Of Office Complex" At plot No. 67, Sector 44, Gurugram by M/s Perfect Office Management Services Pvt. Ltd.						
Sr. No.	Particulars	Unit	Details as Per Environmental Clearance granted dated 16.12.2010	Constructed	Additional	Total After Expansion Details
1.	Online Proposal Number	SIA/HR/MIS/144341/2020				
2.	Latitude	28°27'04.81" N				
3.	Longitude	77°04'11 .80" E				
4.	Plot Area	m <sup>2</sup>	8,400.0 (2.075 Acres)			
5.	Net Plot Area	m <sup>2</sup>	-	-	-	-
6.	Proposed Ground Coverage	m <sup>2</sup>	3085.92			
7.	Proposed FAR	m <sup>2</sup>	-	7145.58	23514.42	30660
8.	Non FAR Area	m <sup>2</sup>	-	-	7120.11	7120.11
8 (a)	Total basement area	m <sup>2</sup>	-	16237.2	-	16237.2
9.	Total Built Up area	m <sup>2</sup>	23482.04	23382.78	30634.23	54017.31
10.	Total Green Area with %	m <sup>2</sup>	-	1680 (20%)	-	1680 (20%)
11.	Rain Water Harvesting Pits (with size)	No.	-	2 (Diameter: 3.1m & Depth: 4m)	-	2 (Diameter: 3.1m & Depth: 4m)
12.	STP Capacity	KLD	80	-	70	150
13.	Total Parking Provision	ECS	232	-	-	477
14.	Organic Waste Converter	No	-	-	-	3 OWC of 120 capacity
15.	Maximum Height of the Building (m)	m	33	21	43	64
16.	Power Requirement	kW	990	990	990	1980
17.	Power Backup	No.	-	-	-	4 X 750KVA
18.	Total Water Requirement	KLD	-	-	-	189KLD
19.	Domestic Water Requirement	KLD	87	-	-	75
20.	Fresh Water Requirement	KLD	87	-	-	75
21.	Treated Water	KLD	-	-	-	114
22.	Waste Water Generated	KLD	58	-	-	121
23.	Solid Waste Generated	kg/day	344	-	-	863
24.	Biodegradable Waste	kg/day	-	-	-	349
25.	Number of Towers	Nos.	1	1	0	1
26.	Stories	-	-	B+G+4	8 additional floor	B+G+12
27.	R+U Value of Material used (Glass)	-	-	-	-	U = 0.32 Btu/hr.sqft. deg. F R= 3.12 Btu/hr.sqft. deg. F

28.	Total Cost of the project:	i) Land Cost	Rs. in crore	44.94	90.84	110.16	201
		ii) Construction Cost					
29.	EMP Budget			-	-	-	Capital cost-Rs 556.43 lakh Recurring cost-Rs 30.8 lakh
30.	Incremental Load in respect of:						
	i) PM <sub>2.5</sub>		µg/m <sup>3</sup>	-	-	-	0.335
	ii) PM <sub>10</sub>		µg/m <sup>3</sup>	-	-	-	0.67
	iii) SO <sub>2</sub>		µg/m <sup>3</sup>	-	-	-	0.406
	iv) NO <sub>2</sub>		µg/m <sup>3</sup>	-	-	-	3.70
	v) CO		mg/m <sup>3</sup>	-	-	-	0.01
31.	Construction Phase:		KVA	i) Power Back-up			1x 125 kVA
				ii) Water Requirement & Source			Source of water-STP tanker water suppliers. Water requirement-15 KLD
				iii) STP (Modular)			5 KLD
				iv) Anti-Smog Gun			As per NGT orders 1 anti smog gun will be provided in the project site.

**Environment Management Plan  
CAPITAL EXPENDITURE**

S No.	Description	Cost Already Spent (Rs. in Lacs)	Cost to be done (Rs. in Lacs)	Total Cost in Lacs (Rs. in Lacs)
1	Landscaping	20.11	35	55.11
2	Water Management ( STP + WTP )	41.62	90.85	132.47
3	Rainwater management	5.85	0	5.85
4	Air Management	0	345	345
5	Solid Waste Management	0	12	12
6	Misc.	0	6	6
	<b>Total</b>	<b>67.58</b>	<b>488.85</b>	<b>556.43</b>

**RECURRING EXPENDITURE**

<b>S no</b>	<b>Description</b>	<b>Total Recurring Cost (Rs. in Lacs/year)</b>
1	Landscaping	4.8
2	Water Management ( STP + WTP )	13.8
3	Rain water management	0.5
4	Air Management	6.4
5	Environmental Monitoring	2.7
6	Solid Waste Management	0.6
7	Misc.	2
	<b>Total</b>	<b>30.8</b>

The discussion was held on RWH, Structure Stability Certificate, Green Plan, Building Plan, Traffic circulation plan, parking plan, DG set height, Distance of Wildlife Sanctuary, Conservation Activity Plan, ECBC, Updated Form IA, OWC, EMP, commercial uses in the parking, sensors for measurement of CO, STP, EMP, Location of DG set, Online monitoring, proper ventilation, real time information system, and certain observations were raised which were replied by PP vide letter dated 16.10.2020 along with Geotechnical report for construction of proposed site and updated Form with revised calculations of OWC and RWH. The documents were placed before the committee The PP informed the committee that construction has been done over a built up area of 23,383.08 m<sup>2</sup>. Now due to FAR available and Green Building Concept, vertical expansion is proposed, it is also informed that due to TOD policy, there is an increase in FAR. The PP submitted the Wildlife conservation Management plan that Rs.10lakhs will be spent on various wildlife conservation activities like artificial nests on the trees, digging of ponds, construction of feeding platforms through Environment Management Plan

The committee deliberated that project proponent has claimed 15% FAR for Green building. However, the certificate of IGBC is not submitted by the PP and it is decided that the project shall be appraised on the concept basis and the PP shall submit the IGBC certificate after its approval from the competent authority.

After detailed 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 specific and general stipulations:

**A. Specific conditions:-**

1. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening

2. The PP shall ensure all the basements and floors shall be mechanically lit having proper Flux and properly ventilated through air circulation with 100 % back up.
3. The PP shall ensure that total 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2% amount. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project.
4. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
5. The PP shall submit the IGBC and TOD certificate before the start of the project.
6. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
7. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
8. The PP shall submit the Wildlife Management Activity Plan that Rs.10 lakhs will be spent on various wildlife conservation activities like artificial nests on the trees, digging of ponds, construction of feeding platforms through Environment Management Plan
9. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
10. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
11. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed 1680 (20% of net plot area) shall be provided for Green Area development for whole project.
12. The PP shall not carry any construction below the HT Line passing through the project.
13. The Pp shall get the structure safety certificate from the approved agency before the start of the project.
14. The PP shall not carry any construction above or below the Revenue Rasta.
15. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
16. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set.
17. The PP shall implement the EMP and assess that the implemented EMP is adequate and periodic environmental audits shall be conducted and maintained the records of audit. These audits shall be followed by Corrective action plan to correct the various measures identified during the audits.(CAP)
18. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.

19. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
20. The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
21. The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
22. 2 Rain water harvesting recharge pits shall be provided for ground water recharging as per the CGWB norms.
23. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 2 RWH pits.
24. The PP shall provide the Anti smog gun mounted on vehicle in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.
25. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
26. The PP shall provide the mechanical ladder for use in case of emergency.
27. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

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

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

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

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



- PM2.5) covering upwind and downwind directions during the construction period.
- iv. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra lowsulphur 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 lowsulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
  - xi. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Ultra low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
  - xii. For indoor air quality the ventilation provisions as per National Building Code of India.

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

- i. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
- ii. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- iii. Total fresh water use shall not exceed the proposed requirement as provided in the project details. The per capita supply should adhere to NBC 2016 and CGWA Notification dated 12.12.2018.
- iv. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- v. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
- vi. At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
- vii. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
- viii. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
- ix. Separation of grey and black water should be done by the use of dual plumbing system. In

case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.

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

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

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

### **IV Energy Conservation Measures**

- i. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency as per ECBC Act, 2017 read with ECBC Rules, 2018 shall be ensured. Buildings in the States

which have notified their own ECBC, shall comply with the State ECBC also which is in no case should be less than 25% as prescribed.

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

## **V Waste Management**

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

## **VI Green Cover**

- i. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees

should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).

- ii. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
- iii. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
- iv. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

## **VII Transport**

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

## **VIII Human Health Issues**

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

## IX Corporate Environment Responsibility

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

## X Miscellaneous

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

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

**203.25 EC for Affordable Residential Group Housing Colony, Prime Minister Awas Yojana (PMAY) for core area over an area measuring 2.1255 acres at Khasra No. 40/2, 42/2, 34 min, 156/33/1 of revenue estate of Village Dharampur, Pinjore and the limits of Municipal Corporation Panchkula, Haryana by M/s Berkeley Automobiles Limited.**

**Project Proponent :Mr. O.P. Sharma**

**Consultant :OCEAO-ENVIRO Management Solutions (India) Pvt. Ltd.**

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/171878/2020 on dated 08.09.2020 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006.

Thereafter, the case was taken up in 203<sup>rd</sup> meeting of SEAC Haryana held on 16.10.2020. The PP presented the case before the committee.

- The Proposed project is for EC for Affordable Residential Group Housing Colony, Prime Minister Awas Yojana (PMAY) for core area over an area measuring 2.1255 acres at Khasra No. 40/2, 42/2, 34 min, 156/33/1 of revenue estate of Village Dharampur, Pinjore and the limits of Municipal Corporation Panchkula, Haryana having built-up area 29981.811sqm by M/s Berkeley Automobiles Limited.
- Bir Shikargarh Wildlife sanctuary falls within 5.5km from the project area.
- The land is allotted or the development of Affordable Residential Group Housing Project Development as selected site is earmarked for the residential land use as per the License obtained from Directorate of Urban Local Bodies Haryana vide letter no. DULB/CTP/LC-1 PKL/2019/3695-98 dated 08.06.2020.
- 8601.60 sq.m (2.1255 acre) of land for which CLU has been obtained from DULB/CTP/LC-1PKL/2019/3695-98 dated 08.06.2020.

The discussion was held on CER, Form IA, Building plan, approach from the Highway, NOC of railway line, contour map of an area, dual plumbing, Green Plan, traffic study, basement soil, site plan , height of the stack STP location, RWH Location, Strong drainage, R&U Values, No. of trees, zoning plan and certain observations were raised as following:-

1. The PP shall submit the Forest NOC
2. The PP shall submit the approval of Competent Authority for cutting or transplantation of existing trees in the project site
3. The PP shall submit the storage of soil after digging of the basement
4. The PP shall submit the contour plan of an area along with project site
5. The PP shall submit the drainage plan for the project site

6. The PP shall submit the location of DG set, STP, RWH on site plan
7. The PP shall submit the traffic circulation plan along with effect of railway crossing near to the project site.
8. The PP shall submit the noise control measure for the project from the point of view of railway line.

The PP shall submit the required information as detailed above within 30 days and it was also made clear to the PP that his project will be considered as received only after the receipt of complete information. In case of non-receipt of information in time the case shall be recommended for rejection/ filing

**203.26 EC for Expansion of Group Housing Project at Village Sukhrali, Sector-28, District Gurugram, Haryana by M/s Silverglades Infrastructure Pvt Ltd**

**Project Proponent : Mr. Paras Jain**

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

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/163815/2020 on dated 28.07.2020 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006.

Thereafter, the case was taken up in 203<sup>rd</sup> meeting of SEAC Haryana held on 16.10.2020. The PP presented the case before the committee.

- The Proposed project is for EC for Expansion of Group Housing Project at Village Sukhrali, Sector-28, District Gurugram, Haryana by M/s Silverglades Infrastructure Pvt Ltd.
- The Project was granted earlier EC vide letter no. SEIAA/HR/2018/605 dated 15.06.2018.
- The License no. 110 of 2013 of an area measuring 4.85acres dated 27.12.2013 in the name of Om Parkash, Ved Parkash, Braham Parkash S/o Balbir Singh, Jai Parkash, Bharat, Satparkash S/o Parveen C/o Everlike Buildcon Pvt. Ltd. which is valid upto 26.12.2017 and further renewed upto 26.12.2024 in the name of M/s Silverglades Infrastructure Pvt Ltd.
- Asola Bhatti Wildlife Sanctuary lies within 9.50 km from the project area.
- The Project falls under Gurugram Master Plan 2031

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

<b>Name of the Project: Expansion of Group Housing Colony Project at Village-Sukhrali, Sector-28, Gurugram, Haryana by M/s Silverglades Infrastructure Pvt. Ltd.</b>				
<b>Sr. No.</b>	<b>Particulars</b>	<b>Existing</b>	<b>Expansion</b>	<b>Total Area (Sq. m)</b>
1.	Online Proposal Number	<b>SIA/HR/MIS/163815/2020</b>		
2.	Latitude	28° 28" 20.53 N	28° 28" 20.53 N	28° 28" 20.53 N
3.	Longitude	77° 04" 30.83 E.	77° 04" 30.83 E.	77° 04" 30.83 E.
4.	Plot Area	19,627.25Sq.m	Nil	19,627.25Sq.m
5.	Net Plot Area	19,627.25Sq.m	Nil	19,627.25Sq.m
6.	Proposed Ground Coverage	6,504.69 Sq.m	+ 1,888.37Sq.m	8,393.06Sq.m
7.	Proposed FAR	70,475.21 Sq.m	+ 528.47Sq.m	71,003.68Sq.m
8.	Non FAR Area	48,269.04Sq.m	+ 2,554.97Sq.m	50,824.01Sq.m
9.	Total Built Up area	1,18,744.25Sq.m	+ 3,083.44Sq.m	1,21,827.69Sq.m

10.	Total Green Area with %		4,953.80 (@25.24% Plot area)	Nil	4,953.80 (@25.24% Plot area)
11.	Rain Water Harvesting Pits (with size)		05 No's	Nil	05 No's (98.12 m <sup>3</sup> )
12.	STP Capacity		280 KLD	20 KLD	300 KLD
13.	Total Parking		1180 ECS	-374 ECS	806 ECS
14.	Organic Waste Converter		01 no's	Nil	01 no's
15.	Maximum Height of the Building (m)		102.75 m	+ 7.05 m	109.80 m
16.	Power Requirement		4,920.21KW	Nil	4,920.21KW
17.	Power Backup		7,360 kVA (3DG sets of 1010kVA, 1500 kVA & 415kVA for phase I & 3 DG sets of 500, 1500,415 kVA for phase II)	-50 kVA	7,310 kVA (4DG sets of 1,500 kVA, 810 kVA & 500 kVA)
18.	Total Water Requirement		383 KLD	+57 KLD	440 KLD
19.	Domestic Water Requirement				293 KLD
20.	Fresh Water Requirement		180 KLD	+3 KLD	183 KLD
21.	Treated Water		211 KLD	+19 KLD	230 KLD
22.	Waste Water Generated		234 KLD	+22.4 KLD	256.4 KLD
23.	Solid Waste Generated		1,817 kg/day	226 kg/day	2,043 kg/day
24.	Biodegradable Waste		1,090 kg/day	136 kg/day	1,226 kg/day
25.	Number of Towers		06	-03	03
26.	Dwelling Units/ EWS		Main Units = 274 EWS units = 48 Service Unit = 221	Main Units = -14 EWS units = -2 Service Unit = - 221	Main Units = 260, EWS units = 46
27.	Basement		05	-02	03
28.	Community Center/ Club Area		Present	Present	Present
29.	Stories		S+28	Nil	G+28
30.	R+U Value of Material used (Glass)		3.11 w/m <sup>2</sup> -oC.	3.11 w/m <sup>2</sup> -oC.	3.11 w/m <sup>2</sup> -oC.
31.	Total Cost of the project:	i) Land Cost	524.51 Cr	Nil	524.51 Cr
		ii) Construction			
32.	CER		5.24 Cr	Nil	5.24 Cr
33.	Incremental Load in respect of:	i) PM 2.5	0.006µg/m <sup>3</sup>	0.002µg/m <sup>3</sup>	0.008µg/m <sup>3</sup>
		ii) PM 10	0.006µg/m <sup>3</sup>	0.002µg/m <sup>3</sup>	0.008µg/m <sup>3</sup>
		iii) SO <sub>2</sub>	0.019 µg/m <sup>3</sup>	0.003 µg/m <sup>3</sup>	0.022 µg/m <sup>3</sup>
		iv) NO <sub>2</sub>	0.178 µg/m <sup>3</sup>	0.011 µg/m <sup>3</sup>	0.189 µg/m <sup>3</sup>
		v) CO	0.065 µg/m <sup>3</sup>	0.005 µg/m <sup>3</sup>	0.070 µg/m <sup>3</sup>
34.	Construction Phase:	i) Power Back-up	200 kVA	Nil	200 kVA
		ii) Water Requirement & Source	237 ML and STP treated Water.	6 ML and STP treated Water.	243 ML and STP treated Water.
		iii) STP (Modular)	01	Nil	01
		iv) Anti-Smoke Gun	Nil	01	As per NGT order 01 Anti-smog gun will be provided at site



### ENVIRONMENT MANAGEMENT PLAN COST

COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
Sewage Treatment Plant	27.5	6.87
Rain Water Harvesting System	7.50	1.87
Solid Waste Management	3.63	0.90
Environmental Monitoring	9	9
Green Area Development	2.96	0.74
Others (Energy saving devices, miscellaneous)	10	2
CSR/CER Budget/Environmental Budget	524	---
<b>Fund allocated for Wild Life Conservation</b>		
➤ Plantation of tress	2.0	1.0
➤ Digging of Ponds	1	0.25
➤ Construction of feeding Platforms and enclosure	1.0	0.25
➤ Awareness Generation	1.5	0.50
➤ Putting artificial nests on tress	0.50	0.50
<b>TOTAL</b>	<b>623</b>	<b>35.0</b>

The discussion was held on certified compliance report of the project as the PP has not submitted the certified compliance report and intimated the committee that the project was granted earlier EC dated 15.06.2018 for plot area 19627.25 sqm and built up area 118744.253 sqm but they have yet not started the construction at the project site therefore pleaded before the committee that they may be exempted from the certified compliance report. The Committee discussed as the construction has not been started at the project site therefore there is no necessity of certified compliance report to appraise the project. Thereafter, the committee took the presentation of the project and further discussion was held on status of construction, expansion Asola Bhatti Wildlife Sanctuary, IGBC Certificate, TOD, Green area Plan, Basement commercial FAR, RWH, Dual plumbing map, parking in basement, structure stability, Forest NOC, Revised Form I & IA, OWC Calculation etc. and certain observations were raised which were replied by PP vide letter dated 16.10.2020 along with updated form I and revised Green Plan which was placed before the committee. The PP also submitted the Wildlife Activity Plan for Rs.10 lakhs to be spent on various wildlife conservation activities like artificial nests on the trees, digging of ponds, and construction of feeding platforms through Environment Management Plan.

After detailed 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 specific and general stipulations:

**A. Specific conditions:-**

1. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening
2. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
3. The PP shall ensure that total 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2% amount. The EMP cost on Socio Economic activities shall be used

before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project.

4. The PP shall take preventive measures to control the dust of the excavated soil of basements and implement the reuse, storage plan of soil.
5. The PP shall implement the submitted the Wildlife Activity Plan and Rs.10 lakhs will be spent on various wildlife conservation activities like artificial nests on the trees, digging of ponds, and construction of feeding platforms through Environment Management Plan.
6. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
7. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
8. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
9. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed 4,953.80 (@25.24% Plot area) shall be provided for Green Area development for whole project.
11. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
12. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
13. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
14. The PP shall not carry any construction above or below the Revenue Rasta.
15. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
16. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set.
17. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
18. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.

19. The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
20. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
19. 5 Rain water harvesting recharge pits for ground water recharging as per the CGWB norms.
21. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 5 RWH pits
22. The PP shall provide the Anti smog gun mounted on truck in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.
23. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
24. The PP shall provide the mechanical ladder for use in case of emergency.
25. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

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

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

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

- i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
- iv. Diesel power generating sets proposed as source of backup power should be of enclosed type

and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra lowsulphur 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 lowsulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- xi. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Ultra low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xii. For indoor air quality the ventilation provisions as per National Building Code of India.

## II Water Quality Monitoring and Preservation

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

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

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

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

### **IV Energy Conservation Measures**

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

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

## **V Waste Management**

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

## **VI Green Cover**

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

- species (planted).
- ii. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
- iii. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
- iv. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

## **VII Transport**

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

## **VIII Human Health Issues**

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

## **IX Corporate Environment Responsibility**

- i. The project proponent shall comply with the provisions contained in this Ministry's OM vide F.No. 22-65/2017-IA.III dated 1st May 2018, as applicable, regarding Corporate Environment

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

## **X Miscellaneous**

- i. The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.
- ii. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
- iii. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
- iv. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
- v. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
- vi. The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
- vii. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- viii. The project proponent shall abide by all the commitments and recommendations made in the form-IA, Conceptual Plan and also that during their presentation to the Expert Appraisal Committee.
- ix. No further expansion or modifications in the plan shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC)/SEIAA, Haryana. The project proponent shall seek fresh environmental clearance under EIA notification 2006 if at any stage there is change of area of this project.
- x. Any change in planning of the approved plan will leads to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance
- xi. The PP should give unambiguous affidavit giving land promoters in accordance with your ownership and possession of land legal the case referred for Environment Clearance to SEIAA.
- xii. Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- xiii. The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.



- xiv. The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- xv. The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
- xvi. The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

**203.27 EC for Group Housing Colony “Jai Jawan Awas Yojna” at Plot No.1, Sector-7, Bahadurgarh, Haryana by M/s Army Welfare Housing Organisation**

**Project Proponent : Col. R.D. Singhal**  
**Consultant : Ind Tech House Consult**

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/154031/2020 on dated 19.08.2020 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006.

Thereafter, the case was taken up in 203<sup>rd</sup> meeting of SEAC Haryana held on 16.10.2020. The PP presented the case before the committee.

- The proposed project is for EC for Group Housing Colony “Jai Jawan Awas Yojna” at Plot No.1, Sector-7, Bahadurgarh, Haryana by M/s Army Welfare Housing Organisation
- The Project falls under Bahadurgarh Master Plan.

The discussion was held on STP, updated Form I, Forest NOC, distance of Wildlife sanctuary and certain observations were raised as following.

1. The PP shall submit the details of STP design specifications, flow chart, schematic diagram, hydraulic designs and dimensions of each component of STP submitted
2. The PP shall submit the undertaking regarding distance of wildlife sanctuary from the project area.
3. The PP shall submit the Proper air dispersion modeling of the site, AAQ data at three location for one month, DG/vehicular emissions data.
4. The PP shall submit water collection tanks details, as the bgl is about two meters
5. The PP shall submit the revised water balance diagram
6. The PP shall submit the details of sludge quantity
7. The PP shall submit the revised solid water management plan along with OWC calculations
8. The PP shall submit the Solid waste management from house to house collection till production of manure need to be submitted as provided in 2016 Solid Waste Management Rules.
9. The PP shall submit the details of treated water for construction in the project area
10. The PP shall submit the undertaking along with source of treated water to be used for construction
11. The PP shall submit the details of existing STP's in the area along with its components
12. The PP shall submit the Forest NOC.
13. The PP shall submit the Contour plan of an area and disposal of drainage water
14. The PP shall submit the details of landscape plan.

The PP shall submit the required information as detailed above within 30 days and it was also made clear to the PP that his project will be considered as received only after the receipt of complete information. In case of non-receipt of information in time; the case shall be recommended for rejection/ filing.

**203.28 EC for Expansion of affordable group housing colony village Badshahpur, Sector 68, Gurugram, Haryana by M/s Sai Aaina Farms Pvt. Ltd**

**Project Proponent : Not Present**  
**Consultant : Not Present**

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/56399/2019 on dated 15.09.2020 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006. The TOR was granted on dated 22.07.2019. Then, the PP submitted the EIA/EMP report.

Thereafter, the case was taken up in 203<sup>rd</sup> meeting of SEAC Haryana held on 16.10.2020 but the PP requested vide letter dated 15.10.2020 for the deferment of the case which was considered and acceded by the SEAC.

**203.29 EC for Expansion of Non-Agro Warehouse project (16.83 Acres) located at Village Sanpka, P.O. Janola, Tehsil Pataudi, District- Gurugram, Haryana by Sh. Ram Singh S/o Sh. Tula Ram, S/Sh. Dharambir Singh, Rajesh, Sunil Kumar S/o Ram Singh**

**Project Proponent : Mr. Dharamveer Singh**  
**Consultant : Grass Roots Research & Creation India (P) Ltd.**

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/172312/2020 on dated 11.09.2020 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006.

Thereafter, the case was taken up in 203<sup>rd</sup> meeting of SEAC Haryana held on 16.10.2020. The PP presented the case before the committee.

- The Proposed project is for EC for Expansion of Non-Agro Warehouse project (16.83 Acres) located at Village Sanpka, P.O. Janola, Tehsil Pataudi, District- Gurugram, Haryana by Sh. Ram Singh S/o Sh. Tula Ram, S/Sh. Dharambir Singh, Rajesh, Sunil Kumar S/o Ram Singh.

The discussion was held on CLU, Occupation certificate, legible plans, CTE/CTO, Water assurance, power assurance, RWH etc. and certain observations were raised as following:-

1. The PP shall submit the details of CLU for the existing as well for the expansion part
2. The PP shall submit the Water and power assurance for existing and expansion part of the project.
3. The PP shall submit the storage capacity along with the details of the items already stored or to be stored.
4. The PP shall submit the CTE/CTO from HSPCB for the existing part of the project.
5. The PP shall submit the revised Green plan for the project
6. The PP shall submit the Occupation certificate of existing unit.
7. The PP shall submit the all the legible plans for various services laid in the project site
8. The PP shall submit the undertaking that no plant exists in the existing part of the project.
9. The PP shall submit the details of SOP for fire hazards.

10. The PP shall submit the parking and traffic circulation plan and details of entry from highway and entrance to the project site.
11. The PP shall submit the details of exiting warehouses in the nearby areas.

The PP shall submit the required information as detailed above within 30 days and it was also made clear to the PP that his project will be considered as received only after the receipt of complete information. In case of non-receipt of information in time; the case shall be recommended for rejection/ filing.

**203.30 ToR for Proposed Residential Plotted Scheme, Sector 6 (Part), Sector 9 (Part) and Sector 10, Dabwali, Sirsa, Hisar, Haryana by M/s Haryana Shahari Vikas Pradhikaran**

**Project Proponent :Mr. Pawan Verma(Ex Engg.)**

**Consultant :Global Management & Engineering Consultants International**

The project was submitted to the SEIAA, Haryana vide online proposal number SIA/HR/NCP/55195/2020 dated 25.09.2020 as per check list approved by the SEIAA/SEAC for approval of TOR under category 8(b) of EIA Notification 14.09.2006.

Thereafter, the case was taken up in 203<sup>rd</sup> meeting of SEAC Haryana held on 16.10.2020.

The PP presented the case before the committee.

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

<b>Name of the Project: Proposed Residential Plotted Scheme, Sector 6 (Part), Sector 9 (Part) and Sector 10, Dabwali, Sirsa, Hisar, Haryana by M/s Haryana Shahari Vikas Pradhikaran</b>		
<b>Sr. No.</b>	<b>Particulars</b>	
1.	Online Proposal Number	SIA/HR/NCP/55195/2020
2.	Latitude	29°57'08.18"N
3.	Longitude	74°43'04.04"E
4.	Plot Area	197.56 Acre
5.	Net Plot Area (Awarded)	197.56 Acre 799496.95 Sq.m
6.	Total Green Area with %	142773.22 Sq.m (17.85%)
7.	STP Capacity	4.0 MLD
8.	Total Parking	2811 ECU
9.	Power Requirement	12969 KW
10.	Power Backup	1 DG 62.57 kVA capacity
11.	Total Water Requirement	4936 KLD
12.	Fresh Water Requirement	3761 KLD
13.	Treated Water	2910 KLD
14.	Waste Water Generated	3233 KLD
15.	Solid Waste Generated	17.8 TPD

16.	Dwelling Units/ EWS	Residential: 1282 Nos plot Group Housing: 8 Nos Plot EWS/LIG: 1 Nos Plot Commercial: 2 Nos	
17.	Total Cost of the project:	Total Project Cost:- 179.80 Crore	
		i) Land Cost	136.34 crore
		ii) Construction Cost	43.45 Crore

The discussion was held on waste water, Fresh water requirement, Water balance, STP, RWH, EWS, Green area, Parking details, Power requirement etc and after deliberations, it was decided by the committee to recommend the case to SEIAA for approval of TOR and the project proponent will prepare the EIA by using Model Terms of Reference of MoEF&CC with following additional Terms of Reference:

#### **Standard ToR**

- 1) Examine details of land use as per Master Plan and land use around 10 km radius of the project site. Analysis should be made based on latest satellite imagery for land use with raw images. Check on flood plain of any river.
- 2) Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/villages and present status of such activities.
- 3) Examine baseline environmental quality along with projected incremental load due to the project.
- 4) Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio-economic and health.
- 5) Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area. Any obstruction of the same by the project
- 6) Submit the details of the trees to be felled for the project.
- 7) Submit the present land use and permission required for any conversion such as forest, agriculture etc.
- 8) Submit Roles and responsibility of the developer etc for compliance of environmental regulations under the provisions of EP Act.
- 9) Ground water classification as per the Central Ground Water Authority.
- 10) Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart.
- 11) Rain water harvesting proposals should be made with due safeguards for ground water quality. Maximize recycling of water and utilization of rain water. Examine details.
- 12) Examine soil characteristics and depth of ground water table for rainwater harvesting.
- 13) Examine details of solid waste generation treatment and its disposal.
- 14) Examine and submit details of use of solar energy and alternative source of energy to reduce the fossil energy consumption. Energy conservation and energy efficiency.
- 15) DG sets are likely to be used during construction and operational phase of the project. Emissions from DG sets must be taken into consideration while estimating the impacts on air environment. Examine and submit details.
- 16) Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analyzed with measures for preventing traffic congestion and providing faster trouble free system to reach different destinations in the city.

- 17) A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.
- 18) Examine the details of transport of materials for construction which should include source and availability.
- 19) Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.
- 20) Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.
- 21) Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.
- 22) The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.
- 23) Any further clarification on carrying out the above studies including anticipated impacts due to the project and mitigative measure, project proponent can refer to the model ToR available on Ministry website "<http://moef.nic.in/Manual/Townships>".

### **Additional ToR**

1. The PP shall submit the levels of the project with the drain passing nearby the project and disposal plan into the drain, if any.
2. The PP shall submit the contour of the project area
3. The PP shall submit the comprehensive plans for CER preferably along with the consent of concerned Gram Panchayat. The project proponent shall comply with the provisions contained in Ministry's OM dated 30.09.2020, as applicable, regarding Corporate Environment Responsibility.
4. The PP shall submit the details of the existing tube-wells in the project area.
5. The PP shall submit the details of the gradient discharge
6. The project proponent should submit the detail of existing plants/trees (girth, age and time) and Green belt plan of indigenous species to mitigate air pollution.
7. The PP shall submit the assurance of water of Fresh Portable water along with its source
8. The PP shall also give the details of protected areas and notified forest roads
9. The project proponent should submit detailed drainage plan with levels for monsoon season
10. The project proponent should submit the incremental load statement for Expansion project w.r.t. existing approved capacity
11. The project proponent should submit the copy of valid CLU at the time of appraisal
12. The project proponent should submit land use and land cover study area of the project
13. The project proponent should submit contour plan of the study area
14. The project proponent should submit air quality modeling isopleths of DG Sets with Air mode Software version details
15. The project proponent should submit the energy compliance study as per ECBC Act, 2017 read with ECBC Rules, 2018
16. The project proponent should submit the assurance of water supply from competent authority.
17. The project proponent should submit solid waste management (all type of wastes) study along with segregation, collection and transportation.
18. The Project proponent should submit the effect of height of building on the heat island effect.
19. The PP shall submit the impact of population density on the existing infrastructure
20. The PP shall submit the Traffic Impact Study on the existing roads along with the point of congestion.
21. The PP shall submit the distance of wetland and water bodies from the project site

**203.31 ToR for establishment of sugar plant with 18MW Cogeneration power plant at Village Sheikhpura Jagir, Tehsil & District Karnal, Haryana by M/s Karnal Co-Operative Sugar Mill Ltd**

**Project Proponent : Mr. Narender Sharma**  
**Consultant : Mantras Green Resources Ltd.**

The project was submitted to the SEIAA, Haryana vide online proposal number SIA/HR/THE/55040/2020 dated 06.10.2020 as per check list approved by the SEIAA/SEAC for approval of TOR under category 5(j) of EIA Notification 14.09.2006.

Thereafter, the case was taken up in 203<sup>rd</sup> meeting of SEAC Haryana held on 16.10.2020. The PP presented the case before the committee. The details of the project, as per the documents submitted by the project proponent, and also as informed during the presentation in the meeting are as under:-

<b>Name of the Project: Proposed 18 MW Cogeneration power plant at village Sheikhpura Jagir, Tehsil &amp; District- Karnal, Haryana by M/s The Karnal Co-Operative Sugar Mills Ltd</b>			
<b>Sr. No.</b>	<b>Particulars</b>		
1.	Online Proposal Number	<b>SIA/HR/THE/55040/2020</b>	
2.	Latitude	29°39'43.28"N	
3.	Longitude	77°01'36.01"E	
	Cogeneration Powr plant	18MW	
4.	Plot Area	3.21 Acres	
5.	Total Green Area with %	Green Area 33% of Total Area i.e 76.53 acres	
6.	Power Requirement	1.80MW	
7.	Total Water Requirement	100 KLD	
8.	Domestic Water Requirement	15 KLD	
9.	Fresh Water Requirement	100 KLD	
10.	Treated Water	52 KLD	
11.	Waste Water Generated	64 KLD	
12.	Total Cost of the project: 6350 Lakhs	i) Land Cost	-
		ii) Construction Cost	6350 Lakhs

After deliberations on, it was decided by the committee to recommend the case to SEIAA for approval of TOR and the project proponent will prepare the EIA by using Model Terms of Reference of MoEF&CC with following additional Terms of Reference along with public hearing:

**A. STANDARD TERMS OF REFERENCE**

**1) Executive Summary**

**2) Introduction**

- i. Details of the EIA Consultant including NABET accreditation
- ii. Information about the project proponent
- iii. Importance and benefits of the project

**3) Project Description**

- i. Cost of project and time of completion.
- ii. Products with capacities for the proposed project.

- iii. If expansion project, details of existing products with capacities and whether adequate land is available for expansion, reference of earlier EC if any.
- iv. List of raw materials required and their source along with mode of transportation.
- v. Other chemicals and materials required with quantities and storage capacities
- vi. Details of Emission, effluents, hazardous waste generation and their management.
- vii. Requirement of water, power, with source of supply, status of approval, water balance diagram, man-power requirement (regular and contract)
- viii. Process description along with major equipments and machineries, process flow sheet (quantative) from raw material to products to be provided.
- ix. Hazard identification and details of proposed safety systems.
- x. Expansion/modernization proposals:
  - a. Copy of all the Environmental Clearance(s) including Amendments thereto obtained for the project from MOEF/SEIAA shall be attached as an Annexure. A certified copy of the latest Monitoring Report of the Regional Office of the Ministry of Environment and Forests as per circular dated 30th May, 2012 on the status of compliance of conditions stipulated in all the existing environmental clearances including Amendments shall be provided. In addition, status of compliance of Consent to Operate for the ongoing existing operation of the project from SPCB shall be attached with the EIA-EMP report.
  - b. In case the existing project has not obtained environmental clearance, reasons for not taking EC under the provisions of the EIA Notification 1994 and/or EIA Notification 2006 shall be provided. Copies of Consent to Establish/No Objection Certificate and Consent to Operate (in case of units operating prior to EIA Notification 2006, CTE and CTO of FY2005-2006) obtained from the SPCB shall be submitted. Further, compliance report to the conditions of consents from the SPCB shall be submitted.

#### 4) Site Details

- xiv. Location of the project site covering village, Taluka/Tehsil, District and State, Justification for selecting the site, whether other sites were considered.
- i. A toposheet of the study area of radius of 10km and site location on 1:50,000/1:25,000 scale on an A3/A2 sheet. (including all eco-sensitive areas and environmentally sensitive places)
- ii. Details w.r.t. option analysis for selection of site
- iii. Co-ordinates (lat-long) of all four corners of the site.
- iv. Google map-Earth downloaded of the project site.
- v. Layout maps indicating existing unit as well as proposed unit indicating storage area, plant area, greenbelt area, utilities etc. If located within an Industrial area/Estate/Complex, layout of Industrial Area indicating location of unit within the Industrial area/Estate.
- vi. Photographs of the proposed and existing (if applicable) plant site. If existing, show photographs of plantation/greenbelt, in particular.
- vii. Landuse break-up of total land of the project site (identified and acquired), government/private - agricultural, forest, wasteland, water bodies, settlements, etc shall be included. (not required for industrial area)
- viii. A list of major industries with name and type within study area (10km radius) shall be incorporated. Land use details of the study area
- ix. Geological features and Geo-hydrological status of the study area shall be included.
- x. Details of Drainage of the project upto 5km radius of study area. If the site is within 1 km radius of any major river, peak and lean season river discharge as well as flood occurrence frequency based on peak rainfall data of the past 30 years. Details of Flood Level of the project site and maximum Flood Level of the river shall also be provided. (mega green field projects)
- xi. Status of acquisition of land. If acquisition is not complete, stage of the acquisition process and expected time of complete possession of the land.
- xii. R&R details in respect of land in line with state Government policy

**5) Forest and wildlife related issues (if applicable):**

- i. Permission and approval for the use of forest land (forestry clearance), if any, and recommendations of the State Forest Department. (if applicable)
- ii. Landuse map based on High resolution satellite imagery (GPS) of the proposed site delineating the forestland (in case of projects involving forest land more than 40 ha)
- iii. Status of Application submitted for obtaining the stage I forestry clearance along with latest status shall be submitted.
- iv. The projects to be located within 10 km of the National Parks, Sanctuaries, Biosphere Reserves, Migratory Corridors of Wild Animals, the project proponent shall submit the map duly authenticated by Chief Wildlife Warden showing these features vis-à-vis the project location and the recommendations or comments of the Chief Wildlife Warden thereon
- v. Wildlife Conservation Plan duly authenticated by the Chief Wildlife Warden of the State Government for conservation of Schedule I fauna, if any exists in the study area
- vi. Copy of application submitted for clearance under the Wildlife (Protection) Act, 1972, to the Standing Committee of the National Board for Wildlife

**6) Environmental Status**

- i. Determination of atmospheric inversion level at the project site and site-specific micrometeorological data using temperature, relative humidity, hourly wind speed and direction and rainfall.
- ii. AAQ data (except monsoon) at 8 locations for PM10, PM2.5, SO2, NOX, CO and other parameters relevant to the project shall be collected. The monitoring stations shall be based CPCB guidelines and take into account the pre-dominant wind direction, population zone and sensitive receptors including reserved forests.
- iii. Raw data of all AAQ measurement for 12 weeks of all stations as per frequency given in the NAQQM Notification of Nov. 2009 along with - min., max., average and 98% values for each of the AAQ parameters from data of all AAQ stations should be provided as an annexure to the EIA Report.
- iv. Surface water quality of nearby River (100m upstream and downstream of discharge point) and other surface drains at eight locations as per CPCB/MoEF&CC guidelines.
- v. Whether the site falls near to polluted stretch of river identified by the CPCB/MoEF&CC, if yes give details.
- vi. Ground water monitoring at minimum at 8 locations shall be included.
- vii. Noise levels monitoring at 8 locations within the study area.
- viii. Soil Characteristic as per CPCB guidelines.
- ix. Traffic study of the area, type of vehicles, frequency of vehicles for transportation of materials, additional traffic due to proposed project, parking arrangement etc.
- x. Detailed description of flora and fauna (terrestrial and aquatic) existing in the study area shall be given with special reference to rare, endemic and endangered species. If Schedule-I fauna are found within the study area, a Wildlife Conservation Plan shall be prepared and furnished.
- xi. Socio-economic status of the study area.

**7) Impact and Environment Management Plan**

- i. Assessment of ground level concentration of pollutants from the stack emission based on site-specific meteorological features. In case the project is located on a hilly terrain, the AQIP Modelling shall be done using inputs of the specific terrain characteristics for determining the potential impacts of the project on the AAQ. Cumulative impact of all sources of emissions (including transportation) on the AAQ of the area shall be assessed. Details of the model used and the input data used for modelling shall also be provided. The air quality contours shall be plotted on a location map showing the location of project site, habitation nearby, sensitive receptors, if any.
- ii. Water Quality modelling - in case of discharge in water body
- iii. Impact of the transport of the raw materials and end products on the surrounding environment shall be assessed and provided. In this regard, options for transport of raw



- materials and finished products and wastes (large quantities) by rail or rail-cum road transport or conveyor-cum-rail transport shall be examined.
- iv. A note on treatment of wastewater from different plant operations, extent recycled and reused for different purposes shall be included. Complete scheme of effluent treatment. Characteristics of untreated and treated effluent to meet the prescribed standards of discharge under E(P) Rules.
  - v. Details of stack emission and action plan for control of emissions to meet standards.
  - vi. Measures for fugitive emission control
  - vii. Details of hazardous waste generation and their storage, utilization and management. Copies of MOU regarding utilization of solid and hazardous waste in cement plant shall also be included. EMP shall include the concept of waste-minimization, recycle/reuse/recover techniques, Energy conservation, and natural resource conservation.
  - viii. Proper utilization of fly ash shall be ensured as per Fly Ash Notification, 2009. A detailed plan of action shall be provided.
  - ix. Action plan for the green belt development plan in 33 % area i.e. land with not less than 1,500 trees per ha. Giving details of species, width of plantation, planning schedule etc. shall be included. The green belt shall be around the project boundary and a scheme for greening of the roads used for the project shall also be incorporated.
  - x. Action plan for rainwater harvesting measures at plant site shall be submitted to harvest rainwater from the roof tops and storm water drains to recharge the ground water and also to use for the various activities at the project site to conserve fresh water and reduce the water requirement from other sources.
  - xi. Total capital cost and recurring cost/annum for environmental pollution control measures shall be included.
  - xii. Action plan for post-project environmental monitoring shall be submitted.
  - xiii. Onsite and Offsite Disaster (natural and Man-made) Preparedness and Emergency Management Plan including Risk Assessment and damage control. Disaster management plan should be linked with District Disaster Management Plan.

### **8) Occupational Health**

- i. Plan and fund allocation to ensure the occupational health & safety of all contract and casual workers
- ii. Details of exposure specific health status evaluation of worker. If the workers' health is being evaluated by pre designed format, chest x rays, Audiometry, Spirometry, Vision testing (Far & Near vision, colour vision and any other ocular defect) ECG, during pre placement and periodical examinations give the details of the same. Details regarding last month analyzed data of above mentioned parameters as per age, sex, duration of exposure and department wise.
- iii. Details of existing Occupational & Safety Hazards. What are the exposure levels of hazards and whether they are within Permissible Exposure level (PEL). If these are not within PEL, what measures the company has adopted to keep them within PEL so that health of the workers can be preserved,
- iv. Annual report of health status of workers with special reference to Occupational Health and Safety.

### **9) Corporate Environment Policy**

- i. Does the company have a well laid down Environment Policy approved by its Board of Directors? If so, it may be detailed in the EIA report.
- ii. Does the Environment Policy prescribe for standard operating process / procedures to bring into focus any infringement / deviation / violation of the environmental or forest norms / conditions? If so, it may be detailed in the EIA.
- iii. What is the hierarchical system or Administrative order of the company to deal with the environmental issues and for ensuring compliance with the environmental clearance conditions? Details of this system may be given.

- iv. Does the company have system of reporting of non compliances/violations of environmental norms to the Board of Directors of the company and/or shareholders or stakeholders at large? This reporting mechanism shall be detailed in the EIA report

**10) Details regarding infrastructure facilities such as sanitation, fuel, restroom etc. to be provided to the labour force during construction as well as to the casual workers including truck drivers during operation phase.**

**11) Enterprise Social Commitment (ESC)**

- i. Adequate funds (at least 2.5 % of the project cost) shall be earmarked towards the Enterprise Social Commitment based on Public Hearing issues and item-wise details along with time bound action plan shall be included. Socio-economic development activities need to be elaborated upon.

**12) Any litigation pending against the project and/or any direction/order passed by any Court of Law against the project, if so, details thereof shall also be included. Has the unit received any notice under the Section 5 of Environment (Protection) Act, 1986 or relevant Sections of Air and Water Acts? If so, details thereof and compliance/ATR to the notice(s) and present status of the case.**

**13) A tabular chart with index for point wise compliance of above TOR.**

**B. SPECIFIC TERMS OF REFERENCE FOR EIA STUDIES FOR SUGAR INDUSTRY**

1. Complete process flow diagram describing each unit, its processes and operations in production of energy, along with material and energy inputs and outputs (material and energy balance).
2. Details on water balance including quantity of effluent generated, recycled & reused. Effort to minimize effluent is charge and to maintain quality of receiving water body.
3. Details of effluent treatment plant, inlet and treated water quality with specific efficiency of each treatment unit in reduction in respect to fall concerned / regulated environmental parameters.
4. Number of working days of the sugar/cogeneration production unit.
5. Details of the use of steam from the boiler.
6. Details of proposed source-specific pollution control schemes and equipments to meet the national standards.
7. Collection, storage, handling and transportation of, raw material,
8. Collection, storage and handling of bagasse and press mud.
9. Fly ash management plan for coal based and bagasse and action plan
10. Details on water quality parameter such as Temperature, Colour, pH, BOD, COD, Total Kjeldhal Nitrogen, Phosphates, Oil & Grease, Total Suspended Solids, Total Coli form bacteria etc.
11. Details on existing ambient air quality and expected, stack and fugitive emissions for PM10, PM2.5, SO2\*, NOx\*, etc., and evaluation of the adequacy of the proposed pollution control devices to meet standards for point sources and to meet AAQ standards. (\*-As applicable)

**Additional ToR**

1. Quantification of Fuel requirement and its source shall be submitted
2. Public hearing to be conducted as per provisions of the EIA Notification, 2006 and include the points raised in the consultation in the preparation of EIA.
3. The PP shall submit the CLU along with land details before the appraisal of the project.
4. The PP shall submit the wildlife conservation plan if schedule-I species exists.
5. The PP shall submit the comprehensive plans for CER preferably along with the consent of concerned Gram Panchayat. The project proponent shall comply with the provisions contained in Ministry's OM dated 30.09.2020, as applicable, regarding Corporate Environment Responsibility.
6. NOC from forest department shall be submitted.

7. Zero Liquid Discharge (ZLD) system shall be implemented along with online monitoring provision shall be made. The PP shall also supply the details of total fresh water requirement met out from the various sources
8. The PP shall submit the water table details of the area along with provision of Piezometer
9. The PP shall carry out the sludge analysis of the ETP for better management
10. The PP shall take into consideration time for collection and crushing of cane sugar for minimum upto 12 hours for better management.
11. The PP shall submit the details of existing and proposed tube-wells in the project.
13. The PP shall submit the approval of CGWA provision for installation of the new tube-wells and also carry out the detailed EIA Study of impact of fresh water proposed through tube-wells on the water table and the quality of water of the area.
14. The PP shall adhere to the CPCB Guidelines for boilers and also install the sensors for better safety management of boilers.
15. The PP shall carry out the hydrological study and include the same in preparation of EIA.
17. The PP shall submit the complete details in the Form-I submitted for the approval of ToR before the appraisal of the project.
18. The PP shall submit the details of treatment plan of septic tank/soak pit in the nearby STP of existing project area or agreement with another STP for treatment of sewage.
19. The PP shall submit the SOP for handling the explosives/ fire hazards/spillage of chemical/hazardous substances.
20. The PP shall carry out the EIA Impact study of incremental load of pollution of Project activities w.r.t. the highly polluted area. The PP shall submit the details of Air dispersion modeling.
21. The PP shall submit the Traffic study of the Roads nearby/leading to the cogeneration/sugar plant along with the congestion points/ blockage points in the peak hours and alternate roads to decongest the traffic.
22. The PP shall submit the details of land along with its ownership
23. The PP shall submit the total built up area and land use details
24. The PP shall submit the Green Cover Plan.
25. The PP should enclose all analysis reports of Air, Water, Soil, Noise etc. from MoEF & CC /NABL Laboratory with scope of accreditation along with range of testing. All original reports should be available during approval of project.
26. The PP shall submit the details of the effluent treated in the ETP along with all the component of ETP
27. The PP shall submit the layout plan/Contour plan/Drainage plan
28. The PP shall submit the details of shifting/demolition of existing plants, if any.
29. The PP shall submit the summary of physical and social infrastructure contiguity of the project area.
30. The PP shall submit the details of the process emissions and its management
31. The PP shall submit the details of Solid Waste Generation and its management 32.The PP shall submit the revised water balance both for crushing season and the off season to be submitted
33. The PP shall submit the firm commitment of the regulatory authority (State Water Resources Department) to meet the presently proposed fresh water requirement.
34. The PP shall submit the baggage /slop/bio-gas to be used as a fuel for the proposed boilers.
35. The PP shall submit the ECBC compliance with percentage saving in new plant and audited energy compliance of the existing plant.
36. The PP shall Install Piezometer along reservoir to check contamination of underground water.
37. The PP shall submit the undertaking that separate Environment Clearance will be obtained for Co-generation plant and Ethanol plant under EIA Notification 2006.
38. The PP shall submit the plan for handling and storage of chemical used for manufacturing of sugar.

\*\*\*\*\*